

**TOWN OF LITTLE ELM
ORDINANCE NO. 1802**

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY ESTABLISHING A NEW PLANNED DEVELOPMENT – SINGLE FAMILY 4 (PD-SF4) DISTRICT BASED ON SINGLE FAMILY 4 STANDARDS, WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW A NEW SUBDIVISION DEVELOPMENT ON A 10 ACRE PROPERTY LOCATED 2,000 FEET NORTH OF THE INTERSECTION OF US HWY 380 AND OAK GROVE; 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-Single Family 4 (PD-SF4) District based on Single Family 4 district with modified development standards, on approximately 10 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 February 20, 2025 the Planning & Zoning Commission considered and made recommendations on Case No. PD- 24-004830; 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-Single Family 4 (PD-SF4) based on Single Family 4 (SF4) district requirements with modified development standards, on property located at 2,000 feet north of the intersection of US HWY 380 and Oak Grove, within Little Elm's town limits, on approximately 10 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 uses and standards shall be in accordance with the Single Family 4 (SF4), and all current, at the time of development, 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 4th day of March, 2025.

Town of Little Elm, Texas

Curtis Cornelious, Mayor

ATTEST:

Caitlan Biggs, Town Secretary

Exhibit A
Property Description



LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET OR FOUND MONUMENT (AS NOTED)
	GAS METER
	GAS VALVE
	GAS MARKER
	PROPANE TANK
	CABLE TV MARKER
	TELEPHONE PEDESTAL
	ELECTRIC PEDESTAL
	AIR CONDITIONING
	WATER METER
	WATER VALVE
	WATER MAN HOLE
	CLEANOUT
	BOLLARD
	FIRE HYDRANT
	SANITARY SEWER MAN HOLE
	STORM MAN HOLE
	ELECTRIC METER
	ELECTRIC VAULT
	TRANSFORMER
	POWER POLE
	GY ANCHOR
	LIGHT POLE
	IRRIGATION CONTROL VALVE
	CABLE VAULT
	TRAFFIC SIGNAL VAULT
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGN
	LIGHT POLE
	POWER POLE
	FLAG POLE
	MAIL BOX
	BENCH MARK
	CONTROL MONUMENT
	UTILITY EASEMENT
	BUILDING LINE
VOL. PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS

1 OF 2

[illegible]

Exhibit B
PD Exhibits

SUB-DIVISION AT OAK GROVE PLANNED DEVELOPMENT DISTRICT

This zoning submittal encompasses approximately 10 acres of land within the Town of Little Elm, more fully described on the legal description attached as Exhibit A (the “Property”). The planned development (“PD”) will allow for a new residential development consisting of a 50 single family residential lots.

This PD will provide the zoning regulations as depicted in Exhibit B. The final layout must generally conform with Exhibit C.

It is the intent of this PD to primarily follow the Single-Family 4 (SF4) zoning regulations as the base districts, with modified development standards as outlined within Exhibit B, 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 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 PD, except as otherwise defined within this PD. 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 (11/07/2024) (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”, as it may be amended unless context provides to the contrary, as determined by the Director.

As used herein, “Director” means the Director of Development Services.

PROJECT LOCATION

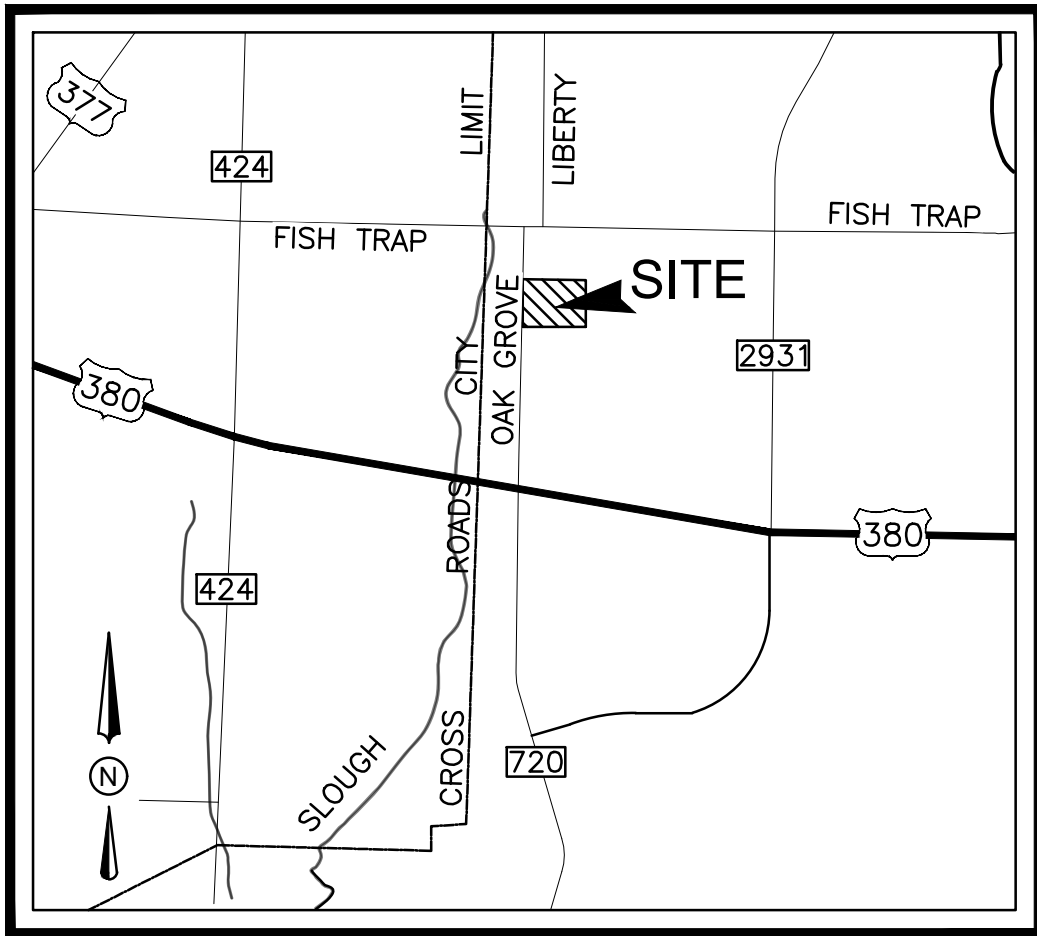
The proposed PD is located approximately 1900 L.F. north of U.S. 380 & Oak Grove Lane intersection. (Exhibit A).

CONCEPT PLAN

The Concept Site Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrate potential locations and relationships of the uses permitted under this PD. An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 106.04.03, except the Director may approve minor revisions which do not alter the basic relationship of the proposed development and align with the overall intent of this PD.

EXHIBIT A

PROJECT LOCATION



VICINITY MAP
N.T.S.

EXHIBIT-A
SUB-DIVISION AT OAK GROVE
TOWN OF LITTLE ELM
DENTON COUNTY, TX 76227



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

TX. P.E. FIRM #11525

EXHIBIT B

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

Except as otherwise set forth in these development standards, the development of this area shall follow the regulation of the Town Little Elm's Code of Ordinances in general, and more specifically Chapter 106 - Zoning Ordinance, Chapter 107 - Subdivision Ordinance, and Chapter 86 – Sign Ordinance, as they exist, or may be amended, at the time of development.

GENERAL CONDITIONS FOR PD:

1. BASE ZONING DISTRICT

The permitted uses and standards will be in accordance with the Single-Family 4 (SF4) zoning and the district as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations.

2. USE REGULATIONS

All permitted uses in the Single-Family 4 (SF4) district shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Use Permit (C), except as noted below:

3. LOT REGULATIONS

Front yard setbacks, side yard setbacks, rear yard setbacks, building height, maximum floor area, lot width, lot area, and lot coverage shall be in accordance with the Zoning Ordinance, reference Sec. 106.03.02 - Zoning districts—Residential, (g) SF-4 Single-Family District, unless otherwise specified here in.

- *Minimum Side Yard on Corner: 10'*
- *Minimum Side Yard: 5'*
- *Minimum Front Yard: 15'*
- *Minimum Lot Width: 40'*
- *Minimum Lot Area: 4400 sf*
- *Maximum Height: Block A Lots 13-18: 25' and single-story*

4. ARCHITECTURAL STANDARDS

Architectural and building design standards shall be in accordance with the Zoning Ordinance reference section 106.06.03, Division 1 - Exterior Construction and Architectural Design Standards reference for residential structures, unless otherwise specified here in.

- Driveway width-16'
- Driveway location: Block A, Lot 1 driveway in Taper with 2 car parking

5. LANDSCAPING STANDARDS

All provisions within Article VI. Division 2. Landscaping and Tree Preservation shall be met, as it exists or may be amended in accordance with the standards in effect at the time of development, or requested change, unless otherwise shown on the Landscape Plans attached hereto, or unless specified.

- Tree mitigation capped at \$150,000.00

6. SCREENING STANDARDS

All provisions within Article VI. Division 3 Screening Walls and Fences shall be met except as specified below:

- Screening Fence Material : Wood

7. PARKING STANDARDS

All provisions within Article VI. Division 4. Parking, Stacking, and Loading Standards shall be met except unless specified.

Exhibit C
Development Plans

PRELIMINARY SITE DEVELOPMENT PLANS

FOR

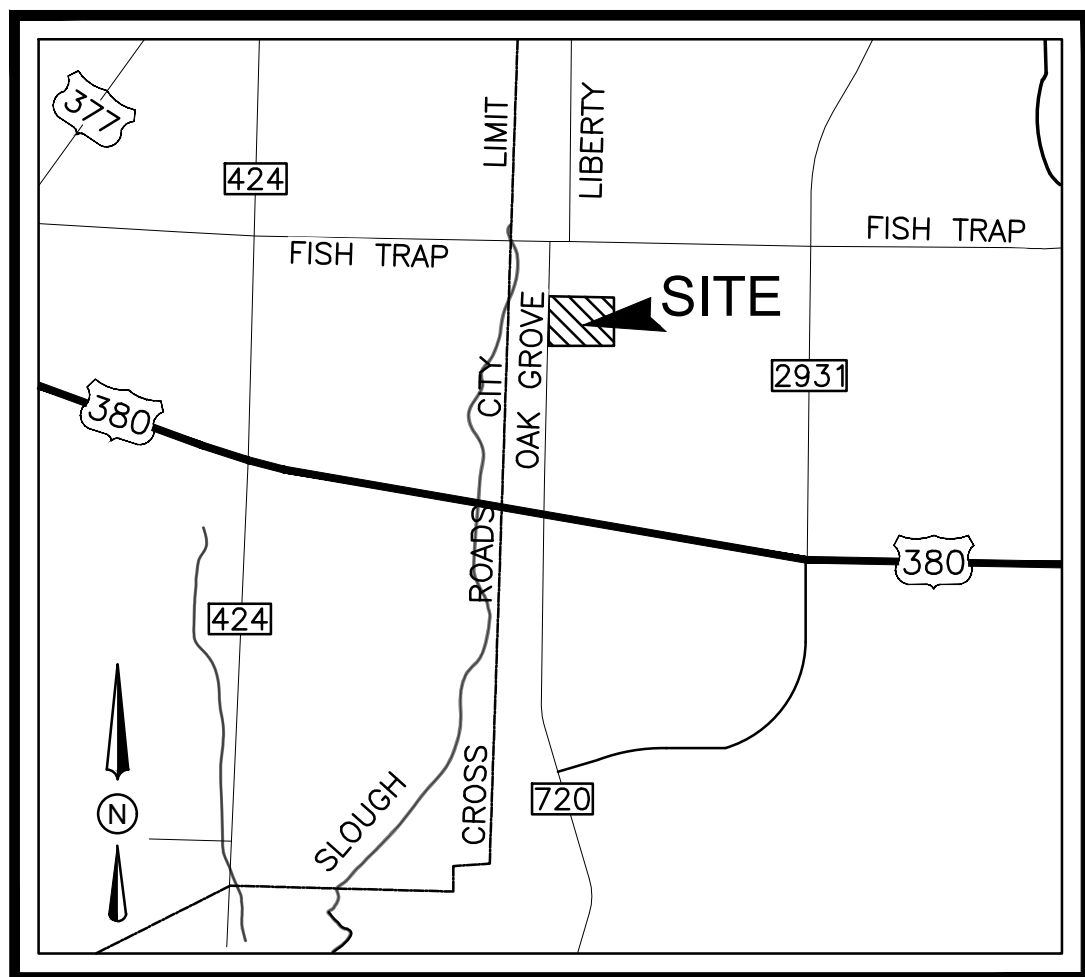
ARBORS AT OAK GROVE

OAK GROVE ROAD

CITY OF LITTLE ELM

DENTON COUNTY, TEXAS

10.00 ACRES



VICINITY MAP
N.T.S.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-1.0	COVER SHEET
C-2.0	SITE PLAN
C-3.0	PRE-DRAINAGE PLAN
XASBLT-1	AS-BUILT DRAINAGE AREA MAP
XASBLT-2	AS-BUILT DRAINAGE AREA MAP
C-4.0	POST-DRAINAGE AREA MAP
C-5.0	UTILITY PLAN
C-6.0	PRELIMINARY PAVING PLAN
C-7.0	SIGNAGE PLAN

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER PO BOX 866128 PLANO, TX 75086 CONTACT: SUNIL KONANKI PHONE: 512-797-5346
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID F. McCULLAH PHONE: 469-784-9321	

BENCHMARK NOTES

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALLTERRA RTK NETWORK. SHOT CITY BENCHMARKS:
563.48' = ELEVATION
577.34' ELEVATION

BENCHMARK NO. 1
FROM THE MOST SOUTHWESTERLY CORNER EAST 18.82 FEET THENCE NORTH 5.68 FEET TO A "SQUARE CUT X" ON A CONCRETE INLET. ELEVATION: 597.28'

COVER SHEET

ARBORS AT OAK GROVE

EXHIBITS FOR PD

OAK GROVE ROAD

TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS 76227

TRIANGLE

ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	RK	08/05/24	SCALE BAR	077-24	C-1.0

TX. P.E. FIRM #11525



NO.	DATE	DESCRIPTION	BY
1	08/05/24	1st ZONING PD SUBMITTAL	KP
2	09/03/24	2ND ZONING PD SUBMITTAL	KP
3	12/19/24	3RD ZONING PD SUBMITTAL	KP
4	01/15/25	4TH ZONING PD SUBMITTAL	KP
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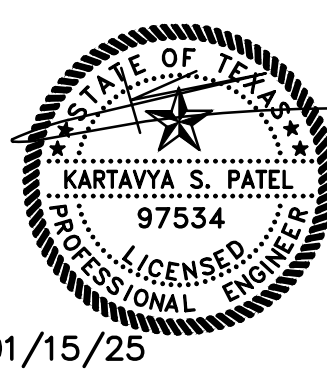
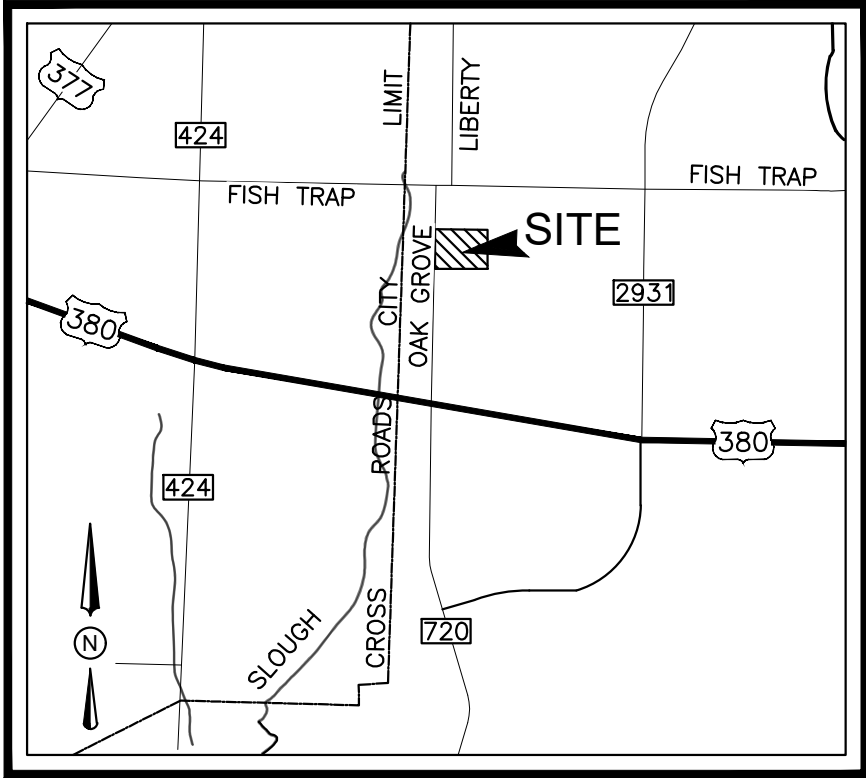
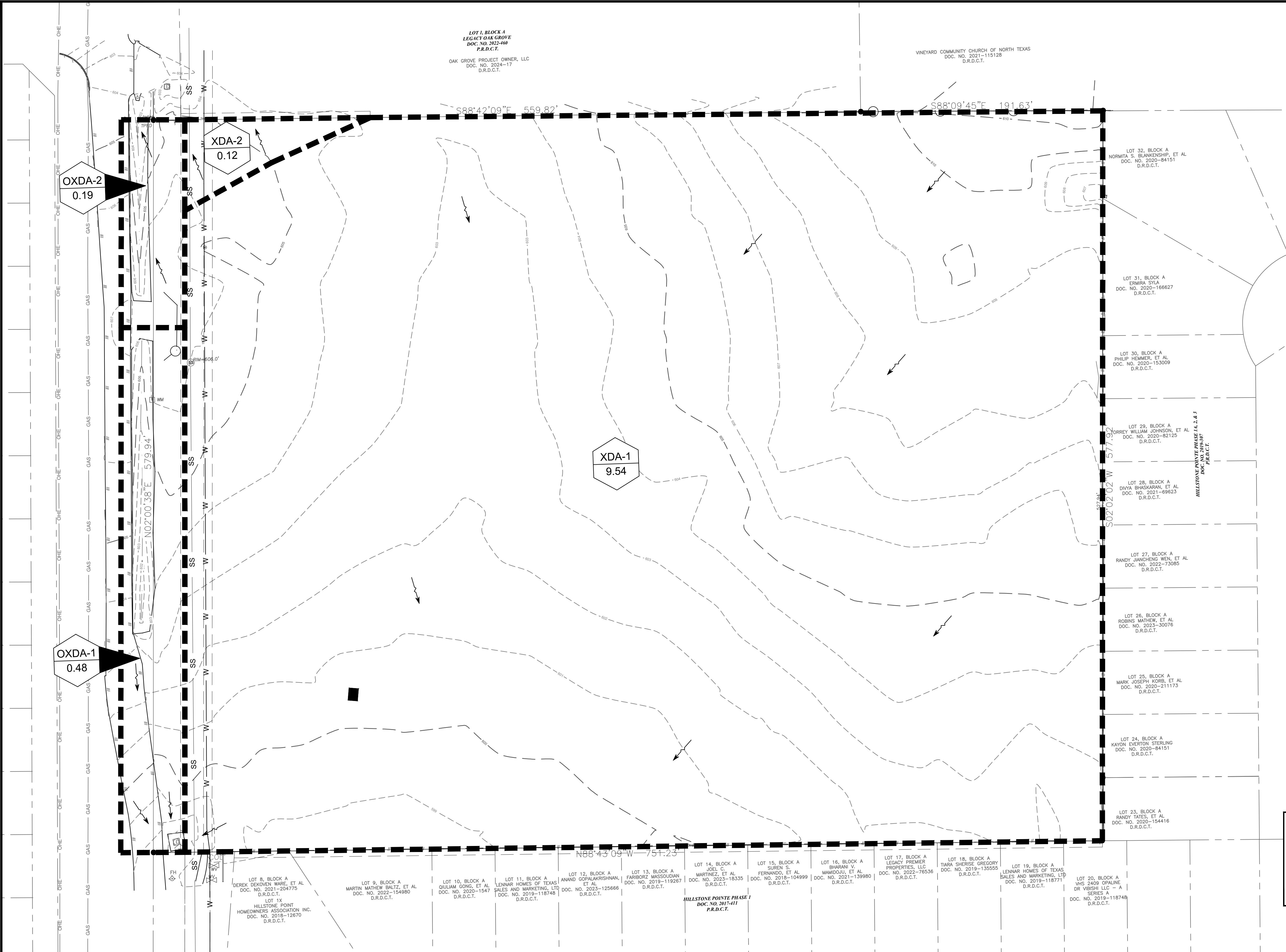




