TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

February 20, 2025

Persons may address the Planning and Zoning Commission on any issue. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. Each member of the public who desires to address the P&Z Commission regarding an item on an agenda for an open meeting of the P&Z Commission shall have the right to address the Commission on the item before the Commission's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Commission only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Commission only once on each agenda item. In accordance with the State of Texas Open Meeting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. To address the Commission for any public hearing item please sign a speaker's sheet located on the tables by the front entry and submit to a Staff member.

1. ## 5:30 PM Work Session

    1. Discuss Agenda items

    2. Discuss potential locations and zoning requirements for private poker rooms.

2. ## 6:00 PM Regular Meeting

3. ## Roll Call

4. ## Public Comments

    Persons may address the Planning & Zoning Commission on any issue for up to three (3) minutes. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the commission may not comment or deliberate such statements during this period, except as authorized by Section 551.007, Texas Government Code.

5. ## Consent Agenda

    1. Adoption of the February 6, 2025 Planning & Zoning Commission Meeting Minutes

    2. **FINAL PLAT/ Little Elm High Addition (FP-25-000083).** Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 51.060 acres, generally located on the northeast corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing high school and the current addition.
        - Presentation
        - Discussion
        - Consideration

3. **FINAL PLAT/ King Business Park (FP-24-005565)**. Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 8.25 acres, generally located 3,000 feet west of the intersection of King Road and FM 423, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing buildings.
    - Presentation
    - Discussion
    - Consideration

6. Regular Agenda

1. **PUBLIC HEARING/ Arbors at Oak Grove (PD-24-004830).** Presentation, Public Hearing, Discussion, and Recommendation on a request to rezone approximately 10 acres of land, currently zoned Agriculture (AG), approximately located 2,000 feet north of the intersection of US HWY 380 and Oak Grove, within Little Elm's town limits, in order to establish a new Planned Development – Single Family 4 District with modified development standards to allow for development of a new residential subdivision.
    - Staff Report
    - Open Public Hearing
    - Receive Public Hearing
    - Close Public Hearing
    - Discussion and Recommendation

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

1. Development Update by Project Manager Amanda Black

2. Future agenda items and update on recent Council Action.

8. Adjourn

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on February 17th, 2025, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

02/20/2025

OVERVIEW

Project	Adoption of the February 6, 2025 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	02/20/2025
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Adoption of the February 6, 2025 Planning & Zoning Commission Meeting Minutes

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

02 06 25 Meeting Minutes

D R A F T

Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, FEBRUARY 6, 2025 - 6:00 pm

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

1. **5:50 PM Work Session**

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

3. **Roll Call**

4. **Public Comments**

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5. **Consent Agenda**

Motion: Approve Consent Agenda as presented.

Motion by Commissioner Jack Skinner, seconded by Alternate Commissioner Brian Kuberski

AYE: Chairman Ron Trees, Vice-Chair Robert Martin, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Brent Thibeaux, Alternate Commissioner Debra Cadet, Alternate Commissioner Brian Kuberski

7 - 0 Passed - Unanimously

1. Adoption of the January 16, 2025 Planning & Zoning Commission Meeting Minutes

   Minutes approved in Consent Agenda motion.

2. **FINAL PLAT/ Waffle House Addition NO. 1 (FP-24-006754).** Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 1.076 acres, generally located on the southeast corner of U.S. Highway 380 and Magnolia Boulevard, within Little Elm's town limits, in order to establish the necessary easements for development.
   - Presentation
   - Discussion
   - Consideration

   Approved in Consent Agenda motion.

3. **FINAL PLAT/ Little Elm High West Add. (FP-25-000088).** Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 12.687 acres, generally located on the northwest corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing high school and the current addition.
   - Presentation
   - Discussion
   - Consideration

   Agenda item approved with the following conditions in the Consent Agenda motion.
   - Label the two unlabeled easements
   - Differentiate line styles
   - Show zoning district setbacks
   - Change approval block to "... installation after approval..."

4. **FINAL PLAT/ Little Elm High Addition (FP-25-000083).** Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 51.060 acres, generally located on the northeast corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing high school and the current addition.
   - Presentation
   - Discussion
   - Consideration

   Agenda item extension request with director discretion approved in the Consent Agenda motion.

6. ## Regular Agenda

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

1. Development Update by Project Manager Amanda Black.

   Update postponed until the February 20th, 2025 meeting.

2. Future agenda items and update on recent Council Action.

   Staff informed the Commission on the latest Town Council items and upcoming workshop items.

8. Adjourn

Meeting adjourned at 6:05pm.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

02/20/2025

OVERVIEW

Project	FINAL PLAT/ Little Elm High Addition (FP-25-000083)
P&Z Hearing	02/20/2025
Council Hearing	N/A
Size	Approximately 51.060 acres
Current Zoning	Planned Development (Community Facility Base)
Proposed Use	Community Facility (CF)
Existing Use	Community Facility (CF)
Future Land Use Plan Designation	Public/Semi-Public
Applicant	Robert Howman, Glenn Engineering
Owner	Little Elm Independent School District
Strategic Goal	

Agenda Item

FINAL PLAT/ Little Elm High Addition (FP-25-000083). Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 51.060 acres, generally located on the northeast corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing high school and the current addition.

- Presentation
- Discussion
- Consideration

Location

Generally located on the northeast corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits.

Planning Analysis

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

Recommended Action

Staff recommends the item be approved with the following condition:

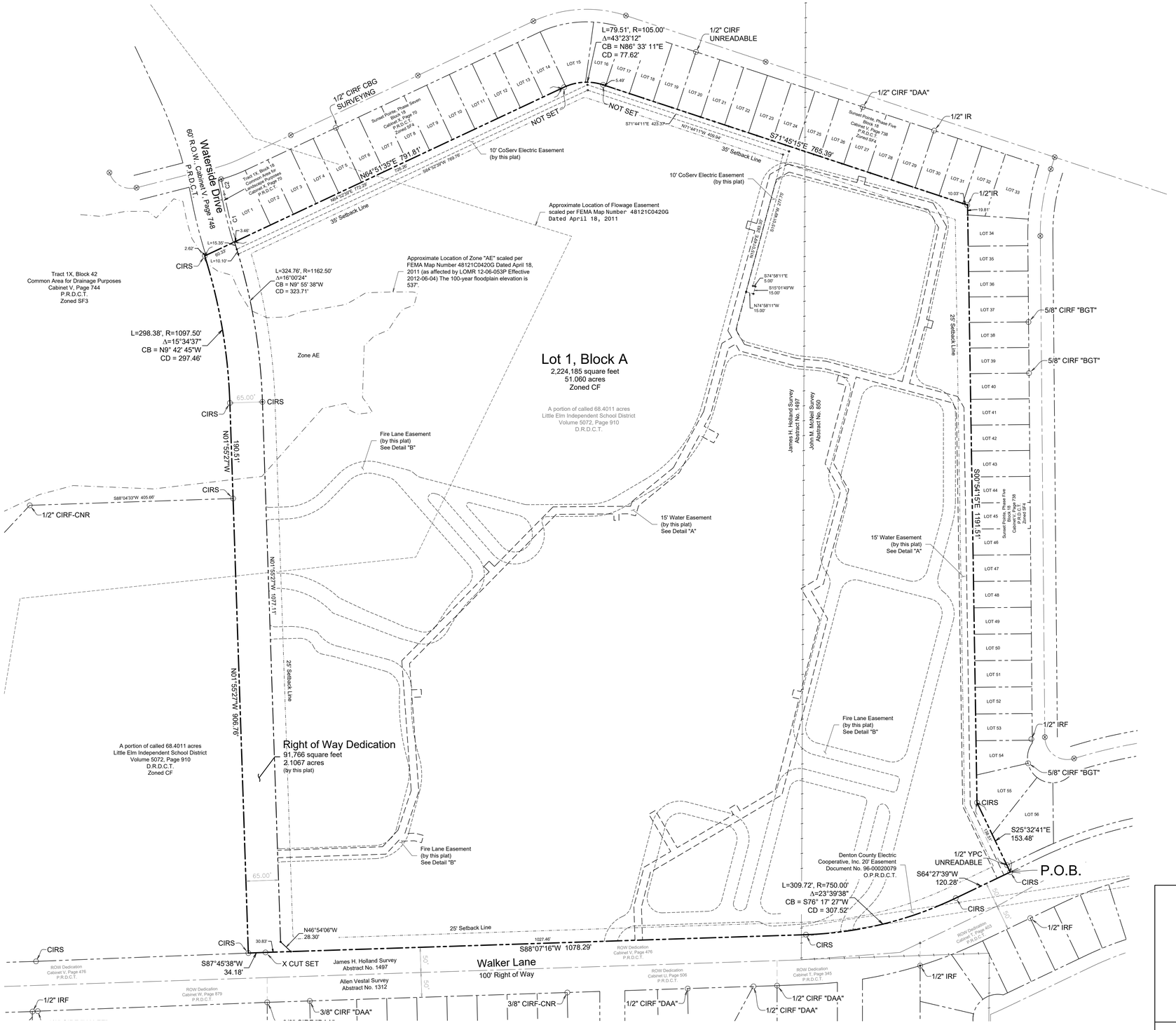
- If the alignment changes for the proposed water line, then update the water easement accordingly prior to recording.