TABLE A - SITE DATA SUMMARY TABLE			
Item		Description	
GENERAL SITE DATA			
Existing Zoning		Agriculture (AG)	
Proposed Zoning		Planned Development (PD)	
Land Use		Residential	
Gross Acreage (1)		10.00	Ac
Oak Grove Lane ROW Dedication (2)		13,544	SF
		0.31	AC
New Street Dedication (3)		90,554	SF
		2.08	AC
Net Acreage (1)-[(2)+(3)]		7.61	AC
Open Space		1.17	AC
Percentage of Open Space		11.70	%
Percentage of Pervious Coverage			
Building footprint area		Varies (See Below)	
40' Wide Lots		2,600	SF
		2,100	SF
50' Wide Lots		1,650	SF
		2,600	SF
		2,800	SF
Total building area (Total of all Lots)		121,564	SF
Building height		1 AND 2	STORIES
Building height		35	FT
Lot coverage (Min)		Varies (See Below)	
40' Wide Lots (Max)		48	%
50' Wide Lots (Max)		45	%
		46	%
		43	%
		46	%
Floor area ratio (FAR)		VARIES	
Area of outside storage/display		N/A	
PARKING			
Parking ratio per land use		N/A	PER LOT
Required parking (Driveway)		2	PER LOT
Parking provided (Driveway)		2	PER LOT
Standard spaces (Driveway)		2	PER LOT
Accessible parking		N/A	PER LOT
LOADING			
Required loading		N/A	
Provided loading		N/A	
CONSTRUCTION TIMETABLE			



VICINITY MAP
N.T.S.

FLOOD NOTES:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0405G, DATED APRIL 18, 2011. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

BENCHMARK NOTES

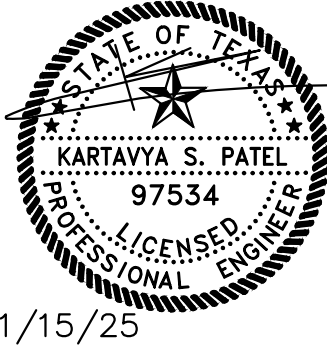
THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALLTERRA RTK NETWORK. SHOT CITY BENCHMARKS:
563.48' = ELEVATION
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BENCHMARK NO. 1
FROM THE MOST SOUTHWESTERLY CORNER EAST 18.82 FEET THENCE NORTH 5.68 FEET TO A "SQUARE CUT X" ON A CONCRETE INLET. ELEVATION: 597.28'

Pre-Development Drainage Area Calculation Table (100-Year Storm)																
Areas Drained			Runoff Coefficient	Frequency Factor	Frequency Factor 25 YR		Frequency Factor 100 YR	Time of Concentration	Rainfall Intensity (Antecedent Precipitation Factor Included)						Drains To/Remarks	
Area ID	Total Drainage Area				C _f	C _f			C _f	2-YR STORM		25-YR STORM		100-YR STORM		
	(s.f.)	(acres)								T _c	Q-2	I-25	Q-25	I-100		Q-100
			C	C _f	C _f	C _f	(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)			
XDA-1	415,648	9.54	0.30	1.0	1.1	1.25	10	4.69	13.43	7.78	24.50	9.52	34.06	Drains into Wye Inlet at located at Southwest corner of the property.		
XDA-2	5,023	0.12	0.30	1.0	1.1	1.25	10	4.69	0.16	7.78	0.30	9.52	0.41	Drains over land and conveyed into Wye Inlet located in adjacent property.		
OXDA-1	21,009	0.48	0.55	1.0	1.1	1.25	10	4.69	1.24	7.78	2.27	9.52	3.16	Drains into Wye Inlet at located at Southwest corner of the property.		
OXDA-2	8,275	0.19	0.55	1.0	1.1	1.25	10	4.69	0.49	7.78	0.89	9.52	1.24	Drains over land and conveyed into Wye Inlet located in adjacent property.		
TOTAL =	449,955	10.33							15.32		27.96		38.88			



NO.	DATE	DESCRIPTION	BY
1	08/05/24	1st ZONING PD SUBMITTAL	KP
2	09/03/24	2ND ZONING PD SUBMITTAL	KP
3	12/19/24	3RD ZONING PD SUBMITTAL	KP
4	01/15/25	4TH ZONING PD SUBMITTAL	KP
-	-	-	-
-	-	-	-
-	-	-	-



PRE-DRAINAGE PLAN

ARBORS AT OAK GROVE

EXHIBITS FOR PD

OAK GROVE ROAD

TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS 76227

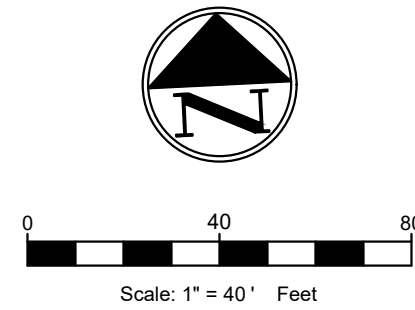
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KP	RK	08/05/24	SCALE BAR	077-24	

TX. P.E. FIRM #11525

C-3.0



POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS
EXISTING MAJOR CONTOURS
MINOR CONTOURS
MAJOR CONTOURS
DRAINAGE DIVIDE
HIGH POINT

DRAINAGE AREA NO.
DRAINAGE AREA ACREAGE

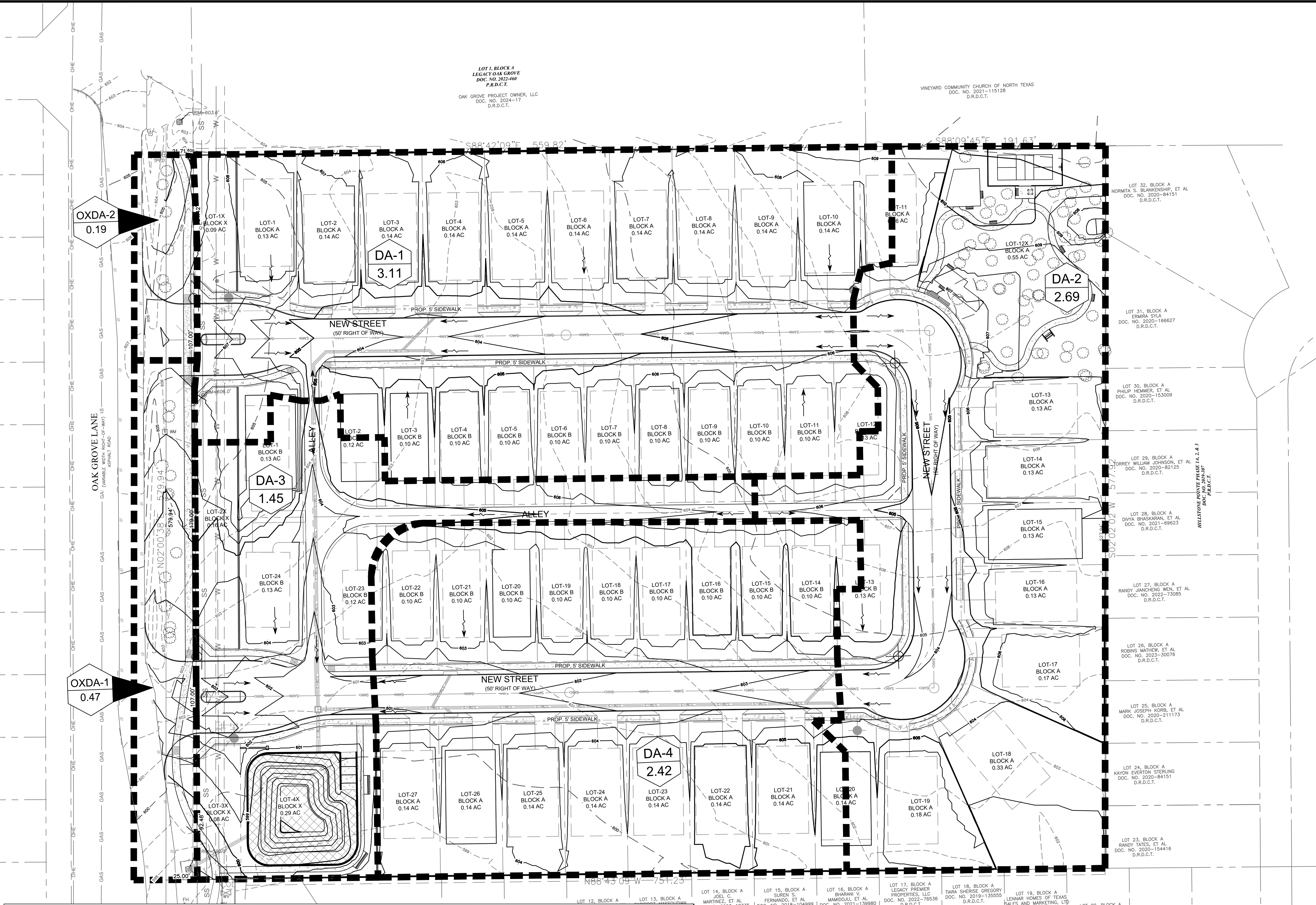
DRAINAGE FLOW DIRECTION

464
465
464
465

HP HP

DA-X
X.XX

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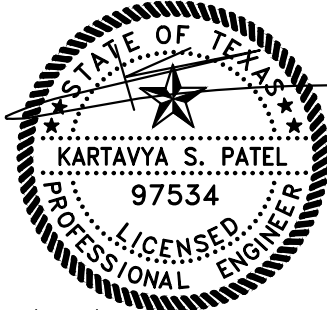


Pre-Development Drainage Area Calculation Table (100-Year Storm)														
Areas Drained			Runoff Coefficient	Frequency Factor 10YR	Frequency Factor 25 YR	Frequency Factor 100 YR	Time of Concentration	Rainfall Intensity (Antecedent Precipitation Factor Included)						Drains To/Remarks
Area ID	Total Drainage Area							2-YR STORM	25-YR STORM	100-YR STORM				
	(s.f.)	(acres)									I-2	Q-2	I-25	
			C	C _f	C _f	C _f	T _c (min)	I-2 (in/hr)	Q-2 (cfs)	I-25 (in/hr)	Q-25 (cfs)	I-100 (in/hr)	Q-100 (cfs)	
DA-1	135,363	3.11	0.55	1.0	1.1	1.25	10	4.69	8.02	7.78	14.63	9.52	20.34	Drains to Detention Pond Via Inlet
DA-2	117,370	2.69	0.55	1.0	1.1	1.25	10	4.69	6.95	7.78	12.68	9.52	17.64	Drains to Detention Pond Via Inlet
DA-3	63,211	1.45	0.55	1.0	1.1	1.25	10	4.69	3.74	7.78	6.83	9.52	9.50	Drains to Detention Pond Via Inlet
DA-4	110,231	2.53	0.55	1.0	1.1	1.25	10	4.69	6.53	7.78	11.91	9.52	16.56	Drains to Detention Pond Via Inlet
OXDA-1	20,584	0.47	0.55	1.0	1.1	1.25	10	4.69	1.22	7.78	2.22	9.52	3.09	Drains into Wye Inlet at located at Southwest corner of the property.
OXDA-2	8,162	0.19	0.55	1.0	1.1	1.25	10	4.69	0.48	7.78	0.88	9.52	1.23	Drains over land and conveyed to adjacent property.
TOTAL =	454,922	10.44							26.94		49.16		68.35	

NOTE:
ALL THE INLETS AND PIPE SIZES ARE
BASED ON PRELIMINARY GRADING AND
DRAINAGE AND SUBJECT TO CHANGE AT
THE TIME OF FINAL DESIGN.



NO.	DATE	DESCRIPTION	BY
1	08/05/24	1ST ZONING PD SUBMITTAL	KP
2	09/03/24	2ND ZONING PD SUBMITTAL	KP
3	12/19/24	3RD ZONING PD SUBMITTAL	KP
4	01/15/25	4TH ZONING PD SUBMITTAL	KP
-	-	-	-
-	-	-	-
-	-	-	-



12/19/24

BENCHMARK NOTES

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BENCHMARK NO. 1
FROM THE MOST SOUTHWESTERLY CORNER EAST 18.82 FEET THENCE NORTH 5.68 FEET TO A "SQUARE CUT X" ON A CONCRETE INLET. ELEVATION: 597.28'

POST-DRAINAGE AREA MAP

ARBORS AT OAK GROVE

EXHIBITS FOR PD

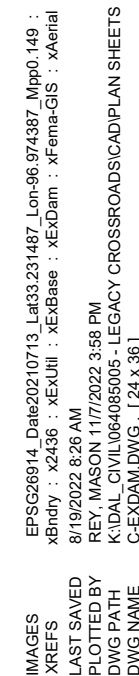
OAK GROVE ROAD

TOWN OF LITTLE ELM

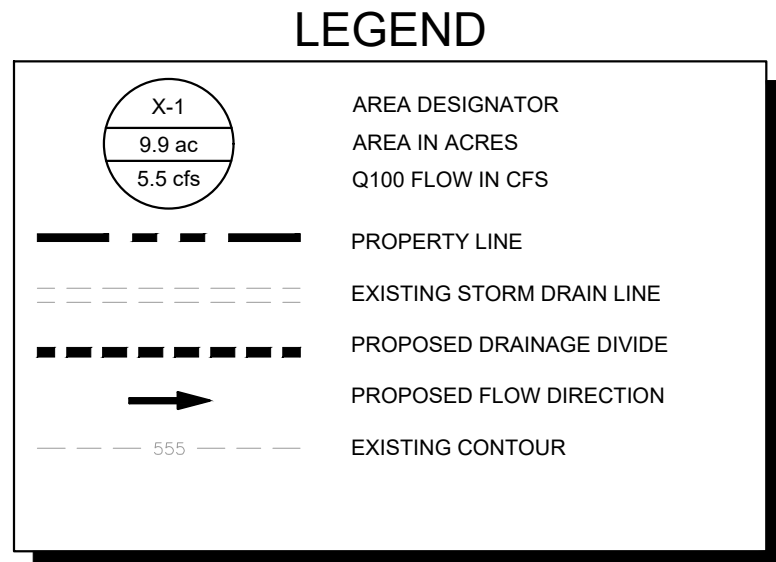
DENTON COUNTY, TEXAS 76227



Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	RK	08/05/24	SEE SCALE BAR	077-24	C-4.0
TX. P.E. FIRM #11525					



1. OFFSITE DRAINAGE AREAS SHOWN PER PROPOSED HILLSTONE POINT WEST PHASE 2 PLAN SET DATED 12/1/2016
2. DRAINAGE AREA A, OS-A-1, OS-A-1, OS-A-2, OS-A-3, O-A-4, OS-A-5, ARE BASED ON CONDITIONS POINT WEST ACCOUNTED FOR THE AREAS UNDER A PROPOSED DEVELOPMENT WITH THE CONDITIONS OF A $T_c = 15$ MIN, $C_u = 0.60$, $I = 7.91$ INHR. THE Q_{100} FOR DRAINAGE AREA A ACCOUNTED FOR BY POINT WEST IS $Q_{100} = 55.91$ CFS.
3. LAT SD5, LAT A1, LAT A2, LAT B1 ARE SHOWN PER POINT WEST PLANS FOR THE HGL AND TC



DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I"100 (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q100 (cfs)	LAND USE
A	11.78	1.00	0.30	6.55	22.7	23.2	ONSITE
A-OS.1a	0.21	1.00	0.60	7.91	15.0	1.0	1/4 AC. RESIDENTIAL
A-OS.1b	0.23	1.00	0.60	7.91	15.0	3.5	1/4 AC. RESIDENTIAL
A-OS.1c	0.48	1.00	0.60	7.91	15.0	2.3	1/4 AC. RESIDENTIAL
A-OS.1d	0.91	1.00	0.60	7.91	15.0	4.3	1/4 AC. RESIDENTIAL
A-OS.1e	0.32	1.00	0.60	7.91	15.0	1.5	1/4 AC. RESIDENTIAL
A-OS.1f	0.11	1.00	0.60	7.91	15.0	0.5	1/4 AC. RESIDENTIAL
A-OS.2	1.25	1.00	0.60	9.24	10.0	6.9	PER HILLSTONE POINTE WEST PHASE 2 PLAN
A-OS.4.1	1.99	1.00	0.65	7.91	15.0	10.2	1/8 AC. RESIDENTIAL
A-OS.4.2	0.78	1.00	0.65	7.91	15.0	4.0	1/8 AC. RESIDENTIAL
A-OS.5.1	3.24	1.00	0.65	7.91	15.0	16.6	1/8 AC. RESIDENTIAL
A-OS.5.2	1.35	1.00	0.65	7.91	15.0	6.9	1/8 AC. RESIDENTIAL
B-OS.1a	0.22	1.00	0.70	9.24	10.0	1.5	COMMERCIAL
B-OS.1b	0.26	1.00	0.70	9.24	10.0	1.7	COMMERCIAL
B-OS.1c	0.35	1.00	0.70	9.24	10.0	2.3	COMMERCIAL
B-OS.1d	0.14	1.00	0.70	9.24	10.0	0.9	COMMERCIAL
B-OS.2	1.44	1.00	0.70	9.24	10.0	9.3	COMMERCIAL
C-OS.1	0.11	1.00	0.60	7.91	15.0	0.5	AGI PER LITTLE ELM ZONING
C-OS.2	0.32	1.00	0.60	9.24	10.0	1.8	FUTURE ROW
D-OS.1	0.14	1.00	0.30	7.91	15.0	0.3	OFFSITE AGI

100 - YEAR PRE PROJECT CONDITION PEAK FLOW						
POINT OF INTREST	CUMULATIVE AREAS (ACRES)	CUMULATIVE C* <i>A</i>	TOTAL TIME OF CONCENTRATION	I ₁₀₀	Q _{HILLSTONE}	Q ₁₀₀
DESIGN POINT A	17.39	7.89	22.9	6.55	83.90	51.70
DESIGN POINT B	18.64	6.95	22.7	6.52	N/A	45.31
DESIGN POINT C	26.00	12.76	23.7	6.40	N/A	81.71

**TC* BASED ON ROUTED FLOW TIME THROUGH STORM NETWORK

Q_{HILLSTONE} IS PRE RECORD DRAWING "HILLSTONE POINTE WEST PHASE 2" DATED 12/06/2016

TIME OF CONCENTRATION & LAG TIME																		
TR-55 Methodology																		
POINTS	SHEET FLOW						SHALLOW CONCENTRATED FLOW							PIPE FLOW			TOTAL	
	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{Bvg} (ft/s)	T _{c2} (min)	Length (ft)	V _{Bvg} (ft/s)	T _{c3} (min)	T _{cTOTAL} * (min)	T _{Lag} 0.6*T _c (min)
	Tc = (0.007(nL^0.8)/(P^2*0.5)(s^0.4) 2-year/24-hr Rainfall Depth (in.) from ISWM = 4						Tc = L / 60*V V = (1.49/n)*R^(2/3)*s^(1/2)							Tc = L / 60*V				
DP-A	300	609.1	602.2	0.0230	0.150	20.0	437	602.200	590.000	0.0279	Unpaved	2.70	2.7	-	-	-	22.7	13.6
DP-B	300	609.1	602.2	0.0230	0.150	20.0	437	602.200	590.000	0.0279	Unpaved	2.70	2.7	80	6.00	0.22	22.9	13.7
DP-C	300	609.1	602.2	0.0230	0.150	20.0	437	602.200	590.000	0.0279	Unpaved	2.70	2.7	380	6.00	1.06	23.7	14.2

XASBLT-1

Kimley»»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-236-3820
WWW.KIMLEY-HORN.COM TX F-928
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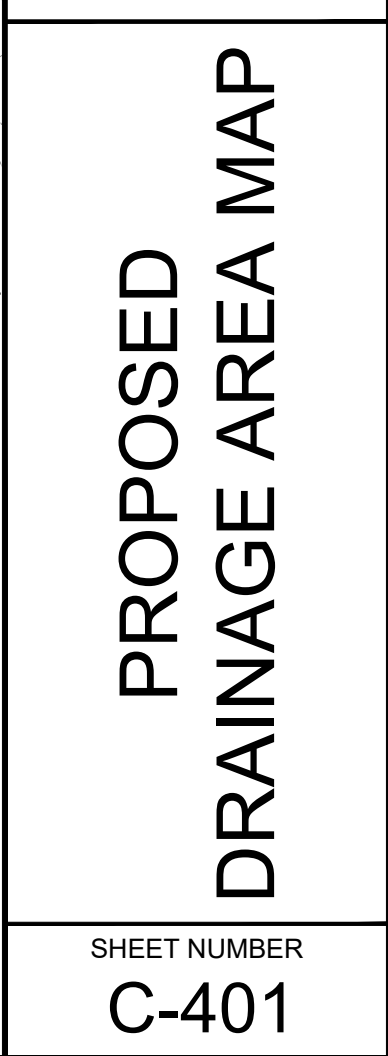


KHA PROJECT	DATE	
064085005	11/7/2022	
SCALE	AS SHOWN	MTR
DESIGNED BY		MTR
DRAWN BY		JWH
CHECKED BY		

LEGACY OAK GROVE
PREPARED FOR
LEGACY PARTNERS
TOWN OF CROSS ROADS ETJ, TEXAS

EXISTING DRAINAGE AREA MAP

SHEET NUMBER
C-400

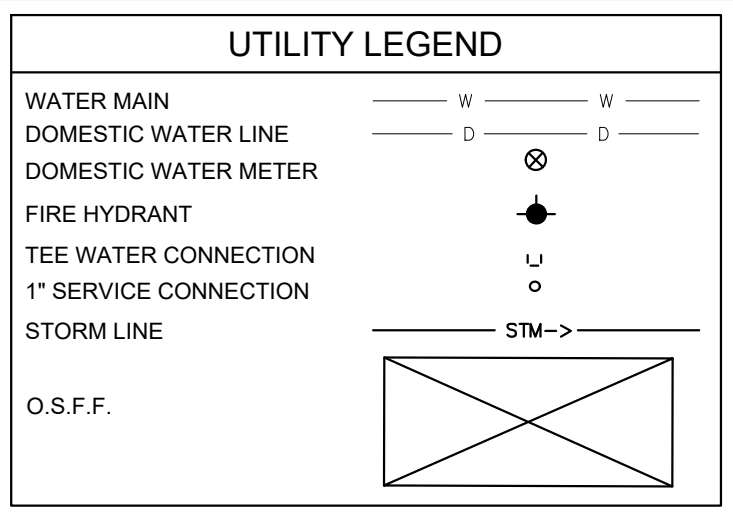
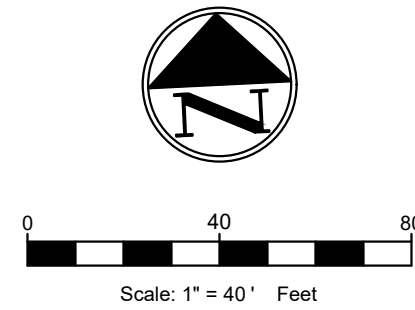


DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I"100 (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q100 (cfs)
A-1	2.14	1.00	0.66	7.91	15.0	11.2
A-2	1.00	1.00	0.66	7.91	15.0	5.2
A-3	0.98	1.00	0.66	7.91	15.0	5.1
A-4	0.71	1.00	0.66	7.91	15.0	3.7
A-5	1.60	1.00	0.66	7.91	15.0	8.3
A-6a	0.44	1.00	0.66	7.91	15.0	2.3
A-6b	0.35	1.00	0.66	0.00	15.0	0.0
A-OS.1a	0.21	1.00	0.60	7.91	15.0	1.0
A-OS.1b	0.73	1.00	0.60	7.91	15.0	3.5
A-OS.1c	0.48	1.00	0.60	7.91	15.0	2.3
A-OS.1d	0.91	1.00	0.60	7.91	15.0	4.3
A-OS.1e	0.32	1.00	0.60	7.91	15.0	1.5
A-OS.1f	0.11	1.00	0.60	7.91	15.0	0.5
A-OS.2	1.25	1.00	0.60	9.24	10.0	6.9
A-OS.4.1	1.99	1.00	0.65	7.91	15.0	10.2
A-OS.4.2	0.78	1.00	0.65	7.91	15.0	4.0
A-OS.5.1	3.24	1.00	0.65	7.91	15.0	16.6
A-OS.5.2	1.35	1.00	0.65	7.91	15.0	6.9
B-1	1.52	1.00	0.66	7.91	15.0	7.9
B-2	0.09	1.00	0.66	7.91	15.0	0.5
B-OS.1a	0.22	1.00	0.70	9.24	10.0	1.5
B-OS.1b	0.26	1.00	0.70	9.24	10.0	1.7
B-OS.1c	0.35	1.00	0.70	9.24	10.0	2.3
B-OS.1d	0.14	1.00	0.70	9.24	10.0	0.9
B-OS.2	1.44	1.00	0.70	9.24	10.0	9.3
C-1	0.95	1.00	0.66	7.91	15.0	5.0
C-2	1.19	1.00	0.66	7.91	15.0	6.2
C-3	0.03	1.00	0.66	7.91	15.0	0.2
C-OS.1	0.11	1.00	0.60	7.91	15.0	0.5
C-OS.2	0.32	1.00	0.60	9.24	10.0	1.8
D-OS.1	0.14	1.00	0.30	7.91	15.0	0.3
ROW-A.1a	0.35	1.00	0.60	9.24	10.0	2.0
ROW-A.1b	0.34	1.00	0.60	9.24	10.0	1.9
ROW-A.2	0.06	1.00	0.60	9.24	10.0	0.4
ROW-A.3	0.03	1.00	0.60	9.24	10.0	0.2

WEIGHTED RUNOFF COEFFICIENT CALC			
AREA	SQ. FEET	ACRES	RUNOFF (C)
BASIN A	479,160	11.00	-
BUILDING	150,908	3.46	1
PAVEMENT	98,442	2.26	1
PERVIOUS	229,810	7.54	0.3
C	0.66		

100 - YEAR POST PROJECT CONDITION PEAK FLOW						
POINT OF INTREST	CUMULATIVE AREAS (ACRES)	CUMULATIVE C*A	TOTAL TIME OF CONCENTRATION	I ₁₀₀	Q _{HELLSTONE}	Q ₁₀₀
DESIGN POINT A	17.39	5.90	16.7	7.55	N/A	87.02
DESIGN POINT B	18.64	11.34	16.7	7.55	83.9	91.30
DESIGN POINT C	26.00	16.87	16.8	7.53	122	127.11

*TC BASED ON ROUTED FLOW TIME THROUGH STORM NETWORK



EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

BENCHMARK NOTES

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALL TERRA RTK NETWORK. SHOT CITY BENCHMARKS: 563.48' = ELEVATION 577.34' ELEVATION

BENCHMARK NO. 1
FROM THE MOST SOUTHWESTERLY CORNER EAST 18.82 FEET THENCE NORTH 5.68 FEET TO A "SQUARE CUT X" ON A CONCRETE INLET. ELEVATION: 597.28'

UTILITY PLAN

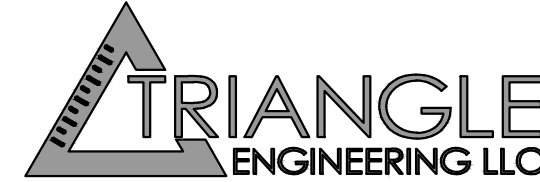
ARBORS AT OAK GROVE

EXHIBITS FOR PD

OAK GROVE ROAD

TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS 76227



P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	RK	08/05/24	SCALE BAR	077-24	C-5.0
TX. P.E. FIRM #11525					

FLOOD NOTES:

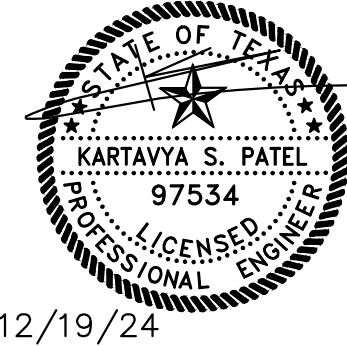
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0405G, DATED APRIL 18, 2011. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

CAUTION- CONTRACTOR'S NOTE

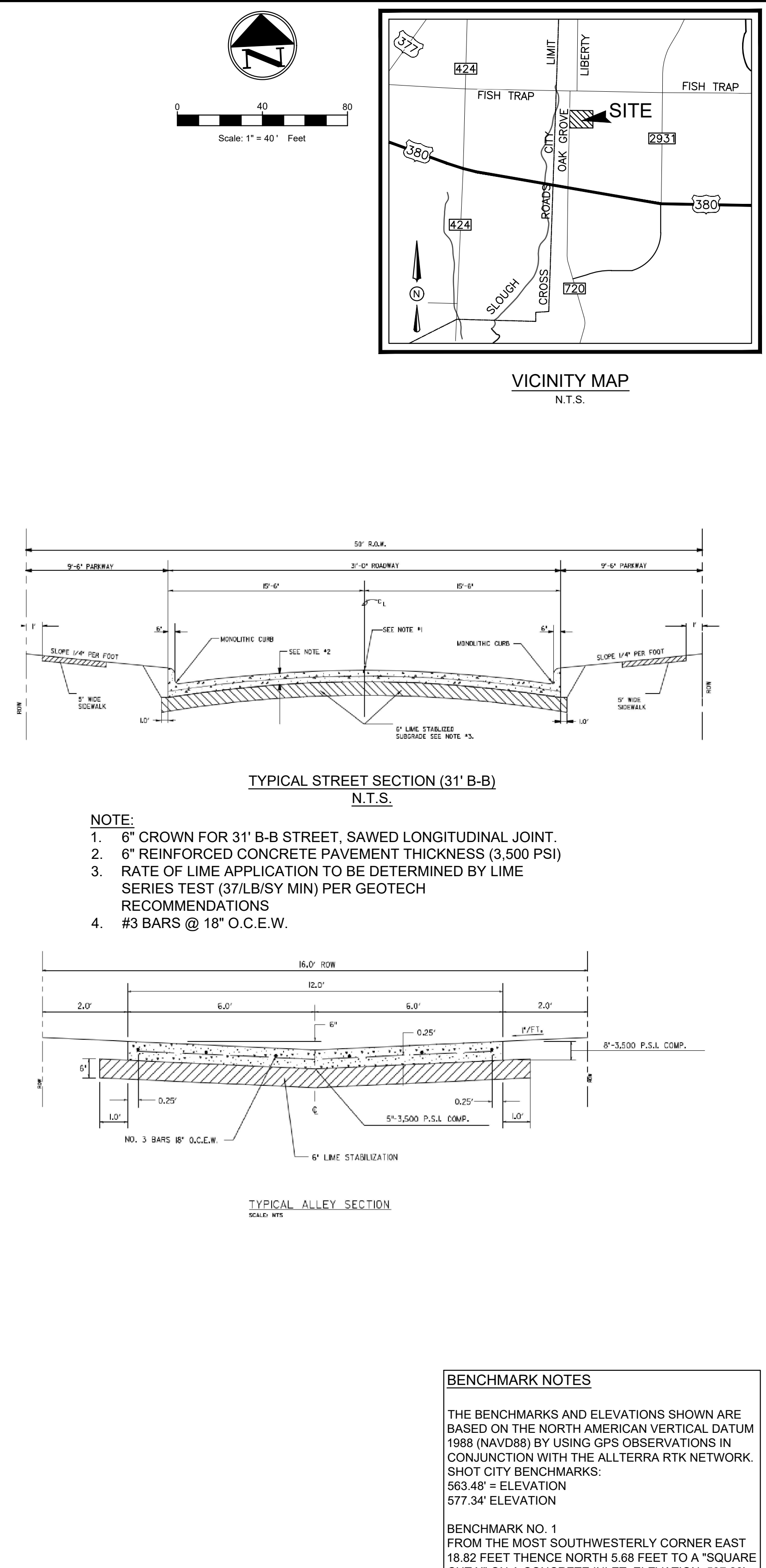
THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OR COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THEIR FACILITY.



NO.	DATE	DESCRIPTION	BY
1	08/05/24	1st ZONING PD SUBMITTAL	KP
2	09/03/24	2ND ZONING PD SUBMITTAL	KP
3	12/19/24	3RD ZONING PD SUBMITTAL	KP
4	01/15/25	4TH ZONING PD SUBMITTAL	KP
-	-	-	-
-	-	-	-
-	-	-	-



12/19/24



12/19/24

PRELIMINARY PAVING PLAN

ARBORS AT OAK GROVE

EXHIBITS FOR PD

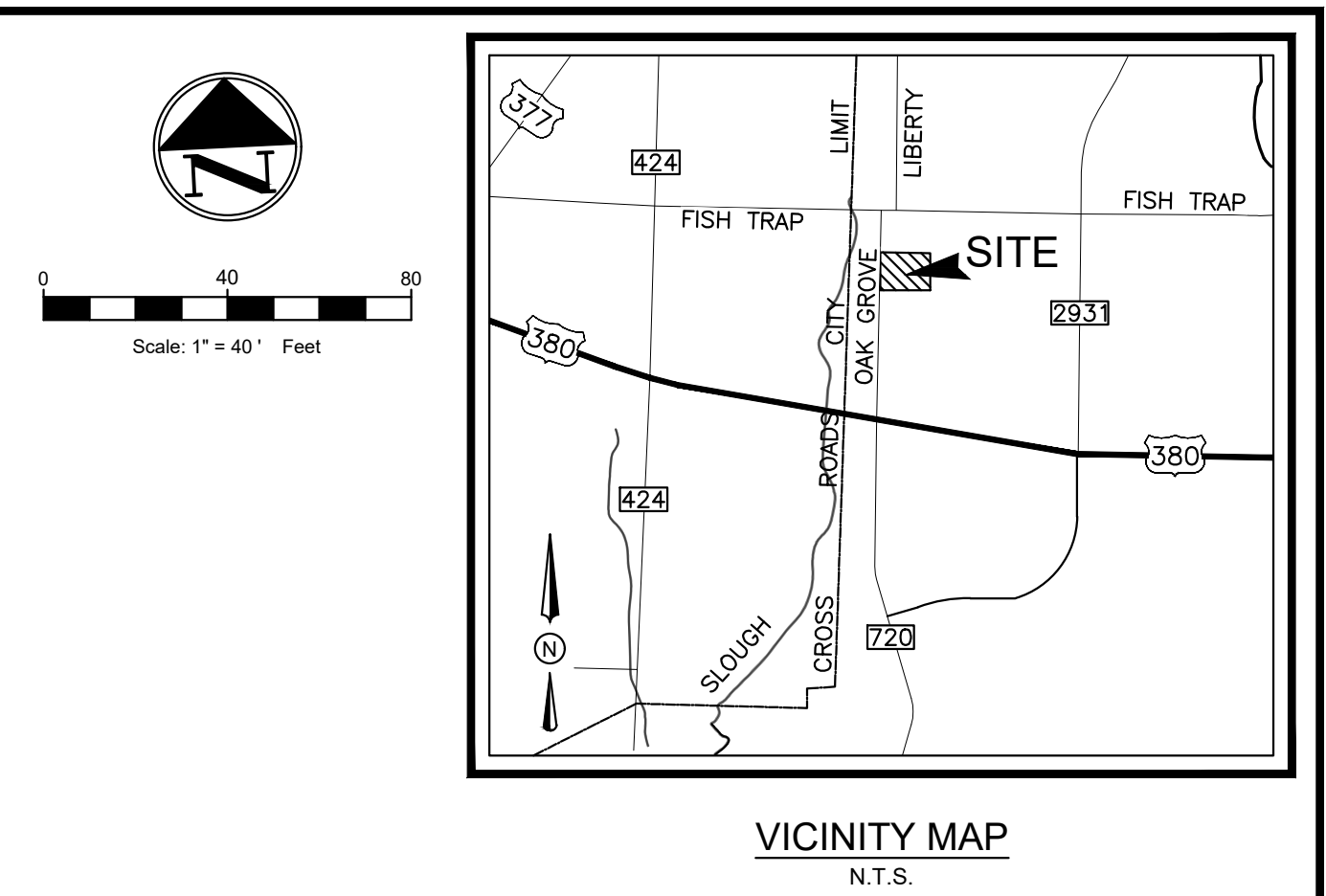
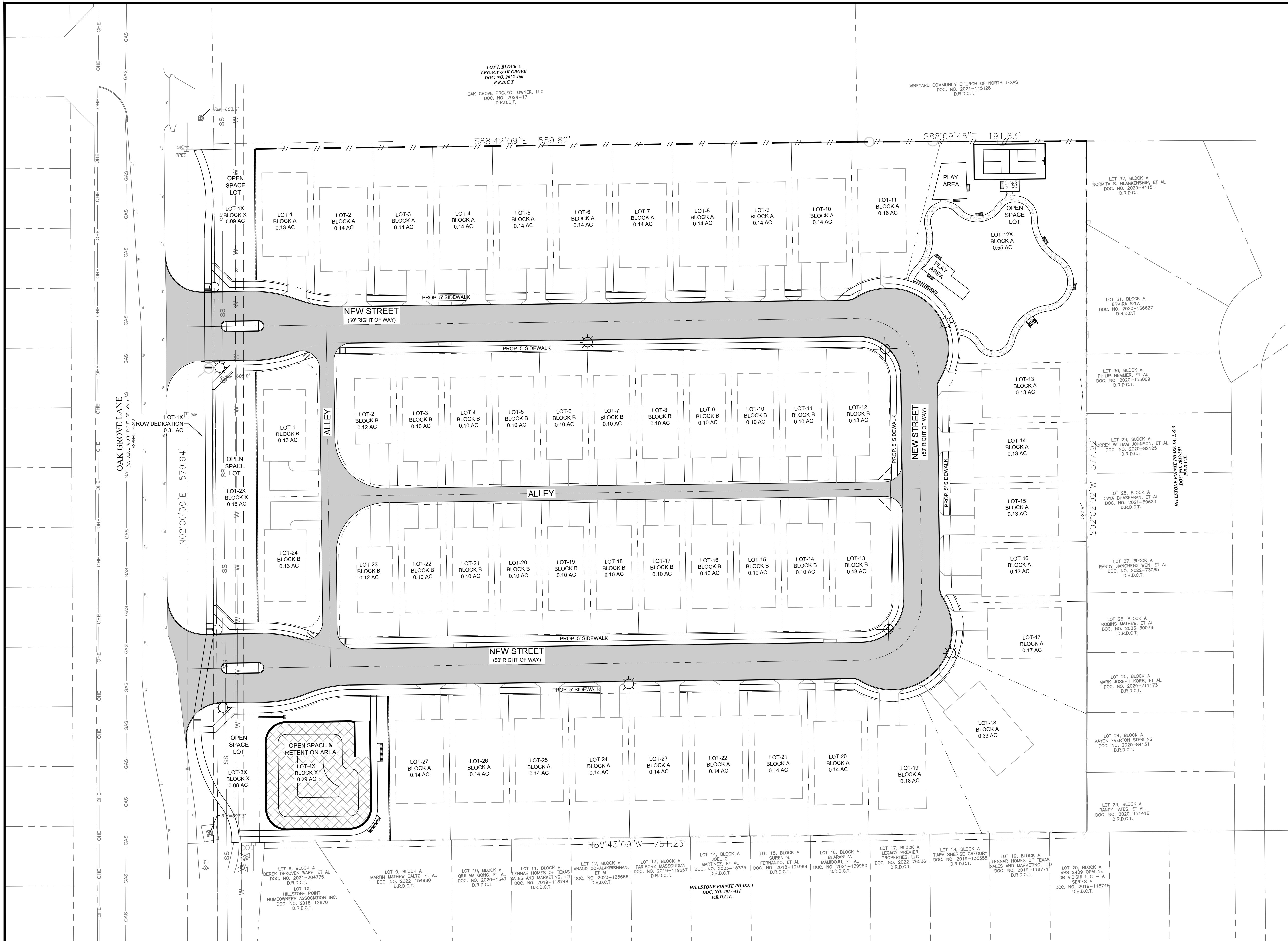
OAK GROVE ROAD

TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS 76227

TRIANGLE ENGINEERING LLC

T: 469.331.8598 F: 469.213.7415 E: info@triangleengr.com
W: triangle-engr.com | O 1784 McDermott Drive, Suite 110, Allen, TX 75013



- NOTES:
1. STREET LIGHT TYPE AND PLACEMENT SHALL BE IN COMPLIANCE WITH CITY OF LITTLE ELM SPECIFICATIONS.
 2. ALL STREET SIGNS AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER TMUTCD SPECIFICATIONS.

BENCHMARK NOTES

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALLTERRA RTK NETWORK. SHOT CITY BENCHMARKS: 563.48' = ELEVATION 577.34' ELEVATION

BENCHMARK NO. 1 FROM THE MOST SOUTHWESTERLY CORNER EAST 18.82 FEET THENCE NORTH 5.68 FEET TO A "SQUARE CUT X" ON A CONCRETE INLET. ELEVATION: 597.28'

SIGNAGE PLAN

ARBORS AT OAK GROVE

EXHIBITS FOR PD

OAK GROVE ROAD

TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS 76227

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	RK	08/05/24	SCALE BAR	077-24	C-7.0

TX. P.E. FIRM #11525

CAUTION- CONTRACTOR'S NOTE

THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OR COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THEIR FACILITY.

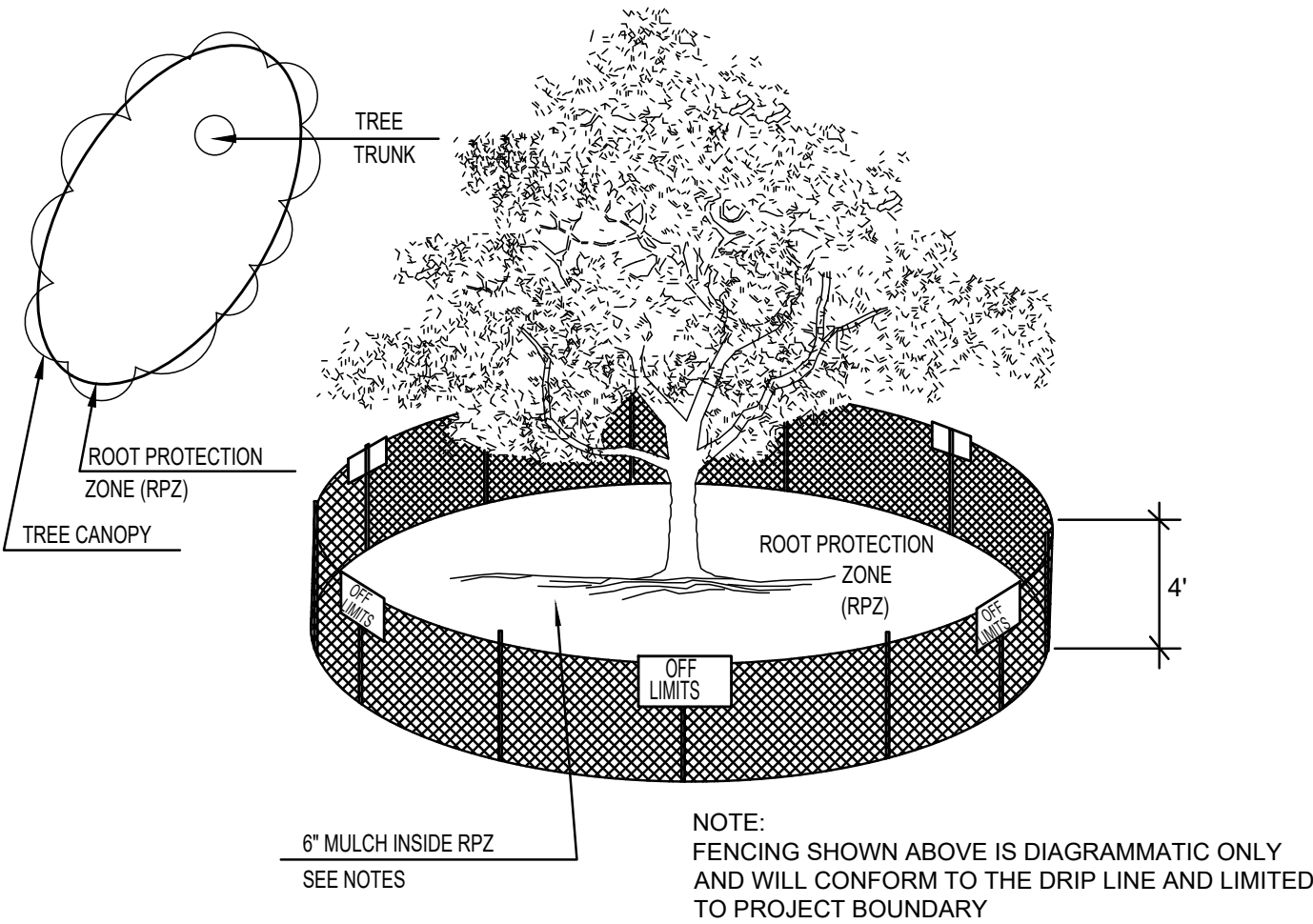
NO.	DATE	DESCRIPTION	BY
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2	09/03/24	2ND ZONING PD SUBMITTAL	KP
3	12/19/24	3RD ZONING PD SUBMITTAL	KP
4	01/15/25	4TH ZONING PD SUBMITTAL	KP
-	-	-	-
-	-	-	-
-	-	-	-

01/15/25

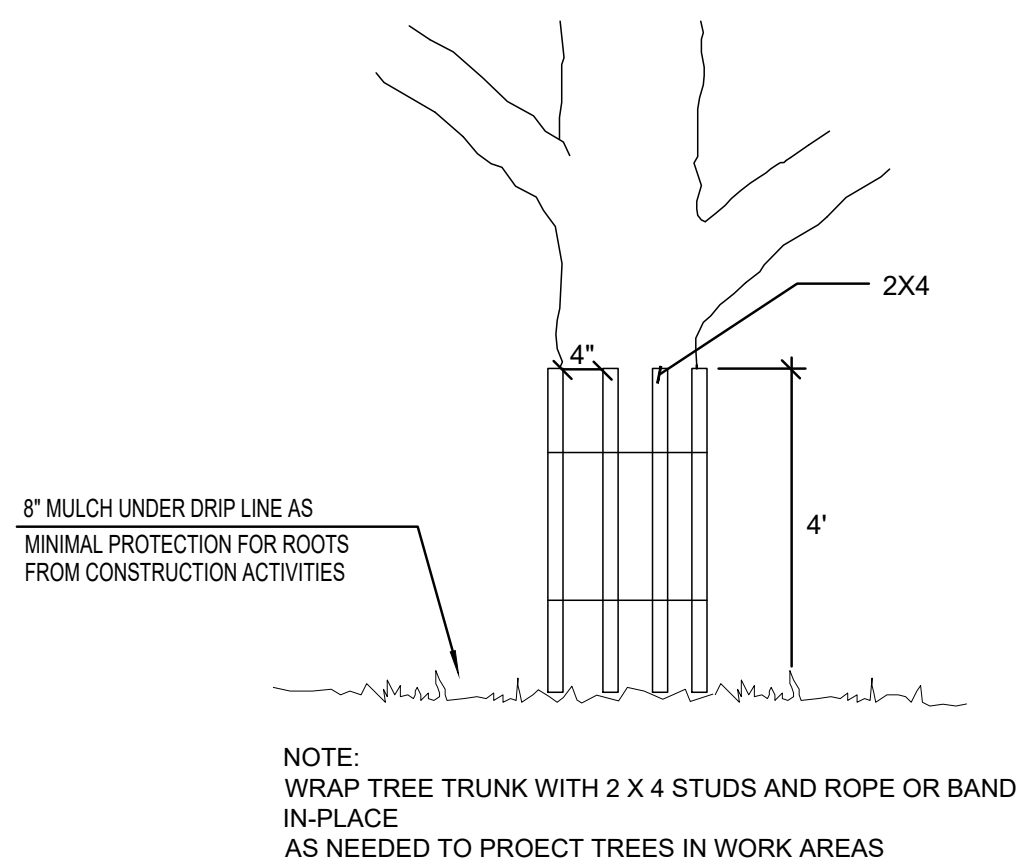
INSTALL: STREET NAME BLADES ONLY

INSTALL: STOP SIGN WITH STREET NAME BLADES (UNLESS NOTED OTHERWISE)

STREET LIGHT



01 TREE PROTECTION FENCE A
NOT TO SCALE



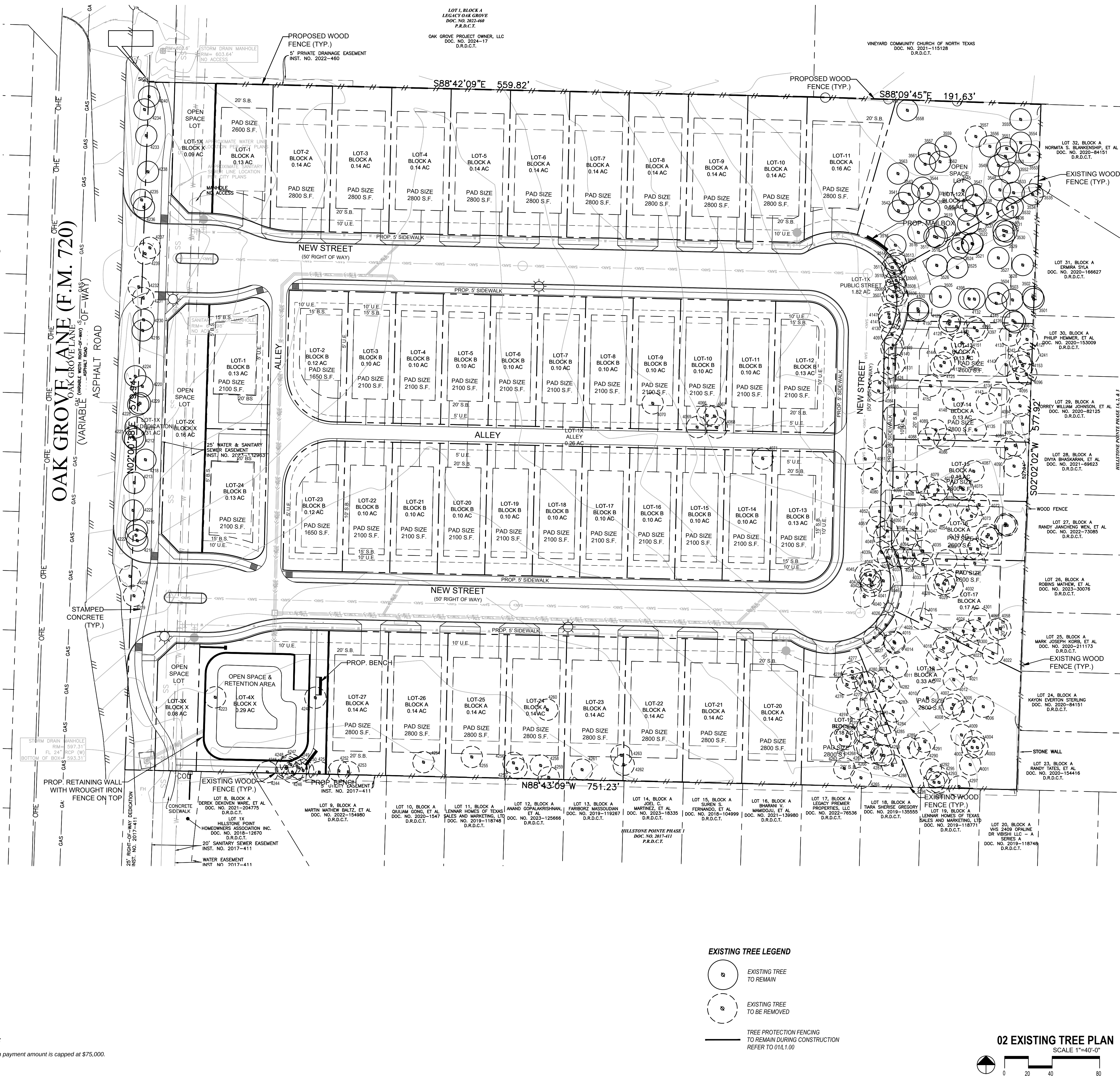
02 TREE PROTECTION FENCE B
NOT TO SCALE

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around drip line (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the drip line of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the drip line of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the drip line of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

Tree Mitigation Notes:

The tree mitigation mitigation payment amount is capped at \$75,000.

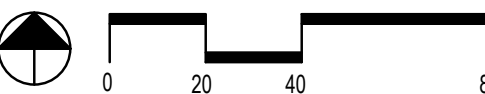


EXISTING TREE LEGEND

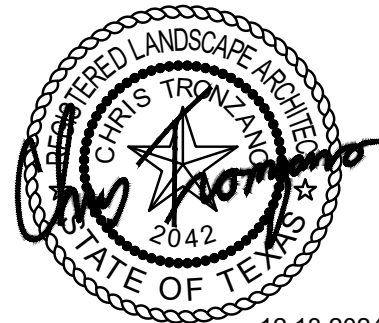
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01A.1.00

02 EXISTING TREE PLAN

SCALE 1"=40'-0"



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



12.13.2024

RESIDENTIAL DEVELOPMENT

OAK GROVE LANE
LITTLE ELM, TEXAS

ISSUE:

FOR APPROVAL 08.05.2024
CITY COMMENTS 09.03.2024
CITY COMMENTS 09.23.2024
CITY COMMENTS 10.30.2024
CITY COMMENTS 12.13.2024

DATE:

12.13.2024

SHEET NAME:

EXISTING TREE PLAN

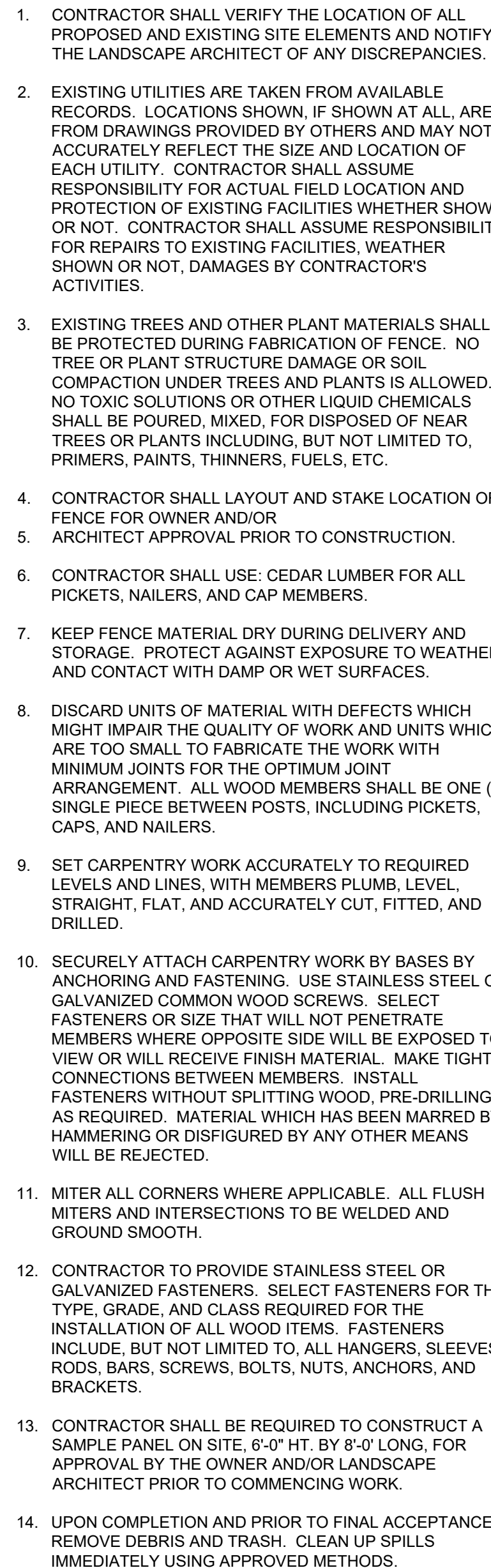
SHEET NUMBER:

L.1

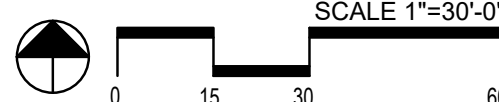
Tree Removal Worksheet							
Tree ID No.	Species	Class	Caliper Siz	Mitigation Inches	Mitigation Fee	Status	Val of Remaining Tree
3501		1	7			Remain	\$ 846.66
3502		1	6			Remain	\$ 622.04
3503		1	7			Remain	\$ 846.66
3504		1	7			Remain	\$ 846.66
3505		1	6			Remain	\$ 622.04
3506		1	8	40	\$ 1,105.84		
3507		1	11	55	\$ 2,090.73		
3508		1	7	35	\$ 846.66		
3509		1	6	30	\$ 622.04		
3510		1	6	30	\$ 622.04		
3511		2	10	40	\$ 1,382.30		
3512		1	12	60	\$ 2,488.14		
3513		1	8	40	\$ 1,105.84		
3514		1	8	40	\$ 1,105.84		
3515		2	16			Remain	\$ 3,538.69
3516		1	7			Remain	\$ 846.66
3517		1	7			Remain	\$ 846.66
3518		1	7			Remain	\$ 846.66
3519		1	7			Remain	\$ 846.66
3520		1	10			Remain	\$ 1,727.88
3521		1	6			Remain	\$ 622.04
3522		1	7			Remain	\$ 846.66
3523		1	7			Remain	\$ 846.66
3524		1	6			Remain	\$ 622.04
3525		1	6			Remain	\$ 622.04
3526		1	14			Remain	\$ 3,386.64
3527		1	10			Remain	\$ 1,727.88
3528		2	10			Remain	\$ 1,382.30
3529		1	12			Remain	\$ 2,488.14
3530		1	10			Remain	\$ 1,727.88
3531		1	10			Remain	\$ 1,727.88
3532		1	12			Remain	\$ 2,488.14
3533		1	6			Remain	\$ 622.04
3534		1	6			Remain	\$ 622.04
3535		1	14			Remain	\$ 3,386.64
3536		2	6			Remain	\$ 497.63
3537		1	6			Remain	\$ 622.04
3538		1	7			Remain	\$ 846.66
3539		2	11			Remain	\$ 1,672.58
3540		1	11			Remain	\$ 2,090.73
3541		2	14			Remain	\$ 2,709.31
3542		2	7			Remain	\$ 677.33
3543		2	12			Remain	\$ 1,990.51
3544		1	8			Remain	\$ 1,105.84
3545		1	6			Remain	\$ 622.04
3546		2	6			Remain	\$ 497.63
3547		1	14			Remain	\$ 3,386.64
3548		2	6			Remain	\$ 497.63
3549		1	12			Remain	\$ 2,488.14
3550		1	9			Remain	\$ 1,399.58
3551		2	9			Remain	\$ 1,119.66
3552		1	7			Remain	\$ 846.66
3553		2	7			Remain	\$ 677.33
3554		1	9			Remain	\$ 1,399.58
3555		1	44			Remain	\$ 33,451.68
3556		2	16			Remain	\$ 3,538.69
3557		1	13			Remain	\$ 2,920.11
3558		1	28			Remain	\$ 13,546.55
3559		1	7			Remain	\$ 846.66
3560		1	7			Remain	\$ 846.66
3561		1	7			Remain	\$ 846.66
3562		1	7			Remain	\$ 846.66
3563		2	6			Remain	\$ 497.63
4001		1	6			Remain	\$ 622.04
4002		1	10	50	\$ 1,727.88		
4003		1	10	50	\$ 1,727.88		
4004		1	10	50	\$ 1,727.88		
4005		1	10	50	\$ 1,727.88		
4006		1	12	60	\$ 2,488.14		
4007		2	8	32	\$ 884.67		
4008		2	8	32	\$ 884.67		
4009		2	6	24	\$ 497.63		
4010		2	16	64	\$ 3,538.69		
4011		2	8	32	\$ 884.67		
4012		1	6	30	\$ 622.04		
4013		2	8	32	\$ 884.67		
4014		1	8	40	\$ 1,105.84		
4015		1	8	40	\$ 1,105.84		
4016		1	32	160	\$ 17,693.45		
4017		1	7	35	\$ 846.66		
4018		1	24	120	\$ 9,952.57		
4020		1	6	30	\$ 622.04		
4021		1	6	30	\$ 622.04		
4022		1	8	40	\$ 1,105.84		
4023		1	8	40	\$ 1,105.84		
4024		1	7	35	\$ 846.66		
4025		2	16	64	\$ 3,538.69		
4026		2	8	32	\$ 884.67		
4027		1	16	80	\$ 4,423.36		
4028		2	6	24	\$ 497.63		
4029		2	6	24	\$ 497.63		
4030		2	6	24	\$ 497.63		
4031		2	14	56	\$ 2,709.31		
4032		1	20	100	\$ 6,911.50		
4033		2	12	48	\$ 1,990.51		
4034		2	12	48	\$ 1,990.51		
4035		2	9	36	\$ 1,119.66		
4036		2	6	24	\$ 497.63		
4037		2	6	24	\$ 497.63		
4038		2	7	28	\$ 677.33		

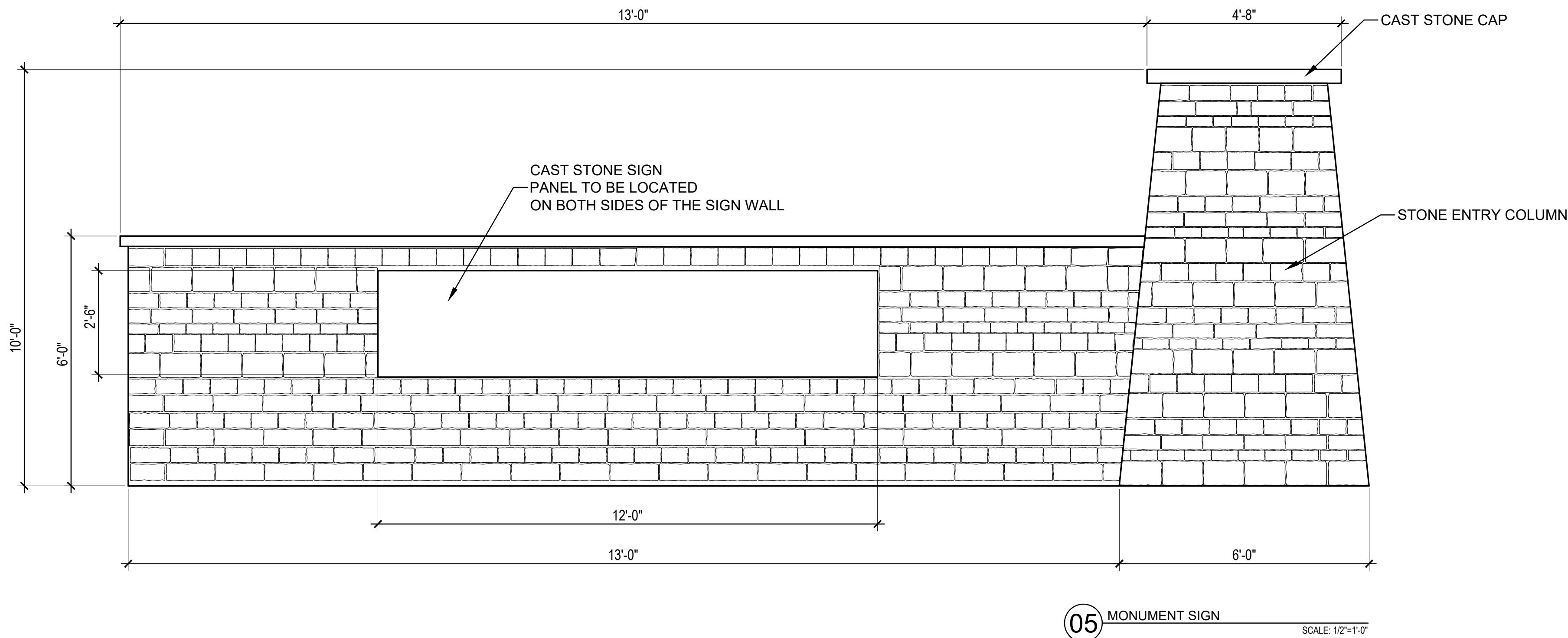
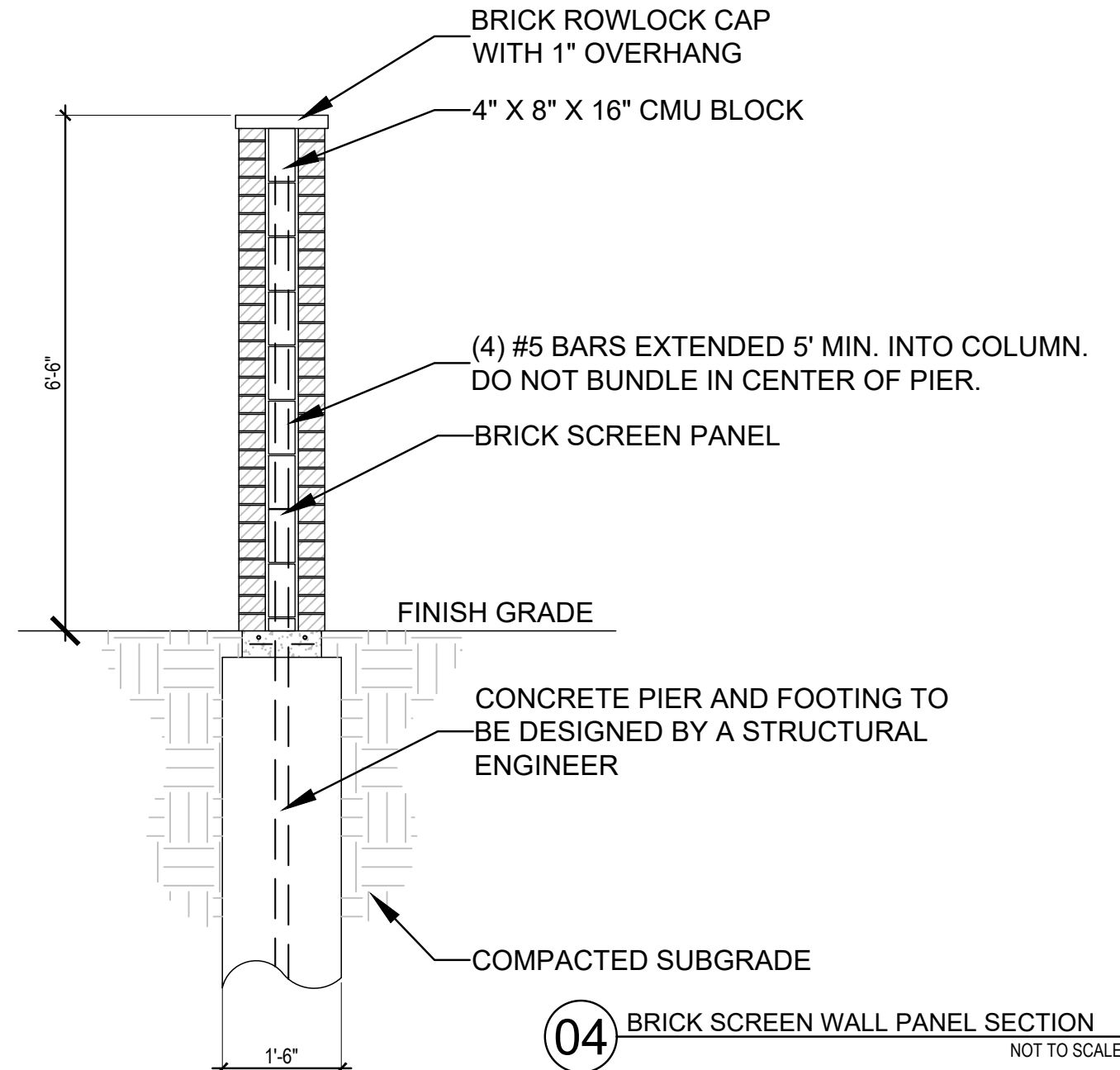
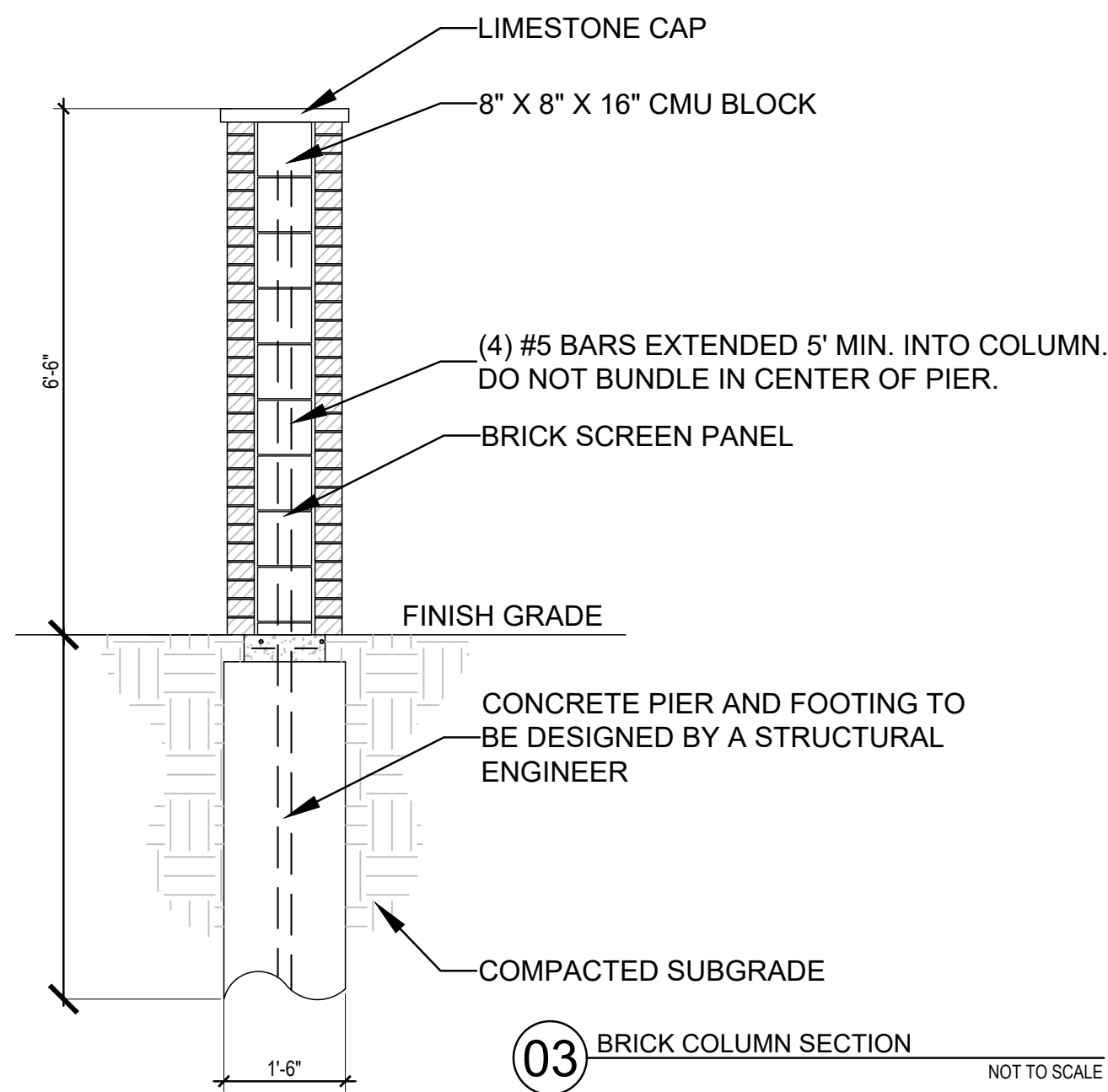
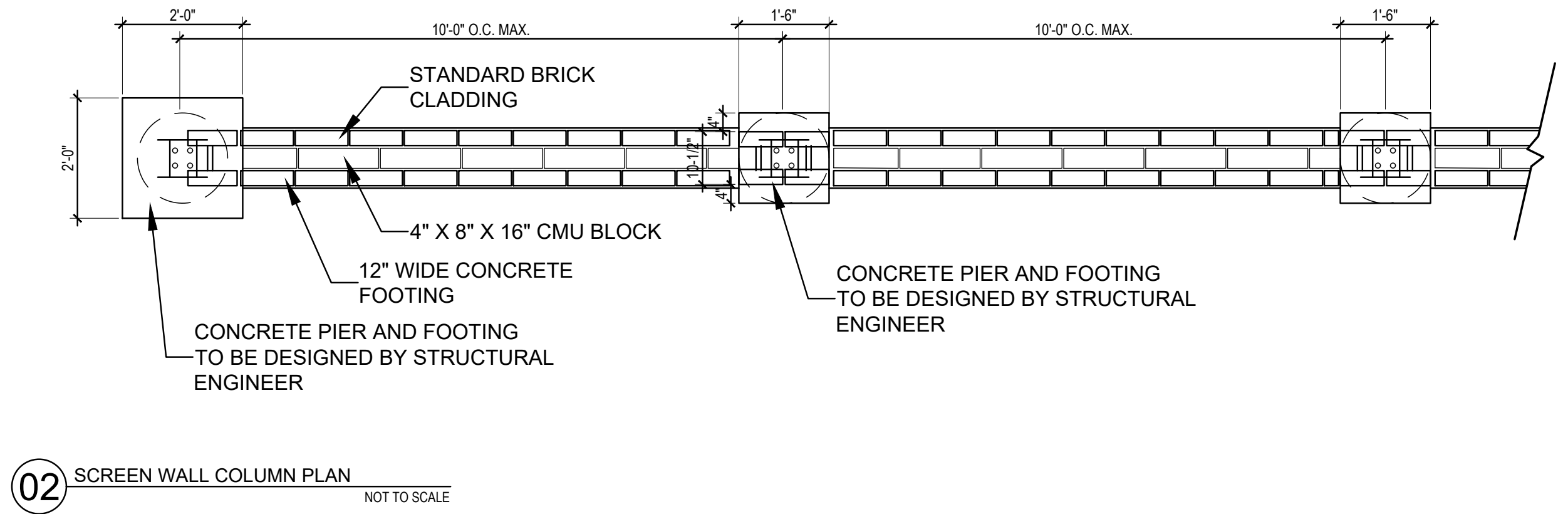
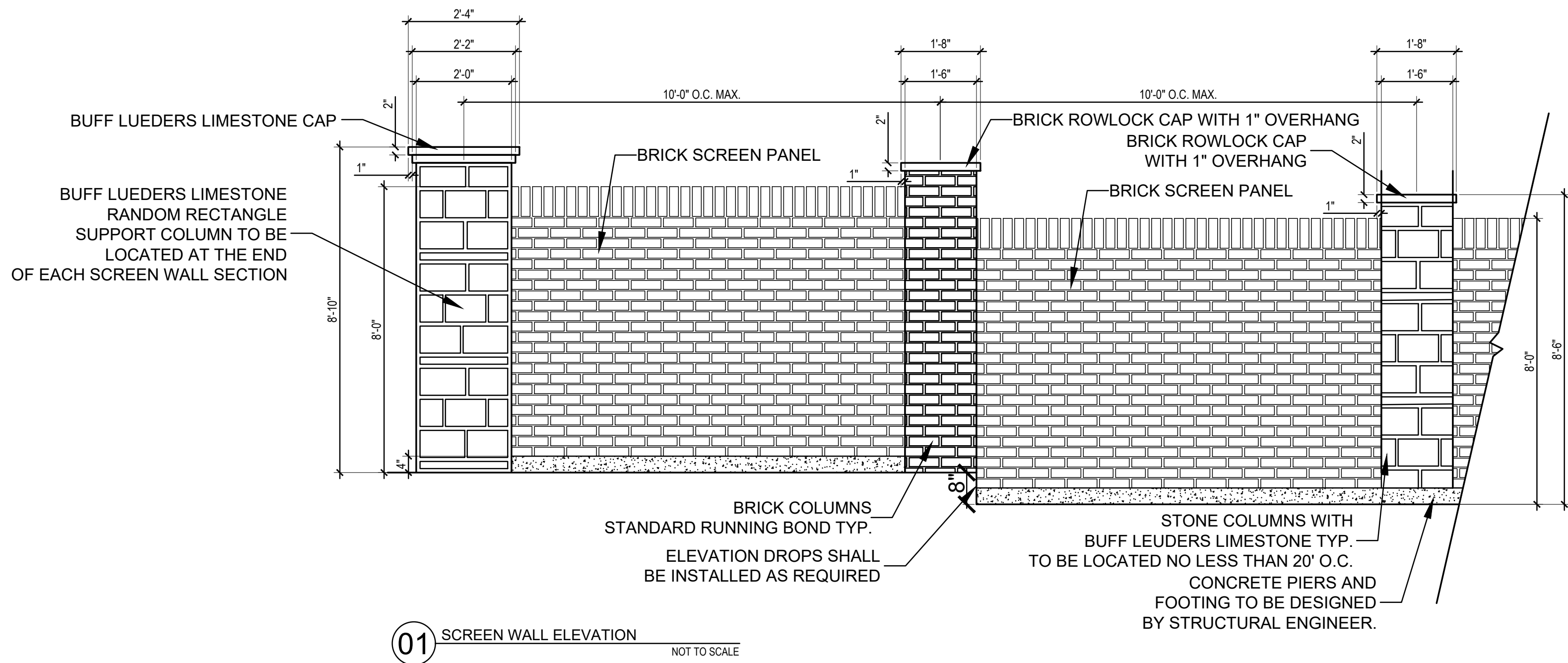
Tree ID No.	Species	Class	Caliper Siz	Mitigation Inches	Mitigation Fee	Status	Val of Remaining Tree
4039		1	6		\$ 30		\$ 622.04
4040		1	16		\$ 80		\$ 4,423.36
4041		1	10		\$ 50		\$ 1,727.88
4042		1	10		\$ 50		\$ 1,727.88
4043		1	10		\$ 50		\$ 1,727.88
4044		1	7		\$ 35		\$ 846.66
4045		1	9		\$ 45		\$ 1,399.58
4046		2	10		\$ 40		\$ 1,382.30
4047		1	7		\$ 35		\$ 846.66
4048		1	7		\$ 35		\$ 846.66
4049		2	6		\$ 24		\$ 497.63
4050		2	6		\$ 24		\$ 497.63
4051		2	12		\$ 48		\$ 1,990.51
4052		1	26		\$ 130		\$ 11,680.44
4053		2	8		\$ 32		\$ 884.67
4054		2	8		\$ 32		\$ 884.67
4055		2	8		\$ 32		\$ 884.67
4056		2	8		\$ 32		\$ 884.67
4057		1	20		\$ 100		\$ 6,911.50
4058		1	14		\$ 70		\$ 3,386.64
4059		1	8		\$ 40		\$ 1,105.84
4060		1	6		\$ 30		\$ 622.04
4061		1	9		\$ 45		\$ 1,399.58
4062		2	9		\$ 36		\$ 1,119.66
4063		1	10		\$ 50		\$ 1,727.88
4064		2	10		\$ 40		\$ 1,382.30
4065		1	7		\$ 35		\$ 846.66
4066		3	6		\$ 18		\$ 373.22
4067		3	6		\$ 18		\$ 373.22
4068		3	24		\$ 72		\$ 5,971.54
4069		1	32		\$ 160		\$ 17,693.45
4070		1	48		\$ 240		\$ 39,810.26
4071		3	15		\$ 45		\$ 2,332.63
4072		1	8		\$ 40		\$ 1,105.84
4073		2	8		\$ 32		\$ 884.67
4074		2	10		\$ 40		\$ 1,382.30
4075		2	6		\$ 24		\$ 497.63
4076		2	7		\$ 28		\$ 677.33
4077		1	14		\$ 70		\$ 3,386.64
4078		1	6		\$ 30		\$ 622.04
4079		2	8		\$ 32		\$ 884.67
4080		2	7		\$ 28		\$ 677.33
4081		1	36		\$ 180		\$ 22,393.27
4082		3	7		\$ 21		\$ 508.00
4083		1	28		\$ 140		\$ 13,546.55
4084		2	7		\$ 28		\$ 677.33
4085		2	8		\$ 32		\$ 884.67
4086		2	8		\$ 32		\$ 884.67
4087		2	11		\$ 44		\$ 1,672.58
4088		2	6		\$ 24		\$ 497.63
4089		2	6		\$ 24		\$ 497.63
4090		2	11		\$ 44		\$ 1,672.58
4091		1	12		\$ 60		\$ 2,488.14
4092		1	11		\$ 55		\$ 2,090.73
4093		1	11		\$ 55		\$ 2,090.73
4094		2	12		\$ 48		\$ 1,990.51
4095		1	6		\$ 30		\$ 622.04
4096		2	6		\$ 24		\$ 497.63
4097		1	10		\$ 50		\$ 1,727.88
4098		1	6		\$ 30		\$ 622.04
4099		1	10		\$ 50		\$ 1,727.88
4100		1	6			Remain	\$ 622.04
4125		1	6		\$ 30		\$ 622.04
4126		1	6			Remain	\$ 622.04
4127		1	7		\$ 35		\$ 846.66
4128		1	6		\$ 30		\$ 622.04
4129		1	8			Remain	\$ 1,105.84
4130		1	10		\$ 50		\$ 1,727.88
4131		1	10		\$ 50		\$ 1,727.88
4132		1	8			Remain	\$ 1,105.84
4133		1	7		\$ 35		\$ 846.66
4134		1	16		\$ 80		\$ 4,423.36
4135		1	28		\$ 140		\$ 13,546.55
4136		1	8			Remain	\$ 1,105.84
4137		1	6		\$ 30		\$ 622.04
4140		1	14		\$ 70		\$ 3,386.64
4141		1	6		\$ 30		\$ 622.04
4142		2	14		\$ 56		\$ 2,709.31
4143		1	8		\$ 40		\$ 1,105.84
4144		1	6		\$ 30		\$ 622.04
4145		1	8		\$ 40		\$ 1,105.84
4146		1	7		\$ 35		\$ 846.66
4147		2	6		\$ 24		\$ 497.63
4148		2	7		\$ 28		\$ 677.33
4149		1	6		\$ 30		\$ 622.04
4150		1	10			Remain	\$ 1,727.88
4151		2	10		\$ 40		\$ 1,382.30
4152		1	27		\$ 135		\$ 12,596.22
4153		1	6		\$ 30		\$ 622.04
4212		1	24			Remain	\$ 9,952.57
4213		1	35			Remain	\$ 21,166.48
4214		1	22			Remain	\$ 8,362.92
4215		2	10			Remain	\$ 1,382.30
4216		2	7			Remain	\$ 677.33
4217		1	30		\$ 150		\$ 15,550.88
4218		1	7			Remain	\$ 846.66
4219		1	20		\$ 100		\$ 6,911.50
4220		1	15			Remain	\$ 3,887.72
4221		1	22			Remain	\$ 8,362.92
4222		1	22			Remain	\$ 8,362.92