Attachments

FINAL PLAT/ Little Elm High Addition (FP-25-000083)

PREPARED BY:
KMCE, Inc.
Robert A. Hansen, LSLS & RPLS
rhansen@kmceinc.com
17774 Preston Rd., Suite 200
Dallas, TX. 75252
817.889.6500

OWNER:
Little Elm Independent School District
400 Lobo Lane, Little Elm, TX 75068
mjames@littleelmisd.net
972.947.9340



Basis of Bearings
GRID NORTH
Texas Coordinate System of
1983, North Central Zone

100 50 0 100 200

SCALE 1" = 100'
@ 24"x36" sheet size

SYMBOL LEGEND

- ⊗ X-cut found
- ● Set Monument (as noted)
- ○ Found Monument (as noted)

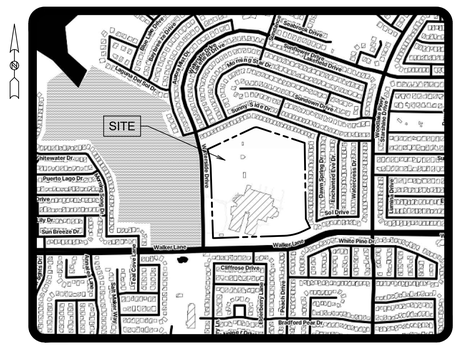
ABBREVIATION LEGEND

POB	Point Of Beginning
POC	Point of Commencement
CIRS	set 5/8" capped iron rod stamped "KMCE RPLS 6439"
CIR	Found capped iron rod as noted
IPF	Found Iron Pipe as noted
IRF	Found Iron Rod as noted
CIRF	Found Iron Rod with a cap stamped as noted
CNR	Cap Not Readable

O.P.R.D.C.T.	Official Public Records, Denton County, Texas
D.R.T.D.T.	Deed Records, Denton County, Texas
P.R.T.D.T.	Plat Records, Denton County, Texas

SURVEYOR NOTES

1. BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202 (2011).
2. ACCORDING TO ORDINANCE 1781, THIS SITE IS ZONED PLANNED DEVELOPMENT - COMMUNITY FACILITY.
3. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS, PER MAP NUMBER 48121C0420G DATED APRIL 18, 2011 PANEL 420 OF 750, SUBJECT TRACT IS LOCATED IN ZONE X UNSHADED AND ZONE AE.
4. COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NO SCALE NO PROJECTION.
5. "All lots comply with the minimum size requirements of the zoning district."
6. "This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due."
7. "All common areas will be owned and maintained by the HOA/POA."
8. "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."
9. "This plat does not alter or remove existing deed restrictions, if any, on this property."
10. "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."



LOCATION MAP
NOT TO SCALE

FINAL PLAT

Little Elm High Addition

LOT 1, BLOCK A

BEING 51.060 ACRES SITUATED WITHIN THE JAMES H. HOLLAND SURVEY, ABSTRACT NO. 1497 & THE JOHN M MCNEIL SURVEY, ABSTRACT 850
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
DATE: APRIL 15, 2024

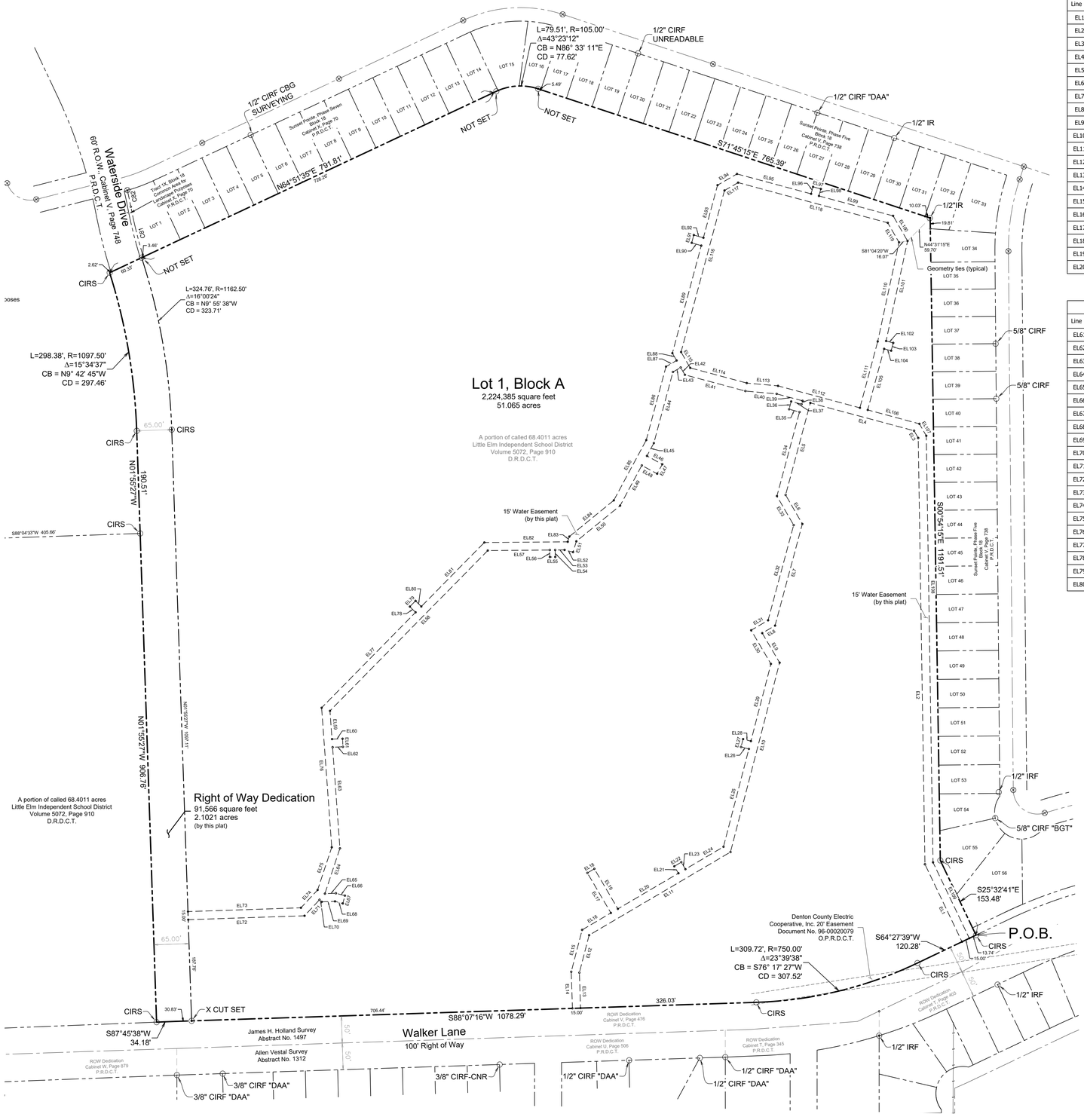
17774 Preston Road, Suite 200
Dallas, TX 75252
TBPELS #10194838

KMCE

Phone: (817) 889-6500
www.kmceinc.com
© 2025 KMCE, INC.

DRAWN BY: RAH | PROJECT NO.: 202401.003 | SHEET 1 OF 4 SHEETS

Detail "A"



Line Table		
Line #	Length	Direction
EL1	159.27'	N25°32'41"W
EL2	790.72'	N0°54'15"W
EL3	15.43'	N29°58'16"W
EL4	199.14'	N74°58'16"W
EL5	176.73'	S15°01'44"W
EL6	62.08'	S29°58'16"E
EL7	195.25'	S15°01'44"W
EL8	27.54'	S59°32'28"W
EL9	63.57'	S30°27'32"E
EL10	362.80'	S14°32'28"W
EL11	304.06'	S59°32'28"W
EL12	71.86'	S14°32'28"W
EL13	65.75'	S1°53'26"E
EL14	67.91'	N1°53'26"W
EL15	80.24'	N14°32'28"E
EL16	61.93'	N59°32'28"E
EL17	86.14'	N30°27'32"W
EL18	15.00'	N59°32'28"E
EL19	86.14'	S30°27'32"E
EL20	130.19'	N59°32'28"E

Line Table		
Line #	Length	Direction
EL21	15.00'	N30°27'32"W
EL22	15.00'	N59°32'28"E
EL23	15.00'	S30°27'32"E
EL24	81.93'	N59°32'28"E
EL25	187.43'	N14°32'28"E
EL26	15.00'	N75°27'32"W
EL27	15.00'	N14°32'28"E
EL28	15.00'	S75°27'32"E
EL29	147.94'	N14°32'28"E
EL30	72.36'	N30°27'32"W
EL31	36.40'	N59°32'28"E
EL32	182.89'	N15°01'44"E
EL33	62.08'	N29°58'16"W
EL34	161.44'	N15°01'44"E
EL35	20.02'	N74°58'16"W
EL36	15.00'	N15°01'44"E
EL37	20.02'	S74°58'16"E
EL38	6.50'	N15°01'44"E
EL39	49.73'	N74°58'16"W
EL40	58.30'	N84°50'55"W

Line Table		
Line #	Length	Direction
EL41	115.97'	N74°58'16"W
EL42	15.67'	N29°58'14"W
EL43	16.53'	S60°01'46"W
EL44	136.61'	S15°01'49"W
EL45	27.00'	S28°18'55"W
EL46	32.47'	S61°24'18"E
EL47	20.00'	S28°35'42"W
EL48	32.37'	N61°24'18"W
EL49	84.74'	S28°18'55"W
EL50	104.71'	S50°48'55"W
EL51	20.96'	S17°03'55"W
EL52	16.19'	N75°27'32"W
EL53	17.43'	S89°32'28"W
EL54	12.91'	S0°27'32"E
EL55	10.00'	S89°32'28"W
EL56	12.91'	N0°27'32"W
EL57	114.99'	S89°32'28"W
EL58	417.09'	S44°32'28"W
EL59	52.63'	S4°09'01"E
EL60	19.61'	N87°48'32"E

Line Table		
Line #	Length	Direction
EL61	15.00'	S2°21'52"E
EL62	19.14'	S87°48'32"W
EL63	188.04'	S4°09'01"E
EL64	88.52'	S18°20'59"W
EL65	20.38'	N88°04'33"E
EL66	17.25'	S75°19'52"E
EL67	15.00'	S14°40'08"W
EL68	15.06'	N75°19'52"W
EL69	24.61'	S88°04'33"W
EL70	5.61'	N46°55'27"W
EL71	40.60'	S43°04'33"W
EL72	215.80'	S88°04'33"W
EL73	209.58'	N88°04'33"E
EL74	45.25'	N43°04'33"E
EL75	83.35'	N18°20'59"E
EL76	259.48'	N4°09'01"W
EL77	248.43'	N44°32'28"E
EL78	15.00'	N45°27'32"E
EL79	15.00'	N44°32'28"E
EL80	15.00'	S45°27'32"E

Line Table		
Line #	Length	Direction
EL81	166.66'	N44°32'28"E
EL82	154.59'	N89°32'28"E
EL83	10.12'	N17°03'55"E
EL84	106.28'	N50°48'55"E
EL85	127.02'	N28°18'55"E
EL86	141.08'	N15°01'49"E
EL87	22.74'	N60°01'46"E
EL88	15.67'	N29°58'14"W
EL89	206.54'	N15°01'49"E
EL90	18.50'	N73°55'17"W
EL91	15.00'	N15°01'49"E
EL92	18.50'	S73°55'17"E
EL93	101.13'	N15°01'49"E
EL94	41.57'	N60°01'46"E
EL95	142.36'	S74°58'16"E
EL96	13.50'	N15°01'44"E
EL97	15.00'	S74°58'16"E
EL98	13.50'	S15°01'44"W
EL99	142.36'	S74°58'16"E
EL100	53.77'	S29°58'16"E

Line Table		
Line #	Length	Direction
EL101	189.72'	S12°06'56"W
EL102	13.73'	S74°58'16"E
EL103	15.00'	S15°01'44"W
EL104	13.50'	N74°58'16"W
EL105	117.33'	S15°01'44"W
EL106	99.24'	S74°58'16"E
EL107	25.53'	S29°58'16"E
EL108	791.33'	S0°54'15"E
EL109	156.00'	S25°32'41"E
EL110	188.04'	S12°06'56"W
EL111	127.49'	S15°01'44"W
EL112	157.14'	N74°58'16"W
EL113	58.30'	N84°50'55"W
EL114	108.46'	N74°58'16"W
EL115	33.92'	N29°58'14"W
EL116	310.24'	N15°01'49"E
EL117	29.14'	N60°01'46"E
EL118	287.29'	S74°58'16"E
EL119	41.79'	S29°58'16"E

PREPARED BY:
KMCE, Inc.
Robert A. Hansen, LSLS & RPLS
rhansen@kmceinc.com
17774 Preston Rd., Suite 200
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817.889.6500

OWNER:
Little Elm Independent School District
400 Lobo Lane, Little Elm, TX 75068
mjames@littleelmisd.net
972.947.9340

N W E S

Basis of Bearings
GRID NORTH
Texas Coordinate System of
1983, North Central Zone

100 50 0 100 200

SCALE 1" = 100'
@ 24"x36" sheet size

SYMBOL LEGEND

- ⊗ X-cut found
- ● Set Monument (as noted)
- ○ Found Monument (as noted)