Tree ID No.	Species	Class	Caliper Size	Mitigation Inches	Mitigation Fee	Status	Val of Remaining Tree
4223		1	25	125	\$ 10,799.22		
4224		2	15			Remain	\$ 3,110.18
4225		1	15			Remain	\$ 3,887.72
4226		1	18	90	\$ 5,598.32		
4227		1	20			Remain	\$ 6,911.50
4228		1	30			Remain	\$ 15,550.88
4229		2	8			Remain	\$ 884.67
4230		1	12			Remain	\$ 2,488.36
4231		1	16	80	\$ 4,423.36		
4232		1	19	95	\$ 6,237.63		
4233		1	40			Remain	\$ 27,646.04
4234		1	22			Remain	\$ 8,362.04
4235		2	12			Remain	\$ 1,990.18
4236		1	28			Remain	\$ 13,546.04
4237		1	14	70	\$ 3,386.64		
4238		1	30			Remain	\$ 15,550.88
4239		1	19	95	\$ 6,237.63		
4240		1	36			Remain	\$ 22,393.27
4241		2	6	24	\$ 497.63		
4242		2	6	24	\$ 497.63		
4243		1	36	180	\$ 22,393.27		
4244		2	6	24	\$ 497.63		
4245		2	18	72	\$ 4,478.65		
4246		2	6	24	\$ 497.63		
4247		2	10	40	\$ 1,382.30		
4248		2	6	24	\$ 497.63		
4249		1	16	80	\$ 4,423.36		
4250		2	6	24	\$ 497.63		
4251		2	12	48	\$ 1,990.51		
4252		1	10	50	\$ 1,727.88		
4253		2	18	72	\$ 4,478.65		
4254		4	7	14	\$ 338.66		
4255		2	6	24	\$ 497.63		
4256		2	6	24	\$ 497.63		
4257		2	6	24	\$ 497.63		
4258		2	6	24	\$ 497.63		
4259		2	6	24	\$ 497.63		
4260		1	32	160	\$ 17,693.45		
4261		2	7	28	\$ 677.33		
4262		2	10	40	\$ 1,382.30		
4263		1	30	150	\$ 15,550.88		
4264		1	18	90	\$ 5,598.32		
4265		2	6	24	\$ 497.63		
4266		1	10	50	\$ 1,727.88		
4267		1	10	50	\$ 1,727.88		
4268		1	8	40	\$ 1,105.84		
4269		1	8	40	\$ 1,105.84		
4270		2	7	28	\$ 677.33		
4271		1	30	150	\$ 15,550.88		
4272		2	10	40	\$ 1,382.30		
4273		2	7	28	\$ 677.33		
4274		2	7	28	\$ 677.33		
4276		1	7	35	\$ 846.66		
4277		2	12	48	\$ 1,990.51		
4278		2	10	40	\$ 1,382.30		
4279		2	8	32	\$ 884.67		
4280		1	8	40	\$ 1,105.84		
4281		2	7	28	\$ 677.33		
4282		1	11	55	\$ 2,090.73		
4283		2	9	36	\$ 1,119.66		
4284		1	8	40	\$ 1,105.84		
4285		2	9	36	\$ 1,119.66		
4286		1	7	35	\$ 846.66		
4287		1	7	35	\$ 846.66		
4288		2	10	40	\$ 1,382.30		
4289		1	7	35	\$ 846.66		
4290		1	10	50	\$ 1,727.88		
4291		2	6	24	\$ 497.63		
4292		2	18	72	\$ 4,478.65		
4293		2	10	40	\$ 1,382.30		
4294		1	6	30	\$ 622.04		
4295		2	6	24	\$ 497.63		
4296		2	6	24	\$ 497.63		
4297		2	6	24	\$ 497.63		
4300		1	9	45	\$ 1,399.58		
4301		2	13	52	\$ 2,336.09		
4397		1	6	30	\$ 622.04		
4398		1	8	40	\$ 1,105.84		
4399		1	7	35	\$ 846.66		
4400		1	8	40	\$ 1,105.84		
4424		2	12	48	\$ 1,990.51		

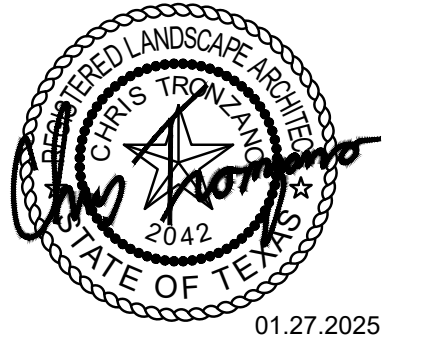


01 WALL & FENCE PLAN





LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 389-4448
CHRIS@STUDIOGREENSPOT.COM



RESIDENTIAL DEVELOPMENT

OAK GROVE LANE
LITTLE ELM, TEXAS

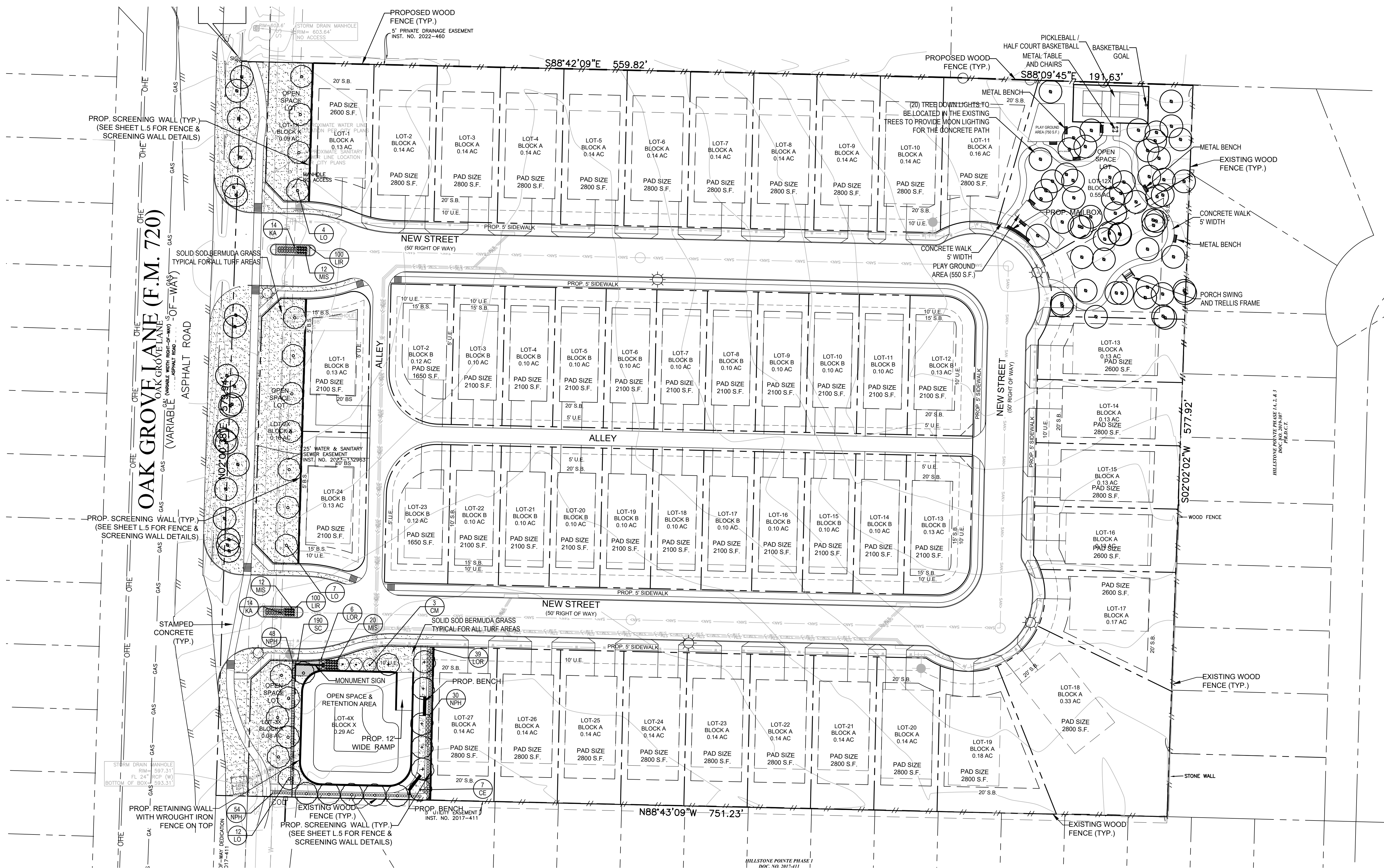
ISSUE:
FOR APPROVAL 08.05.2024
CITY COMMENTS 10.30.2024
CITY COMMENTS 01.15.2025

DATE:
01.27.2025

SHEET NAME:
WALL & FENCE DETAILS

SHEET NUMBER:

L.4



LANDSCAPE TABULATIONS

REQUIREMENTS FOR EACH LOT-

30—49-foot lot, front or J-swing entry	FRONT YARD	1 large	BACKYARD	1 large/1 small	SHRUBS	8
30—49-foot lot, rear entry	1 large	1 large	1 large	1 large	10	10
30—49-foot lot, corner lot	1 large/1 small	1 large/1 small	1 large	1 large	10	10

OPEN SPACE REQUIREMENTS-

(1) Tree Per 20 L.F. of the Detention Pond & Shrub Screening from public view of Pond. Some usable open space is to be provided. (benches, gazebos, etc.)
Detention Pond Area: 448'

REQUIRED
(22) trees
shrub screening

PROVIDED
(22) trees
shrub screening
Benches

PLANT MATERIAL LEGEND

	EXISTING TREES TO REMAIN		LIRIOPE
	LIVE OAK		SEASONAL COLOR
	CEDAR ELM		SOLID SOD BERMUDA GRASS
	CREPE MYRTLE		RESIDENTIAL LOTS
	KALEIDOSCOPE ABELIA		
	MISCANTHUS		
	LOROPETALUM		
	NEEDLEPOINT HOLLY		

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	7	Cedar Elm	Ulmus crassifolia	3" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	3	Crepe Myrtle	Lagerstroemia indica	3" cal.	container, 3 or 5 trucks, tree form
LO	23	Live Oak	Quercus virginiana	3" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
KA	28	Kaledioscope Abelia	Abelia grandiflora 'Kaledioscope'	3 gal.	container grown, 18" ht., 18" spread
LOR	44	Loropetalum	Loropetalum chinensis	3 gal.	container grown, 20" ht., 20" spread
MIS	44	Miscanthus	Miscanthus sinensis	3 gal.	container full, well rooted
NPH	133	Needlepoint Holly	Ilex cornuta 'Needlepoint'	3 gal.	container grown, 20" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	200	Super Blue Liriope	Liriope muscari	4" pots	container full, well rooted, 12" o.c.
SC	190	Seasonal Color '419' Bermudagrass	Cynodon dactylon '419'	4" pots	selection by owner, 12" o.c. 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.