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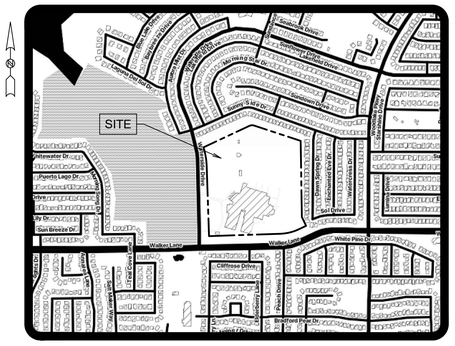
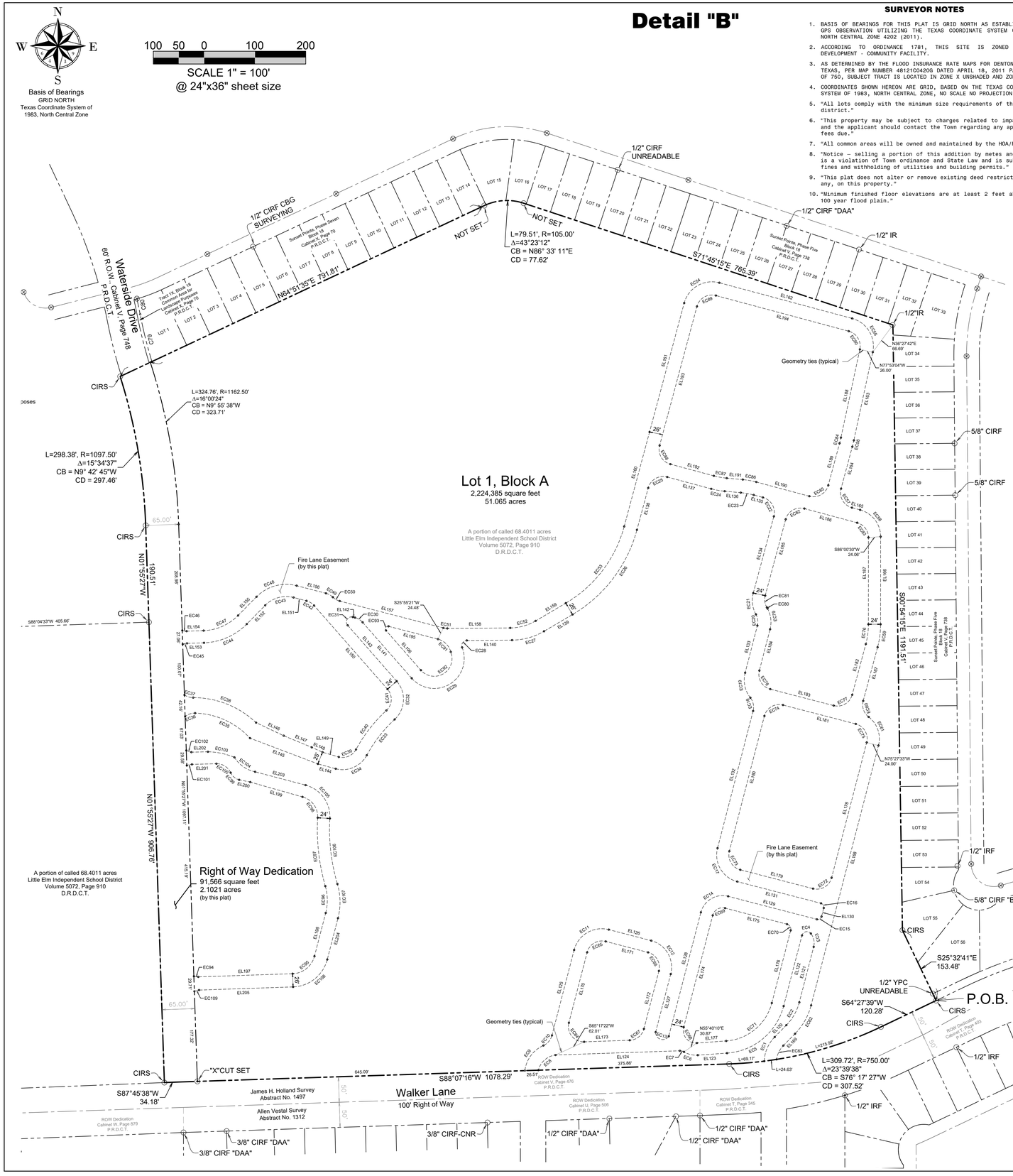
8. "Notice – selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholding of utilities and building permits."
9. "This plat does not alter or remove existing deed restrictions, if any, on this property."
10. "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."


SITE
Waterside Dr
Waterside Dr
Puerto Lago Dr
Vibra
Sol Drive
Sun Breeze Dr
Walker Lane
Whitley Place Dr
Caithness Drive
Bradford Pear Dr
Bradford Pear Dr
Lobo Lane
Lobo Lane
Lobo Lane

Detail "B"