LANDSCAPE NOTES

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

GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

TOWN OF LITTLE ELM LANDSCAPE NOTES

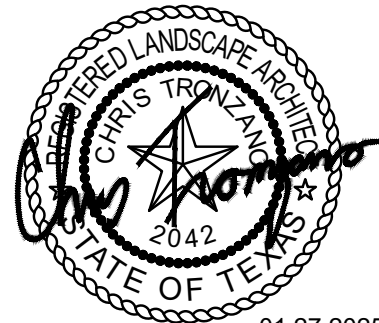
- THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERELY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, AND FERTILIZING, WATERING, WEEDING AND SUCH ACTIVITIES 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.
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- REQUIRED LANDSCAPED OPEN AREA AND DISTURBED AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE.
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02 LANDSCAPE PLAN

SCALE 1"=40'-0"



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01.27.2025

RESIDENTIAL DEVELOPMENT

OAK GROVE LANE
LITTLE ELM, TEXAS

ISSUE:

FOR APPROVAL 08.05.2024
CITY COMMENTS 09.03.2024
CITY COMMENTS 10.30.2024
CITY COMMENTS 01.15.2025

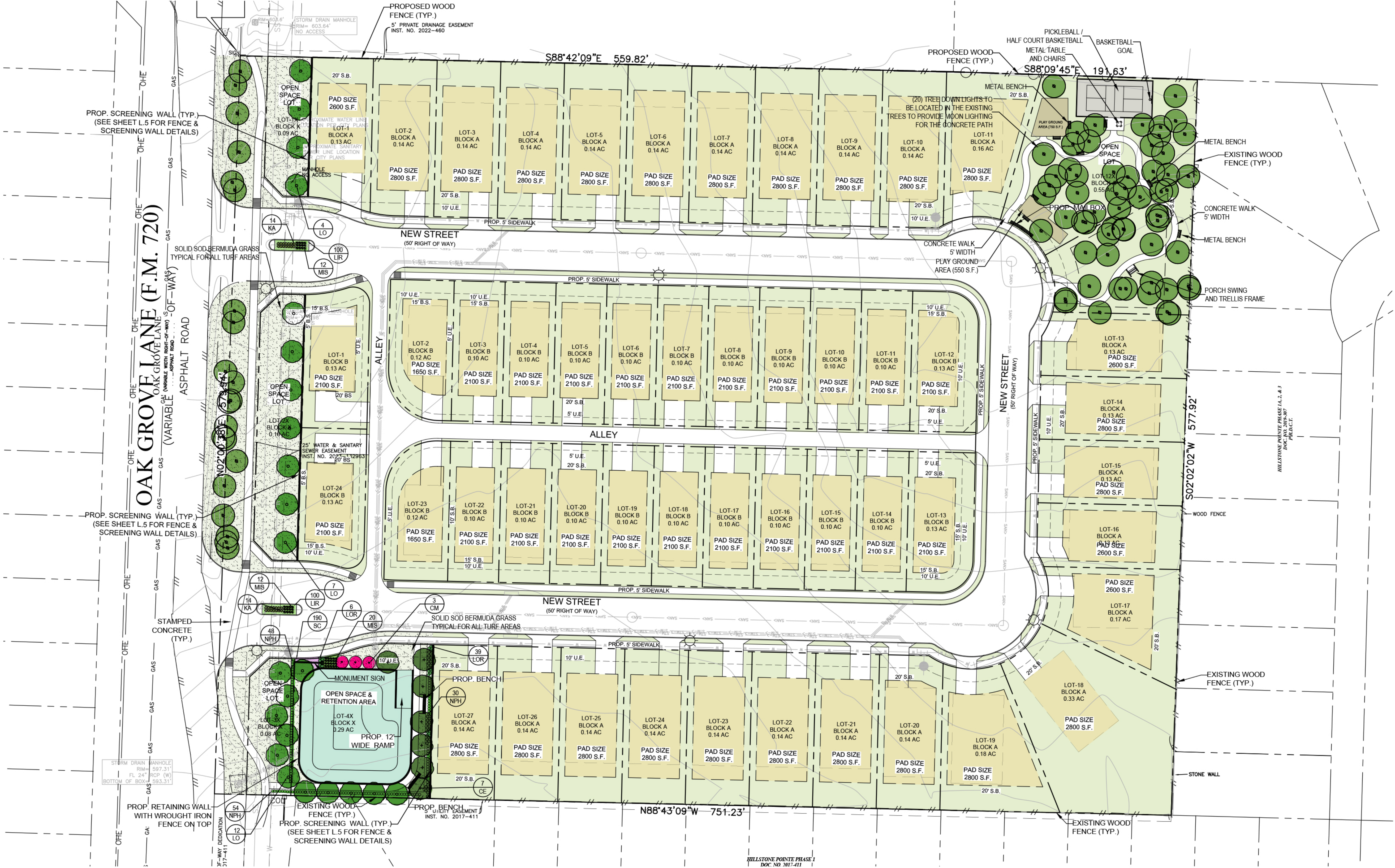
DATE:

01.27.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.5



LANDSCAPE TABULATIONS			
REQUIREMENTS FOR EACH LOT-			
30-49-foot lot, front or J-swing entry	1 large	BACKYARD	1 large/1 small
30-49-foot lot, rear entry	1 large		1 large
30-49-foot lot, corner lot	1 large/1 small		

OPEN SPACE REQUIREMENTS-
(1) Tree Per 20 L.F. of the Detention Pond & Shrub Screening from public view of Pond. Some usable open space is to be provided. (benches, gazebos, ect.)
Detention Pond Area: 448'

REQUIRED	PROVIDED
(22) trees	(22) trees
shrub screening	shrub screening
	Benches

PLANT MATERIAL LEGEND	
	EXISTING TREES TO REMAIN
	LIVE OAK
	CEDAR ELM
	CREPE MYRTLE
	KALEIDOSCOPE ABELIA
	MISCANTHUS
	LOROPETALUM
	NEEDLEPOINT HOLLY
	LIRIOPE
	SEASONAL COLOR
	SOLID SOD BERMUDA GRASS
	RESIDENTIAL LOTS

PLANT MATERIAL SCHEDULE					
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	7	Cedar Elm	Ulmus crassifolia	3" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	3	Crepe Myrtle	Lagerstroemia indica	3" cal.	
LO	23	Live Oak	Quercus virginiana	3" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
KA	28	Kaleidoscope Abelia	Abelia grandiflora 'Kaleidoscope'	3 gal.	container grown, 18" ht., 18" spread
LOR	44	Loropetalum	Loropetalum chinensis	3 gal.	container grown, 20" ht., 20" spread
MIS	44	Miscanthus	Miscanthus sinensis	3 gal.	container full, well rooted
NPH	133	Needlepoint Holly	Ilex cornuta 'Needlepoint'	3 gal.	container grown, 20" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	200	Super Blue Liriope	Liriope muscari	4" pots	container full, well rooted, 12" o.c.
SC	190	Seasonal Color	Cynodon dactylon '419'	4" pots	selection by owner, 12" o.c. solid sod refer to notes

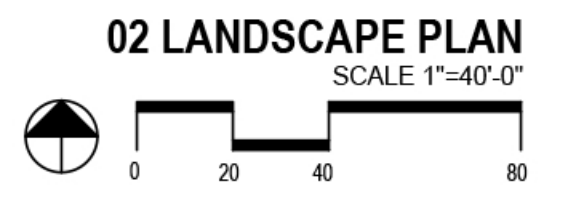
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

- ### 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.
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 - 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.

- ### 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.
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L.5

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, 1978 - 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.

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

3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION

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 opinion 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 respected 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, limbs, 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

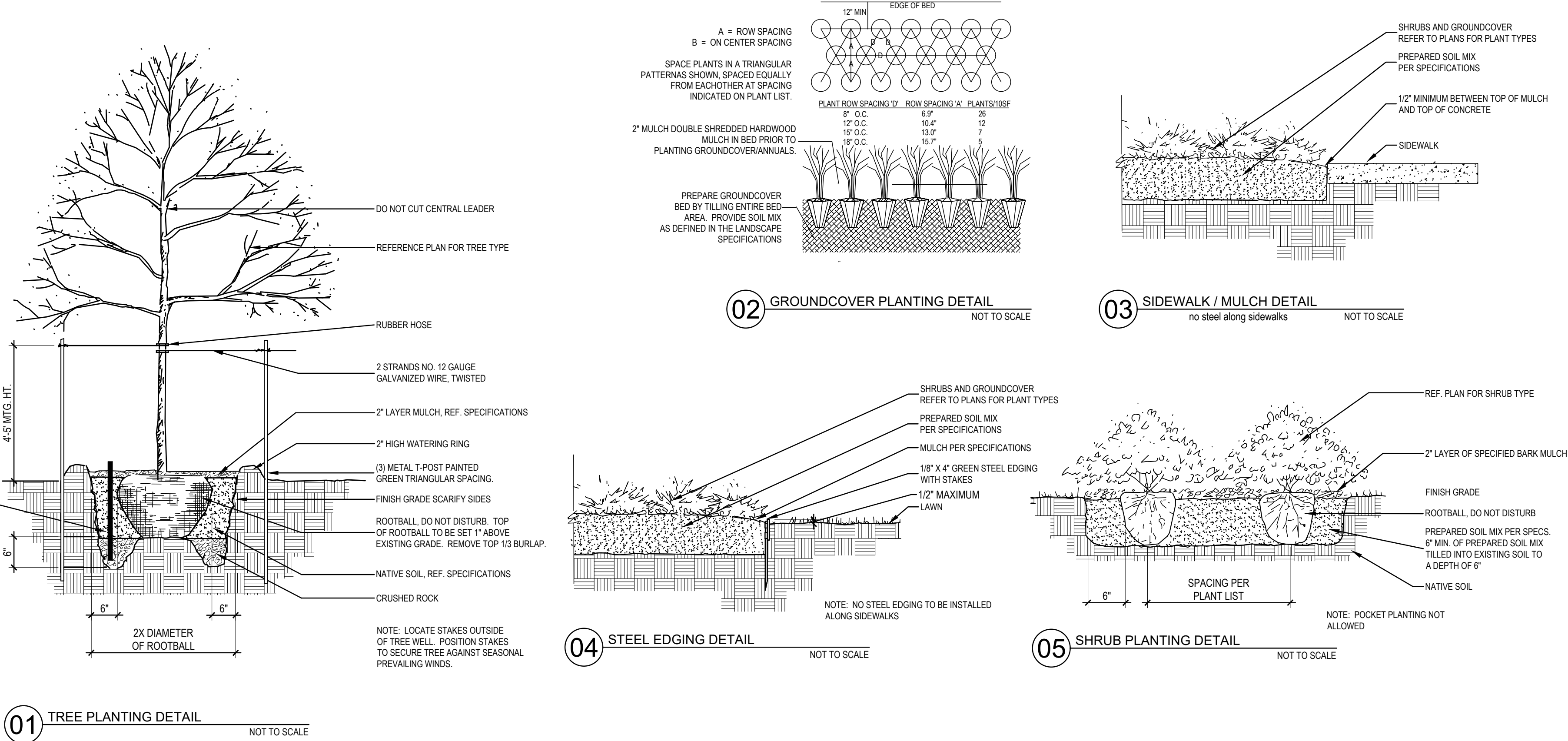
- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as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

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5256 or approved equal.



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LITTLE ELM, TEXAS

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L.6



Plan 60699ND

European House Plan with Vaulted Great Room - 2661 Sq Ft

2,661

Heated S.F.