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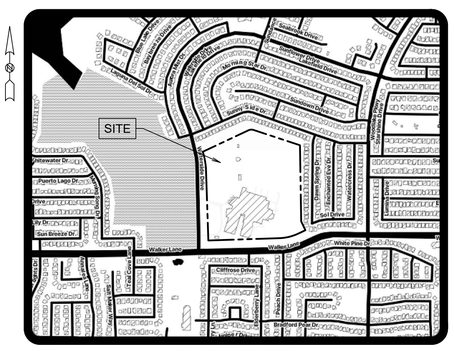
Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N23°29'08"E	51.74'	52.92'	72.00'	42°06'40"
EC2	N29°32'28"E	51.76'	52.36'	100.00'	30°00'00"
EC3	N12°01'26"W	26.83'	27.82'	30.00'	53°07'48"
EC4	S77°58'34"W	17.89'	22.14'	10.00'	126°52'12"
EC5	S50°15'53"W	144.80'	154.63'	124.00'	71°26'51"
EC6	N76°29'06"W	27.95'	28.36'	47.65'	34°06'23"
EC7	N75°19'51"W	8.36'	8.47'	15.00'	32°20'37"
EC8	S48°28'16"W	45.15'	47.93'	40.23'	68°15'57"
EC9	N36°20'36"E	61.42'	64.26'	62.00'	59°23'03"
EC10	N40°17'16"E	26.06'	26.96'	30.00'	51°29'44"
EC11	N59°32'26"E	79.20'	87.97'	56.00'	90°00'04"
EC12	S30°19'03"E	76.18'	84.56'	54.00'	89°43'02"
EC13	S72°35'03"E	27.03'	36.74'	13.97'	150°40'31"
EC14	N59°32'28"E	62.23'	69.12'	44.00'	90°00'00"
EC15	N59°32'28"E	10.61'	11.78'	7.50'	90°00'00"
EC16	N30°27'32"W	10.61'	11.78'	7.50'	90°00'00"
EC17	N30°27'32"W	76.37'	84.82'	54.00'	90°00'00"
EC18	N11°47'25"W	26.61'	27.57'	30.00'	52°39'47"
EC19	N11°47'25"W	50.19'	52.01'	56.58'	52°39'47"
EC20	N7°20'47"W	22.37'	22.92'	30.00'	43°46'30"
EC21	N7°06'09"W	42.19'	43.26'	56.00'	44°15'46"
EC22	N29°58'16"W	43.13'	47.91'	30.50'	90°00'00"
EC23	N79°54'35"W	25.91'	25.95'	150.50'	9°52'39"
EC24	N79°54'35"W	26.95'	26.98'	156.50'	9°52'39"
EC25	S60°01'46"W	43.13'	47.91'	30.50'	89°59'55"
EC26	S37°17'09"W	209.44'	214.80'	276.50'	44°30'39"
EC27	S74°32'28"W	65.22'	65.97'	126.00'	30°00'00"
EC28	S33°56'26"W	16.50'	19.41'	10.00'	111°12'04"
EC29	S58°31'48"W	116.27'	165.15'	59.00'	160°22'47"
EC30	N58°22'10"W	17.63'	17.90'	30.00'	34°10'43"
EC31	S31°37'50"W	19.12'	25.45'	10.00'	145°49'17"
EC32	S3°03'37"W	75.48'	83.58'	54.00'	88°40'55"
EC33	S37°53'43"W	89.40'	89.82'	270.67'	19°00'44"
EC34	S66°27'56"W	66.60'	71.77'	54.00'	76°09'10"
EC35	N65°29'56"W	118.85'	122.13'	151.67'	46°08'01"
EC36	S71°52'01"W	20.59'	20.99'	30.74'	39°08'02"
EC37	S73°10'47"E	18.02'	18.28'	31.53'	33°12'57"
EC38	S68°18'37"E	133.29'	136.57'	179.21'	43°39'47"
EC39	N66°27'56"E	37.00'	39.87'	30.00'	76°09'10"
EC40	N37°53'43"E	97.33'	97.78'	294.67'	19°00'44"
EC41	N3°03'37"E	41.94'	46.43'	30.00'	88°40'56"
EC42	N58°22'10"W	17.63'	17.90'	30.00'	34°10'43"
EC43	S74°32'28"W	58.00'	60.74'	58.00'	60°00'00"
EC44	S66°18'31"W	91.97'	94.22'	124.00'	43°32'05"
EC45	S79°33'56"W	8.58'	8.62'	29.00'	17°01'22"
EC46	S80°00'47"E	8.67'	8.73'	21.00'	23°49'19"
EC47	N66°18'31"E	74.17'	75.98'	100.00'	43°32'05"
EC48	N74°32'28"E	82.00'	85.87'	82.00'	60°00'00"
EC49	S60°29'44"E	15.49'	15.67'	30.00'	29°55'35"
EC50	S60°29'44"E	15.49'	15.67'	30.00'	29°55'35"
EC51	S82°57'32"E	7.83'	7.85'	30.00'	15°00'00"
EC52	N74°32'28"E	51.76'	52.36'	100.00'	30°00'00"
EC53	N37°17'09"E	189.75'	194.60'	250.50'	44°30'39"
EC54	N60°01'46"E	79.90'	88.75'	56.50'	89°59'55"
EC55	S31°25'40"E	77.85'	85.88'	56.50'	87°05'12"
EC56	S13°34'20"W	12.68'	12.69'	249.50'	2°54'48"
EC57	S29°58'16"E	43.13'	47.91'	30.50'	90°00'00"
EC58	S37°28'16"E	66.35'	71.34'	54.50'	75°00'00"
EC59	S7°31'44"W	45.55'	45.68'	174.50'	15°00'00"
EC60	S18°44'25"E	33.35'	35.36'	30.00'	67°32'17"
EC61	S18°59'04"E	59.65'	63.19'	54.00'	67°03'01"
EC62	S29°32'28"W	64.19'	64.93'	124.00'	30°00'00"
EC63	S26°10'36"W	30.25'	30.77'	48.00'	36°43'45"
EC64	N38°42'00"W	48.07'	55.75'	30.00'	106°28'48"
EC65	N59°32'26"E	42.43'	47.12'	30.00'	90°00'04"
EC66	S30°19'03"E	42.32'	46.98'	30.00'	89°43'02"
EC67	S51°18'02"W	35.91'	38.49'	30.00'	73°31'08"
EC68	N39°44'07"W	40.59'	47.37'	25.00'	108°33'13"
EC69	N59°32'28"E	28.28'	31.42'	20.00'	90°00'00"
EC70	S30°27'32"E	14.14'	15.71'	10.00'	90°00'00"
EC71	S50°15'53"W	116.78'	124.70'	100.00'	71°26'51"
EC72	S59°32'28"W	42.43'	47.12'	30.00'	90°00'00"
EC73	N30°27'32"W	42.43'	47.12'	30.00'	90°00'00"
EC74	N59°32'28"E	42.43'	47.12'	30.00'	90°00'00"
EC75	S30°27'33"E	42.43'	47.12'	30.00'	90°00'01"
EC76	S7°31'44"W	39.29'	39.40'	150.50'	15°00'00"
EC77	S59°47'06"W	42.25'	46.87'	30.00'	89°30'44"
EC78	N30°27'32"W	42.43'	47.12'	30.00'	90°00'00"
EC79	N6°59'17"W	41.10'	42.08'	56.00'	43°03'31"
EC80	N29°39'00"W	2.62'	2.62'	58.86'	2°33'14"
EC81	N7°58'28"W	23.45'	24.09'	30.00'	46°00'24"
EC82	N60°01'44"E	42.43'	47.12'	30.00'	90°00'00"
EC83	S37°28'16"E	36.53'	39.27'	30.00'	75°00'00"
EC84	S13°34'20"W	11.36'	11.36'	223.50'	2°54'48"
EC85	S60°01'44"W	43.13'	47.91'	30.50'	90°00'00"
EC86	N79°54'35"W	26.95'	26.98'	156.50'	9°52'39"
EC87	N79°54'35"W	25.91'	25.95'	150.50'	9°52'39"
EC88	N29°58'14"W	42.43'	47.12'	30.00'	90°00'05"
EC89	N60°01'46"E	43.13'	47.91'	30.50'	89°59'55"
EC90	S31°25'40"E	42.02'	46.36'	30.50'	87°05'12"
EC91	S45°05'14"E	35.67'	37.43'	35.00'	61°16'20"
EC92	S58°31'49"W	68.98'	97.97'	35.00'	160°22'48"
EC93	N31°37'50"E	9.56'	12.73'	5.00'	145°49'17"
EC94	S82°07'33"E	8.85'	8.89'	26.00'	19°35'59"
EC95	N51°18'27"E	55.07'	59.04'	46.00'	73°32'05"
EC96	N0°46'12"W	52.81'	53.44'	100.00'	30°37'13"
EC97	N6°23'05"W	135.40'	136.05'	402.00'	19°23'27"
EC98	N36°04'28"W	50.76'	54.99'	40.00'	78°46'15"
EC99	N49°58'11"W	21.77'	22.51'	25.21'	51°09'36"
EC100	N57°55'51"W	33.15'	35.12'	30.00'	67°04'55"

Line Table		
Line #	Length	Direction
EL120	32.76'	N44°32'28"E
EL121	112.79'	N14°32'28"E
EL122	143.72'	S14°32'28"W
EL123	57.87'	S85°59'18"W
EL124	244.86'	S88°03'36"W
EL125	173.64'	N14°32'24"E
EL126	86.27'	S75°27'30"E
EL127	118.17'	S14°32'28"W
EL128	251.97'	N14°32'28"E
EL129	180.50'	S75°27'32"E
EL130	17.55'	N14°32'28"E
EL131	170.50'	N75°27'32"W
EL132	278.96'	N14°32'28"E
EL133	95.83'	N14°32'28"E
EL134	156.23'	N15°01'44"E
EL135	18.75'	N74°58'16"W
EL136	31.77'	N84°50'55"W
EL137	89.69'	N74°58'16"W
EL138	85.40'	S15°01'49"W
EL139	65.12'	S59°32'28"W
EL140	89.12'	S89°32'28"W
EL141	146.56'	N41°16'49"W
EL142	4.53'	N75°27'32"W
EL143	146.24'	S41°16'49"E
EL144	36.44'	N74°37'27"W
EL145	142.88'	N69°15'26"W
EL146	60.19'	S64°42'21"E
EL147	59.61'	S67°30'51"E
EL148	23.38'	S65°34'25"E
EL149	33.36'	S73°39'02"E
EL150	219.12'	N41°16'49"W
EL151	26.20'	N75°27'32"W
EL152	51.62'	S44°32'28"W
EL153	33.53'	S88°04'33"W
EL154	33.53'	N88°04'33"E
EL155	51.62'	N44°32'28"E
EL156	59.65'	S75°27'32"E
EL157	210.95'	S75°27'32"E
EL158	123.77'	N89°32'28"E
EL159	69.12'	N59°32'28"E
EL160	192.41'	N15°01'49"E
EL161	262.83'	N15°01'49"E
EL162	270.72'	S74°58'16"E
EL163	177.59'	S12°06'56"W
EL164	85.66'	S15°01'44"W
EL165	16.64'	S74°58'16"E
EL166	172.53'	S0°01'44"W
EL167	109.28'	S15°01'44"W
EL168	528.34'	S14°32'28"W
EL169	32.76'	S44°32'28"W
EL170	143.19'	N14°32'24"E
EL171	86.15'	S75°27'32"E
EL172	117.75'	S14°32'28"W
EL173	89.68'	S88°03'36"W
EL174	227.24'	N14°32'28"E
EL175	126.00'	S75°27'32"E
EL176	147.72'	S14°32'28"W
EL177	57.87'	S85°59'18"W
EL178	275.00'	S14°32'28"W
EL179	148.00'	N75°27'32"W
EL180	275.00'	N14°32'28"E
EL181	148.00'	S75°27'32"E
EL182	103.34'	S15°01'44"W
EL183	128.88'	N75°27'32"W
EL184	83.90'	N14°32'28"E
EL185	155.45'	N15°01'44"E
EL186	107.68'	S74°58'16"E
EL187	170.85'	S0°01'44"W
EL188	177.59'	S12°06'56"W
EL189	85.66'	S15°01'44"W
EL190	108.09'	N74°58'16"W
EL191	31.77'	N84°50'55"W
EL192	88.46'	N74°58'16"W
EL193	283.33'	N15°01'49"E
EL194	270.72'	S74°58'16"E
EL195	100.51'	S75°27'32"E
EL196	104.18'	N41°16'49"W
EL197	185.80'	N88°04'29"E
EL198	87.98'	N14°32'24"E
EL199	106.80'	N74°09'21"W
EL200	22.49'	N78°19'50"W
EL201	48.20'	S88°31'41"E
EL202	32.55'	N88°31'41"E
EL203	102.76'	S75°14'14"E
EL204	84.08'	S14°32'24"W
EL205	185.28'	S88°04'29"W