4-5

Beds

3.5 - 4.5

Baths

1

Floors

3

Car Garage



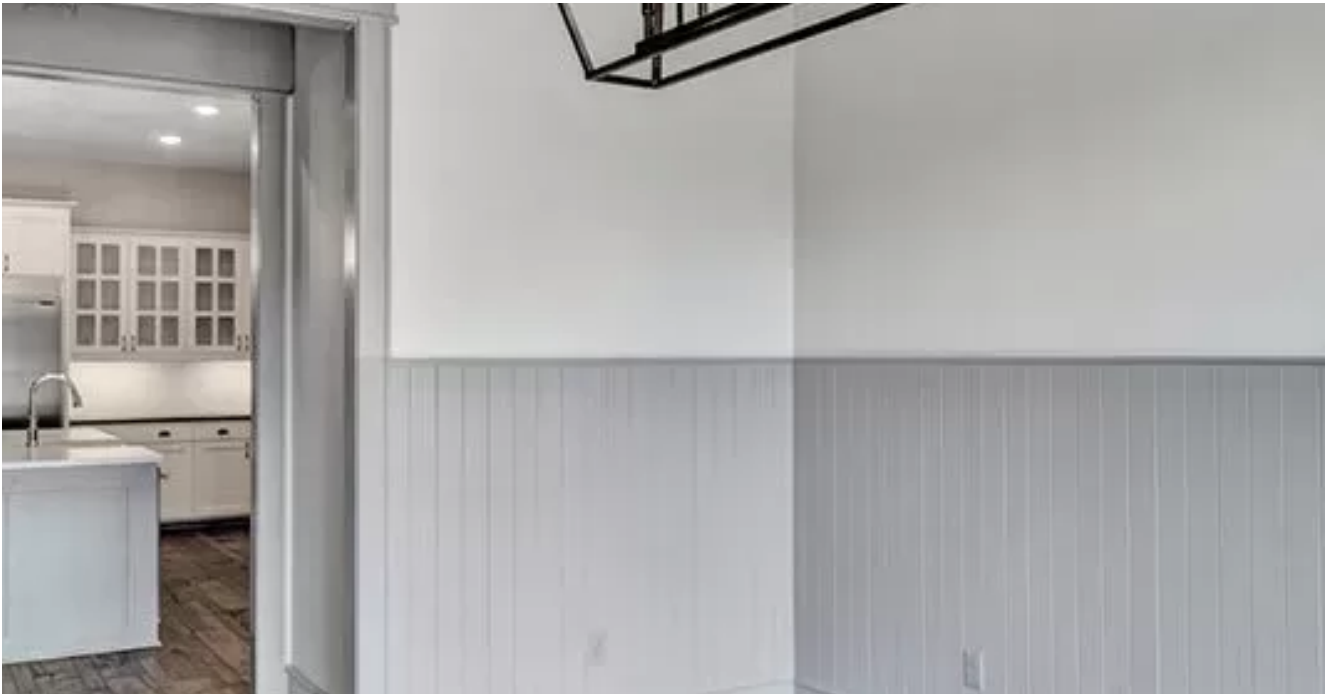


Photo courtesy of:
Texian Homes











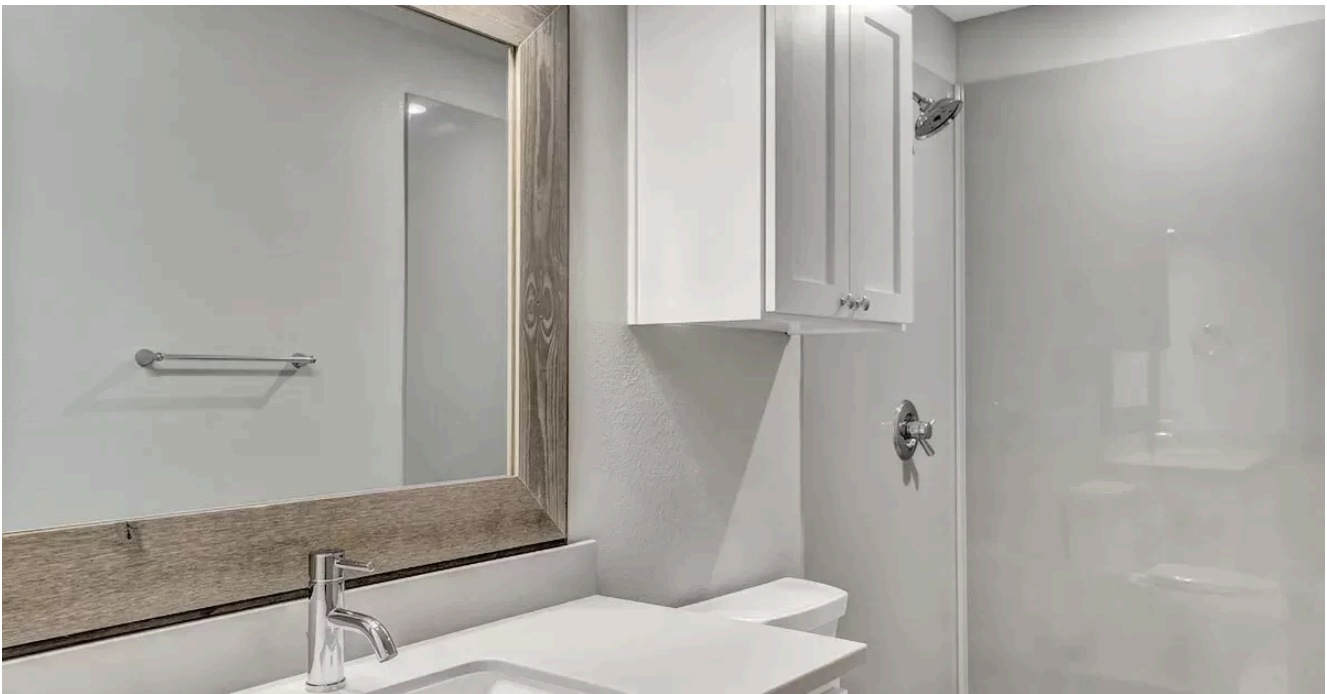






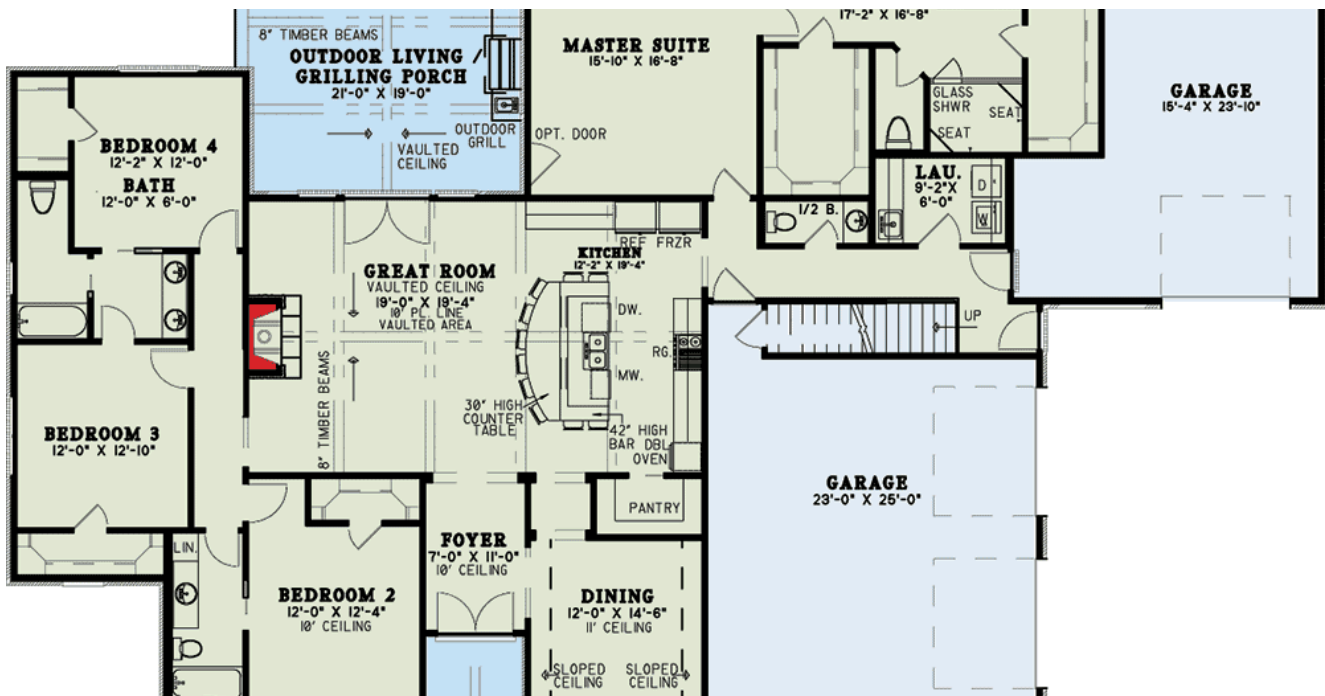


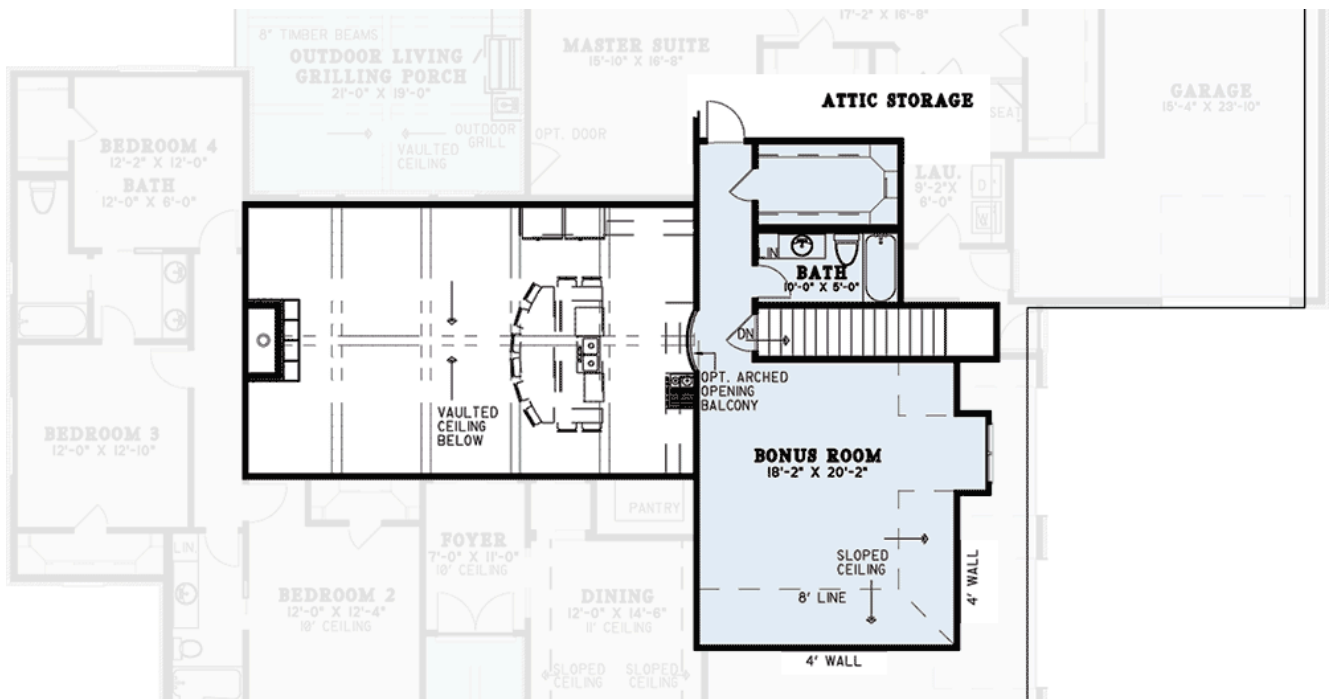












Plan 60699ND
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European House Plan with Vaulted Great Room - 2661 Sq Ft

2,661

Heated S.F.

4-5

Beds

3.5 - 4.5

Baths

1

Floors

3

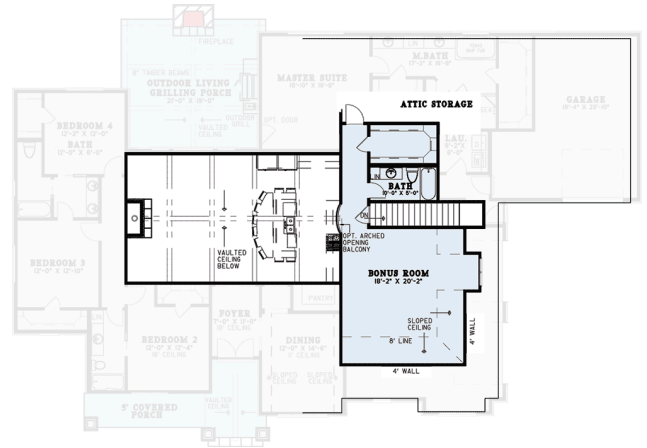
Car Garage

Floor Plan

Main Level



2nd Floor



Plan Details

Square Footage Breakdown

Total:	2,661 sq. ft.
1st Floor:	2,661 sq. ft.

Dimensions

Width:	91' 6"
Depth:	61' 3"
Max ridge height:	33' 0"

Beds/Baths

Bedrooms:	4 or 5
Full bathrooms:	3 or 4
Half bathrooms:	1

Garage

Type:	Attached
Area:	1092 sq. ft.
Count:	3 Cars
Entry Location:	Front, Side

Foundation Type

Standard Foundations:	Slab, Crawl
Optional Foundations:	Basement, Daylight, Walkout

Exterior Walls

Standard Type(s):	2x4
Optional Type(s):	2x6

Ceiling Heights

Floor / Height:	First Floor / 9' 0"	Second Floor / 8' 0"
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Roof

Primary Pitch:	12 on 12
Framing Type:	Stick

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Plan 51750HZ

4 Bed Craftsman with Open Concept Living Space and Bonus Room

2,329

Heated S.F.

4-5

Beds

2.5 - 3.5

Baths

1-2

Floors

2

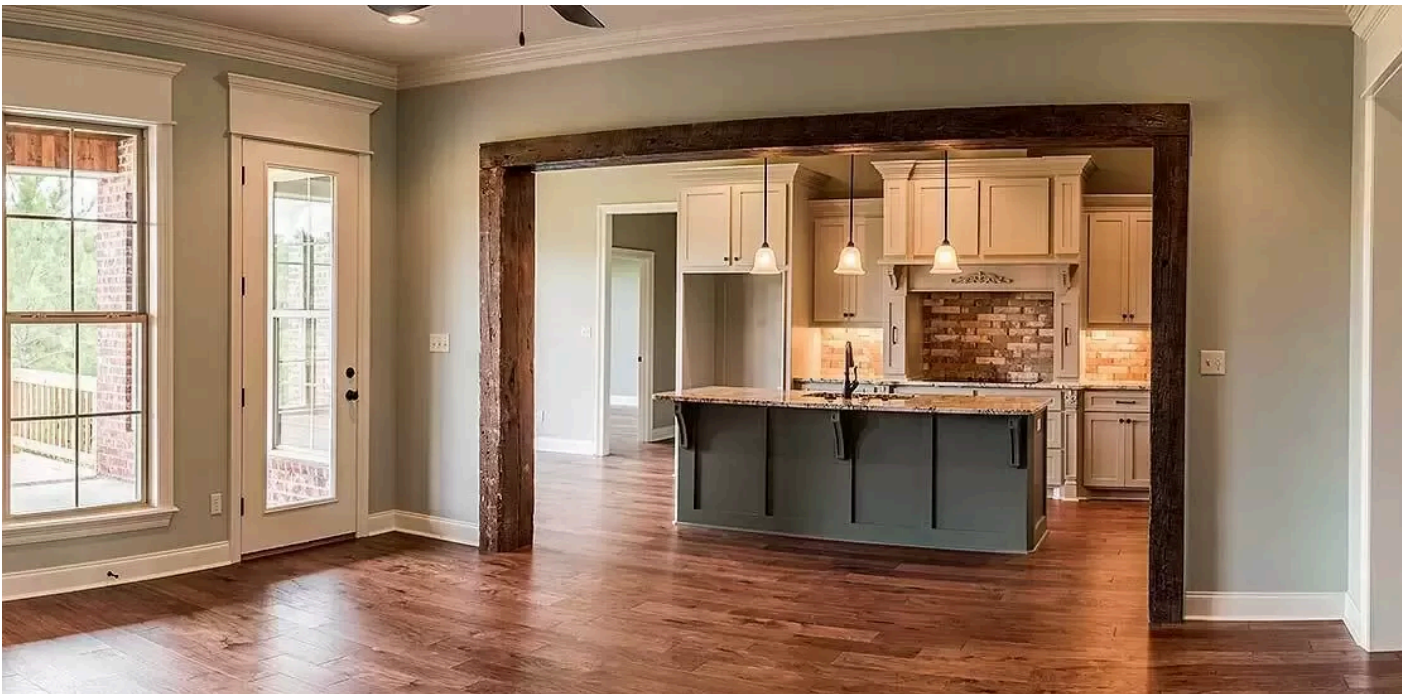
Car Garage

























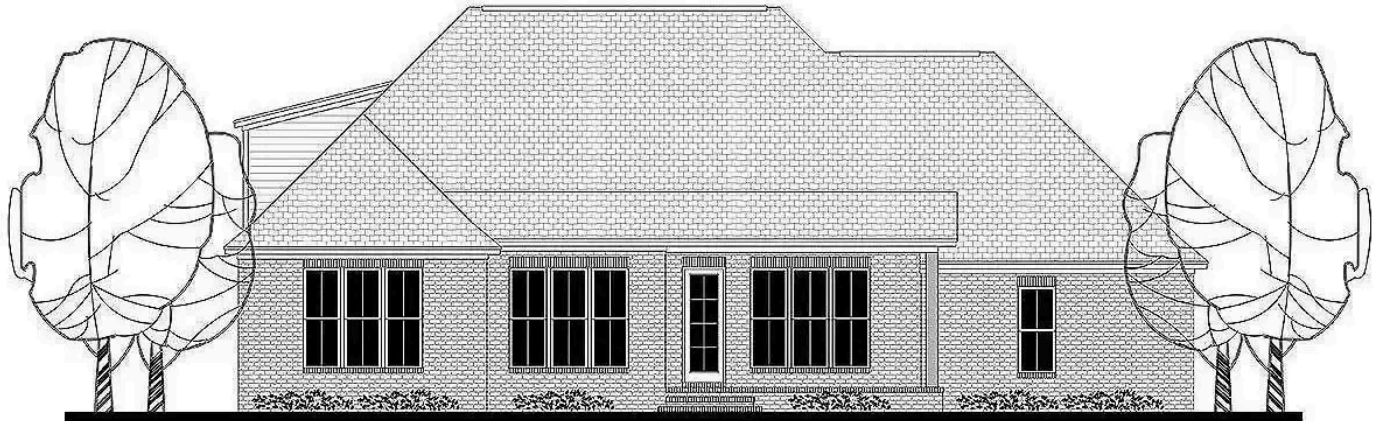
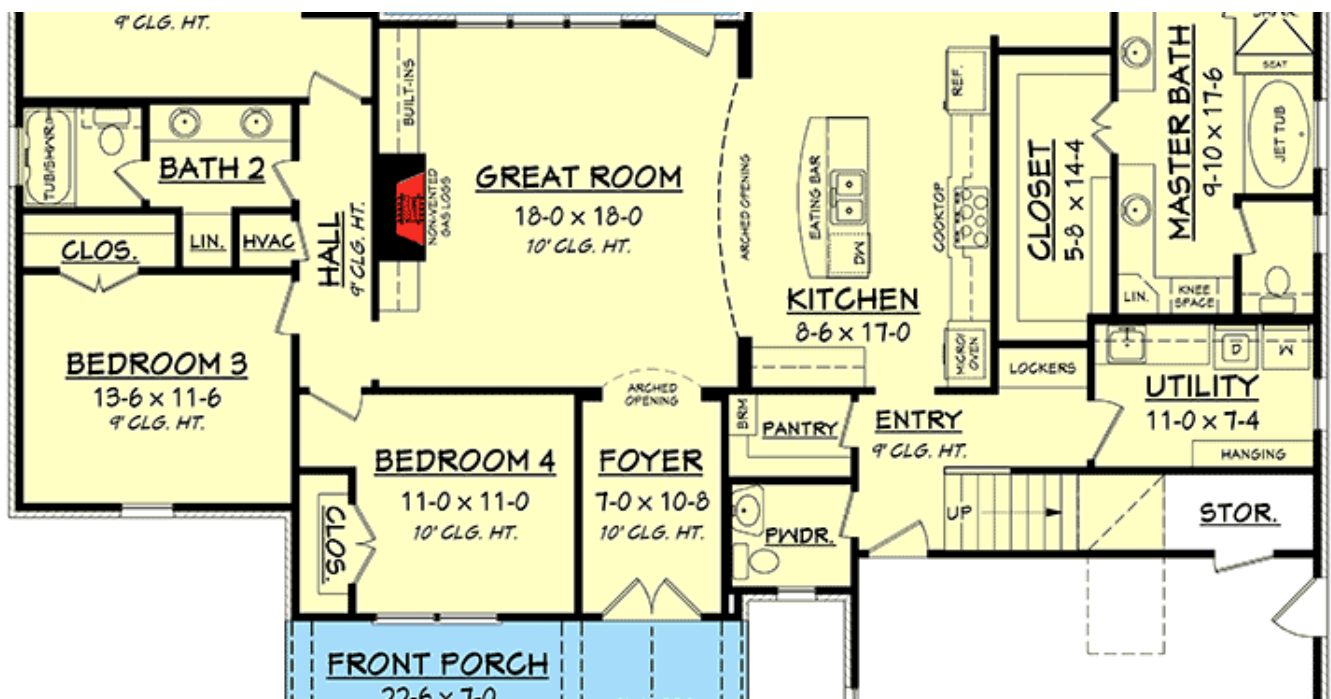


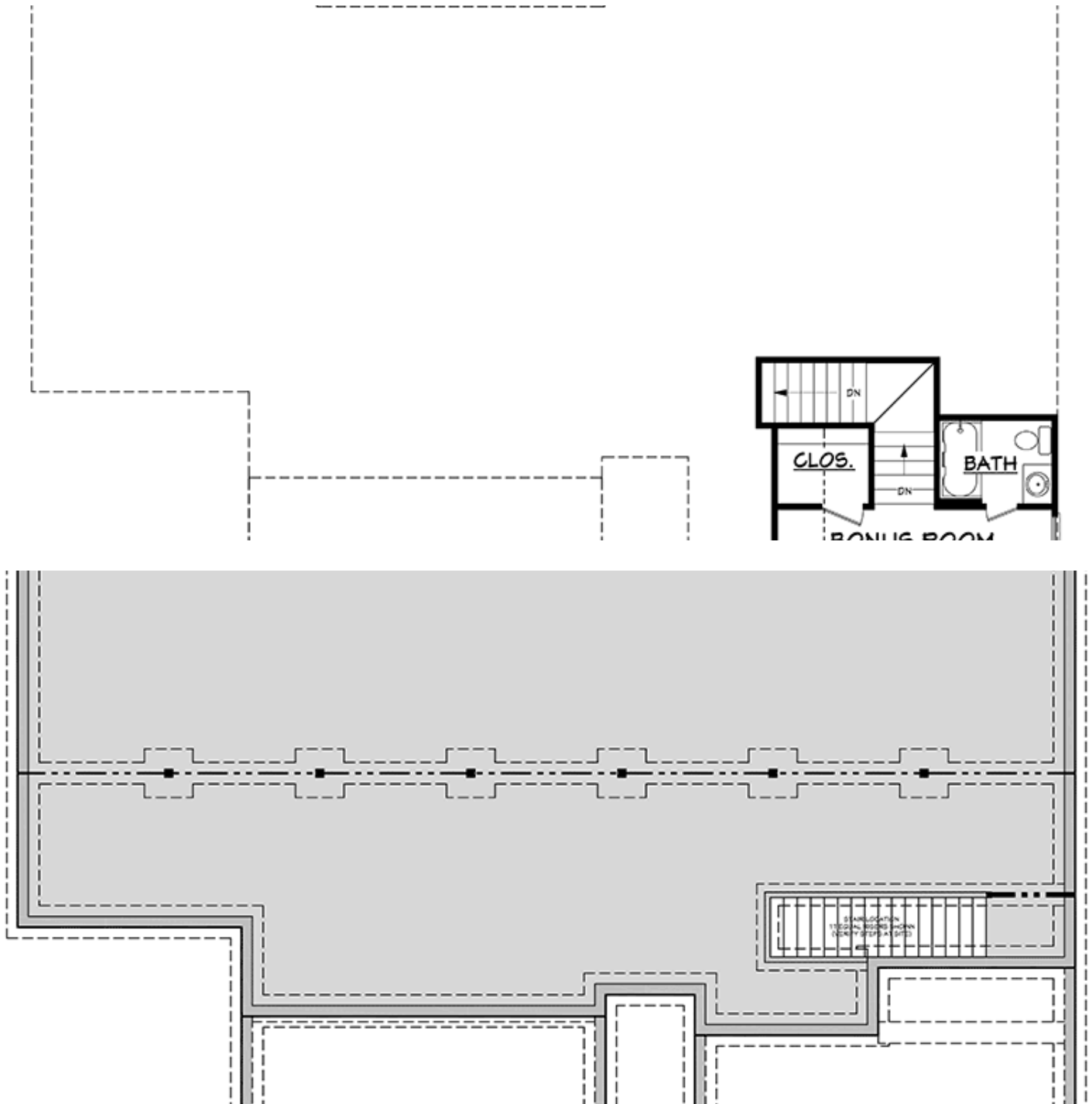








REAR ELEVATION



Plan 51750HZ
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4 Bed Craftsman with Open Concept Living Space and Bonus Room

2,329	4-5	2.5 - 3.5	1-2	2
Heated S.F.	Beds	Baths	Floors	Car Garage

Plan Details

Square Footage Breakdown

Total:	2,329 sq. ft.
1st Floor:	2,329 sq. ft.

Beds/Baths

Bedrooms:	4 or 5
Full bathrooms:	2 or 3
Half bathrooms:	1

Foundation Type

Standard Foundations:	Crawl, Slab
Optional Foundations:	Basement, Walkout

Ceiling Heights

Floor / Height:	Lower Level / 9' 4"	First Floor / 9' 0"	Second Floor / 8' 0"
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Dimensions

Width:	65' 4"
Depth:	67' 8"

Garage

Type:	Attached
Area:	559 sq. ft.
Count:	2 Cars
Entry Location:	Front

Exterior Walls

Standard Type(s):	2x4
Optional Type(s):	2x6

Roof

Primary Pitch:	12 on 12
Secondary Pitch:	10 on 12
Framing Type:	Stick

Build Gallery

See and hear from existing customers with real photos, videos, and reviews.

House Plan 51750HZ comes to life in Indiana

18

Photos

(/house-plans/4-bed-craftsman-with-open-concept-living-space-and-bonus-room-51750hz/client_photo_albums/519)

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