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

We, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a 51.065 acre tract of land situated within the Town of Little Elm, James H. Holland Survey, Abstract No. 1497 and the John M. McNeil Survey, Abstract No. 850, Denton County, Texas and being a portion of a called 68.4011 acre tract of land as described in the deed to Little Elm Independent School District recorded in Volume 5072, Page 910 of the Deed Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at the intersection of the east line of said called 68.4011 acre tract of land with the north right of way line of Walker Lane, a 100-foot right of way, as dedicated on the plat recorded in Cabinet V, Page 476 of the Plat Records of Denton County, Texas;

THENCE the following four (4) calls coincident with the north right of way line of said Walker Lane:

1. SOUTH 64 degrees 27 minutes 39 seconds WEST, 120.28 feet to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at the beginning of a tangent curve to the right;
2. westerly, with said tangent curve, concave to the northwest, having a radius of 750.00 feet and a chord bearing and distance of SOUTH 76 degrees 17 minutes 27 seconds WEST, 307.52 feet, an arc length of 309.72 feet to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set;
3. SOUTH 88 degrees 07 minutes 16 seconds WEST, 1078.29 feet to an "X" cut set;
4. SOUTH 87 degrees 45 minutes 38 seconds WEST, 34.18 feet to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set;

THENCE NORTH 01 degree 55 minutes 27 seconds WEST, 906.76 feet through the interior of said called 68.4011 acre tract of land to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at a re-entrant corner of said called 68.4011 acre tract of land, being the southeast corner of Tract 1X, Block 42 of the plat recorded in Cabinet V, Page 744 of said Plat Records;

THENCE NORTH 01 degree 55 minutes 27 seconds WEST, 190.51 feet with the common line of said called 68.4011 acre tract of land and said Tract 1X to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at the beginning of a tangent curve to the left;

THENCE northerly, coincident with said common line and said tangent curve, concave to the west, having a radius of 1097.50 feet and a chord bearing and distance of NORTH 09 degrees 42 minutes 45 seconds WEST, 297.46 feet, an arc length of 298.38 feet to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at the northwest corner of said called 68.4011 acre tract of land;

THENCE NORTH 64 degrees 51 minutes 35 seconds EAST, 791.81 feet with the north line of said called 68.4011 acre tract of land, common with a southerly line of said Tract 1X, a portion of the right of way for Waterside Drive as dedicated in Cabinet V, Page 748 of said Plat Records and Block 18 of Sunset Pointe, Phase Seven recorded in Cabinet X, Page 70 of said Plat Records to the beginning of a tangent curve to the right;

THENCE easterly, coincident with the north line of said called 68.4011 acre tract of land common with the south line of said Block 18 and said tangent curve, concave to the south, having a radius of 105.00 feet and a chord bearing and distance of NORTH 86 degrees 33 minutes 11 seconds EAST, 77.62 feet, an arc length of 79.51 feet;

THENCE SOUTH 71 degrees 45 minutes 15 seconds EAST, 765.39 feet with the north line of said called 68.4011 acre tract of land, being the south line of said Block 18 and Block 18 as shown on the plat recorded in Cabinet V, Page 738 of said Plat Records to a 1/2-inch iron rod found;

THENCE SOUTH 00 degrees 54 minutes 15 seconds EAST, 1191.51 feet with the east line of said called 68.4011 acre tract of land, being the west line of said Block 18 to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set;

THENCE SOUTH 25 degrees 32 minutes 41 seconds EAST, 153.48 feet with the east line of said called 68.4011 acre tract of land, being the west line of said Block 18 to the POINT OF BEGINNING, containing 51.065 acres.

and designated herein as the LITTLE ELM ISD ADDITION to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____

Date: _____

STATE OF TEXAS §
COUNTY OF_____§

BEFORE ME, the undersigned authority in and for **Little Elm Independent School District**,

on this day personally appeared _____, known to me to be

the person and officer whose name is subscribed to the foregoing instrument and

acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires:_____

CERTIFICATE OF FINAL PLAT APPROVAL

(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED BEFORE APPROVAL)

Approved

_____ _____
Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the `Little Elm High Addition` Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, _____, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said Commission further authorizes Town Officials to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____day of_____ , _____.

Town Secretary
Town of Little Elm, Texas

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he/she shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and Town standards and that he shall maintain the same in a state of good repair at all times in accordance with Town Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the Town Ordinance. The maintenance of pavement in accordance to Town Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with Town Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use

Owner (Printed Name): _____

Owner (Signature): _____

Date:_____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Dated this the _____ day of _____, 2025.

`RELEASED FOR REVIEW PURPOSES ONLY.`
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. DATE: 2025-01-30

_____
Robert A. Hansen
Texas Registered Professional Land Surveyor No. 6439

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **Robert A. Hansen**, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

PREPARED BY:
KMCE, Inc.
Robert A. Hansen, LSLS & RPLS
rhansen@kmceinc.com
17774 Preston Rd., Suite 200
Dallas, TX. 75252
817.889.6500

OWNER:
Little Elm Independent School District
400 Lobo Lane, Little Elm, TX 75068
mjames@littleelmisd.net
972.947.9340

Basis of Bearings
GRID NORTH
Texas Coordinate System of
1983, North Central Zone

100 50 0 100 200

SCALE 1" = 100'
@ 24"x36" sheet size

SYMBOL LEGEND

⊗ X-cut found

● Set Monument (as noted)

○ Found Monument (as noted)

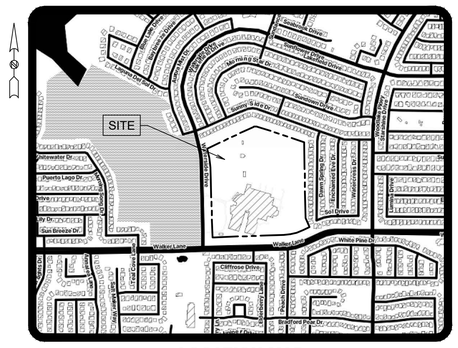
ABBREVIATION LEGEND

POB	Point Of Beginning
POC	Point of Commencement
CIRS	set 5/8" capped iron rod stamped "KMCE RPLS 6439"
CIR	Found capped iron rod as noted
IPF	Found Iron Pipe as noted
IRF	Found Iron Rod as noted
CIRF	Found Iron Rod with a cap stamped as noted
CNR	Cap Not Readable

O.P.R.D.C.T.	Official Public Records, Denton County, Texas
D.R.T.D.T.	Deed Records, Denton County, Texas
P.R.T.D.T.	Plat Records, Denton County, Texas

SURVEYOR NOTES

1. BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202 (2011).
2. ACCORDING TO ORDINANCE 1781, THIS SITE IS ZONED PLANNED DEVELOPMENT - COMMUNITY FACILITY.
3. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS, PER MAP NUMBER 48121C0420G DATED APRIL 18, 2011 PANEL 420 OF 750, SUBJECT TRACT IS LOCATED IN ZONE X UNSHADED AND ZONE AE.
4. COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NO SCALE NO PROJECTION.
5. "All lots comply with the minimum size requirements of the zoning district."
6. "This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due."
7. "All common areas will be owned and maintained by the HOA/POA."
8. "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."
9. "This plat does not alter or remove existing deed restrictions, if any, on this property."
10. "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."



LOCATION MAP
NOT TO SCALE

FINAL PLAT

Little Elm High Addition

LOT 1, BLOCK A

BEING 51.060 ACRES SITUATED WITHIN THE JAMES H. HOLLAND SURVEY, ABSTRACT NO. 1497 & THE JOHN M MCNEIL SURVEY, ABSTRACT 850
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
DATE: APRIL 15, 2024

17774 Preston Road, Suite 200
Dallas, TX 75252
TBPELS #10194838

Phone: (817) 889-6500
www.kmceinc.com

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DRAWN BY: RAH | PROJECT NO.: 202401.003 | SHEET 4 OF 4 SHEETS

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

02/20/2025

OVERVIEW

Project	FINAL PLAT/ King Business Park (FP-24-005565)
P&Z Hearing	02/20/2025
Council Hearing	N/A
Size	Approximately 8.25 acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Planned Development (Light Commercial Base)
Existing Use	Planned Development (Light Commercial Base)
Future Land Use Plan Designation	Retail/Commercial
Applicant	Kati Watson, Windrose Land Services
Owner	Brighton King LLC & Kev King LLC
Strategic Goal	

Agenda Item

FINAL PLAT/ King Business Park (FP-24-005565). Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 8.25 acres, generally located 3,000 feet west of the intersection of King Road and FM 423, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing buildings.

- Presentation
- Discussion
- Consideration

Location

Generally located 3,000 feet west of the intersection of King Road and FM 423, within Little Elm's Town Limits.

Planning Analysis

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

The applicant is still working to bring the proposed plat into compliance with the Town's Subdivision

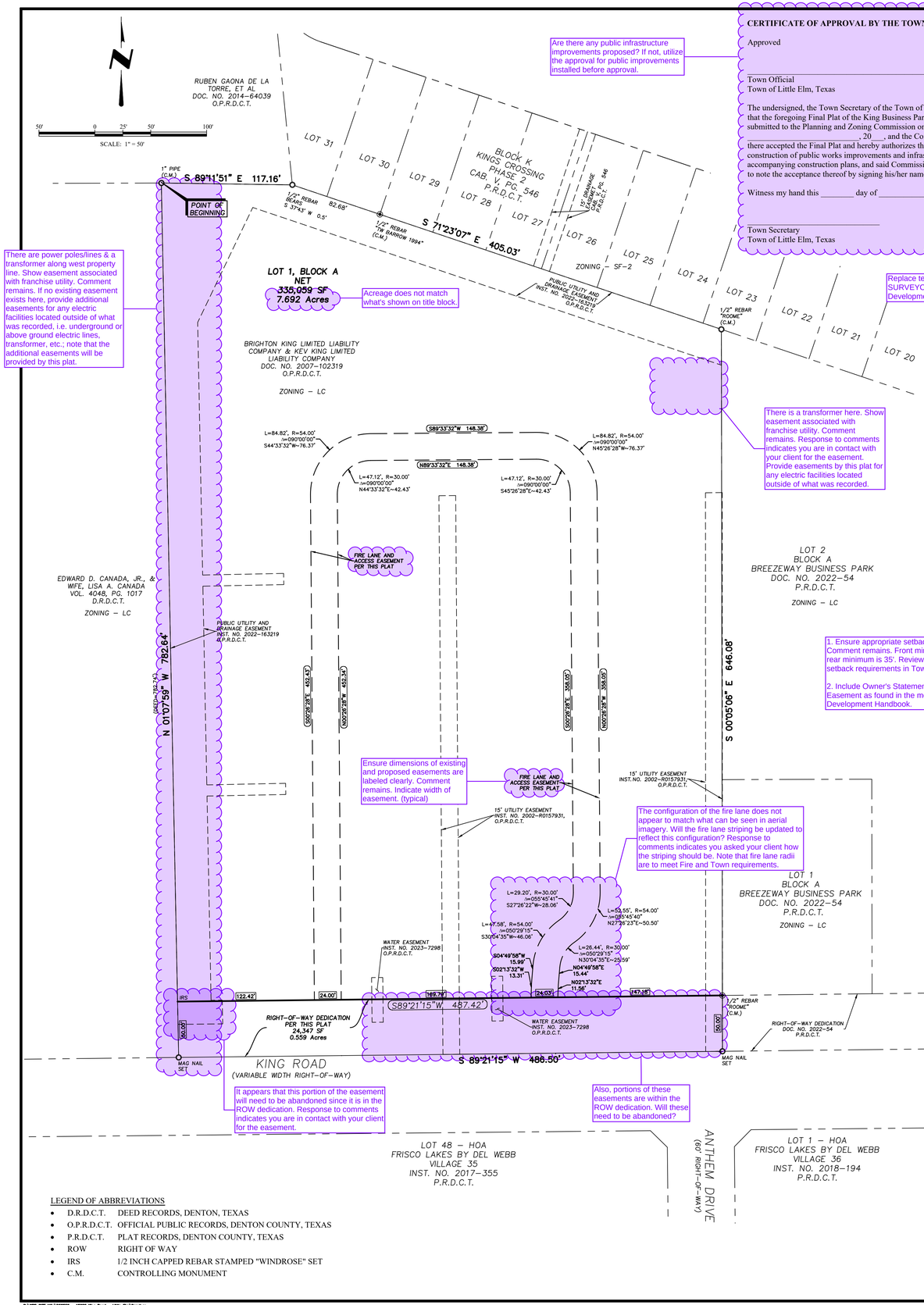
Standards. Staff would like to request the Planning and Zoning Commission delegate approval authority of this plat to the Director of Development Services once it meets the Town's Subdivision Standards. A few of the remaining comments are minor, and the other comments pertain to identifying an easement, as this is currently preventing tenants from receiving their certificate of occupancy. Staff aims to reduce wait times for the applicant once the easements are identified and minor comments are addressed.

Recommended Action

Staff recommends the Planning and Zoning Commission delegate approval authority of this plat to the Director of Development Services once it meets the Town's Subdivision Standards.

Attachments

Plat



Are there any public infrastructure improvements proposed? If not, utilize the approval for public improvements installed before approval.

There are power poles/lines & a transformer along west property line. Show easement associated with franchise utility. Comment remains. If no existing easement exists here, provide additional easements for any electric facilities located outside of what was recorded, i.e. underground or above ground electric lines, transformer, etc.; note that the additional easements will be provided by this plat.

Acreage does not match what's shown on title block.

There is a transformer here. Show easement associated with franchise utility. Comment remains. Response to comments indicates you are in contact with your client for the easement. Provide easements by this plat for any electric facilities located outside of what was recorded.

1. Ensure appropriate setbacks are shown. Comment remains. Front minimum is 10' and rear minimum is 35'. Review LC zoning setback requirements in Town Ordinances.

2. Include Owner's Statement for Fire Lane Easement as found in the most recent Town Development Handbook.

Ensure dimensions of existing and proposed easements are labeled clearly. Comment remains. Indicate width of easement. (typical)

The configuration of the fire lane does not appear to match what can be seen in aerial imagery. Will the fire lane striping be updated to reflect this configuration? Response to comments indicates you asked your client how the striping should be. Note that fire lane radii are to meet Fire and Town requirements.

It appears that this portion of the easement will need to be abandoned since it is in the ROW dedication. Response to comments indicates you are in contact with your client for the easement.

Also, portions of these easements are within the ROW dedication. Will these need to be abandoned?

CERTIFICATE OF APPROVAL BY THE TOWN OF LITTLE ELM, TEXAS:

Approved

_____ _____
Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the King Business Park to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, 20___, 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 Town Officials to note the acceptance thereof by signing his/her name as hereinabove described.

Witness my hand this _____ day of _____, 20___.

_____
Town Secretary
Town of Little Elm, Texas

Replace text with CERTIFICATE OF SURVEYOR from the most recent Development Application Handbook.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Robert Kness, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Robert Kness, R.P.L.S.
No. 6486

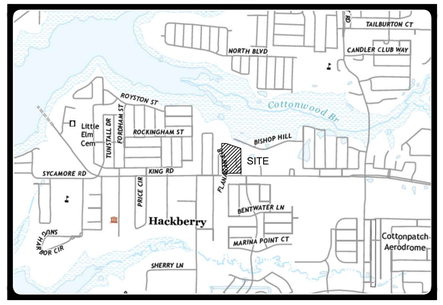
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert Kness, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
2. The subject property does not lie within a 100 year flood plain according to the Community Panel No. 48121C0420G, dated April 18, 2011, of the National Flood Insurance rate Maps for Denton County, Texas.
3. 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.
4. The purpose of this plat is to create one (1) recorded lot and create a fire lane and access easement.
5. All lots comply with the minimum size requirements of the zoning district.
6. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
7. This plat does not alter or remove the existing deed restrictions, if any, on this property.
8. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

Replace text with OWNER'S ACKNOWLEDGEMENT AND DEDICATION from the most recent Development Application Handbook.

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Brighton King Limited Liability Company and Kev King Limitied Liability Company are the owners of a 8.251 acre tract of land situated in the J.H. King survey, Abstract Number 694, in the Town of Little Elm, Denton County, Texas, being all of that same tract of land described to Brighton King Limited Liability Company and Kev King Limited Liability Company by Special Warranty Deed recorded in Document Number 2007-102319 Official Public Records, Denton County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00015063):

BEGINNING at a 1-inch pipe found for the northwest corner of said Brighton tract, the northeast corner of that same tract of land described to Edward D. Canada, jr., and wife, Lisa A. Canada by Warranty Deed recorded in Volume 4048, Page 1017 Deed Records, Denton County, Texas, said point lying on the south line of that same tract of land described to Ruben Gaona de la Torre, et al by Special Warranty Deed recorded in Document Number 2014-64039 Official Public Records, Denton County, Texas;

THENCE South 89 degrees 11 minutes 51 seconds East, with the north line of said Brighton tract and the south line of said Torre tract, a distance of 117.16 feet to a point for the southwest corner of Lot 31, Block K, Kings Crossing Phase 2 Addition, an addition to the City of Little Elm, Denton County, Texas according to the plat thereof recorded in Cabinet V, Page 546 Plat Records, Denton County, Texas, from which a 1/2-inch rebar found for reference bears South 37 degrees 43 minutes West, 0.5 feet;

THENCE South 71 degrees 23 minutes 07 seconds East, with the northeast line of said Brighton tract and the southwest line of said Block K, passing at a distance of 82.68 feet, a 1/2-inch rebar capped "TW BARROW 1994" found for the south corner of Lot 30 of said Block K and continuing for a total distance of 405.03 feet to a 1/2-inch rebar capped "ROOME" found for the northeast corner of said Brighton tract and the northwest corner of Lot 2, Block A, Breezeway Business Park Addition, an addition to the Town of Little Elm, Denton County, Texas according to the plat thereof recorded in Document Number 2022-54 Plat Records, Denton County, Texas;

THENCE South 00 degrees 05 minutes 06 seconds East, departing the southwest line of said Block K, with the east line of said Brighton tract and the west line of said Lot 2 and the west line of Lot 1 of said Block A, passing at a distance of 596.08 feet, a 1/2-inch rebar found for the southwest corner of said Lot 1 and continuing for a total distance of 646.08 feet to a mag nail set for the southeast corner of said Brighton tract, said point lying on the approximate centerline of King Road (Variable Width right-of-way);

THENCE South 89 degrees 21 minutes 15 seconds West, with the south line of said Brighton tract and the approximate centerline of said King Road, a distance of 486.50 feet to a mag nail set for the southwest corner of said Brighton tract and the southeast corner of said Canada tract;

THENCE North 01 degrees 07 minutes 59 seconds West, departing the approximate centerline of said King Road, with the west line of said Brighton tract and the east line of said Canada tract, a distance of 782.64 feet to the POINT OF BEGINNING and containing 8.251 acres or 359,406 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **Brighton King Limited Liability Company and Kev King Limited Liability Company** (Owner) do hereby adopt this plat designating the herein above property as **Nandekar Addition, LOT 1, BLOCK A**, an addition to the Town of Little Elm, Denton County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the Town of Little Elm and all public utilities desiring to use or using same. The Town of Little Elm and any public utility company shall have have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of it respective systems on said Easements, and the Town of Little Elm and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

_____
Authorized Representative - Brighton King Limited Liability Company Signature

_____
Printed Name

_____
Title / Date

_____
Authorized Representative - Kev King Limited Liability Company Signature

_____
Printed Name

_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

OWNER/DEVELOPER
Brighton King Limited Liability Company
23586 Calabasas Road, Suite 105
Calabasas, California, 91302
Point of Contact: Kamran Mehdizadeh
818-943-4030
eurokamran@gmail.com

OWNER/DEVELOPER
Kev King Limited Liability Company
8115 Lankershim Boulevard,
North Hollywood, California 91605
Point of Contact: Kamran Mehdizadeh
818-943-4030
eurokamran@gmail.com

Date is from 2023. If this is the original date, include dates of subsequent revisions.

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 03/14/2023 CHECKED BY: M.P. JOB NO.: DS8558
POC: STEPHEN SALCIDO EMAIL: STEPHEN.SALCIDO@WINDROSESERVICES.COM PHONE: 972.370.5871

FINAL PLAT
KING BUSINESS PARK
LOT 1, BLOCK A
Being a 8.251 Acre Tract of Land
Situated in the J.H. King Survey,
Abstract Number 694,
Denton County, Texas
Town of Little Elm, Denton County, Texas
-- 2024 --

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

02/20/2025

OVERVIEW

Project	PUBLIC HEARING/ Arbors at Oak Grove Planned Development (PD-24-004830)
P&Z Hearing	02/20/2025
Council Hearing	March 18, 2025
Size	Approximately 10.000 acres
Current Zoning	Agriculture (AG)
Proposed Use	Residential
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Kartayva Patel, Triangle Engineering
Owner	Trustees North Texas Conference of UMC inc.
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Arbors at Oak Grove (PD-24-004830). Presentation, Public Hearing, Discussion, and Recommendation on a request to rezone approximately 10 acres of land, currently zoned Agriculture (AG), approximately located 2,000 feet north of the intersection of US HWY 380 and Oak Grove, within Little Elm's town limits, in order to establish a new Planned Development – Single Family 4 District with modified development standards to allow for development of a new residential subdivision.

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

Location

Approximately located 2,000 feet north of the intersection of US HWY 380 and Oak Grove, within Little Elm's town limits

Planning Analysis

Background
The subject property is currently vacant, underdeveloped land, consisting of approximately 10 acres, zoned Agriculture (AG). The property was annexed in 2014 through Ordinance No. 1247. The subject property is located approximately 2,000 feet north of the intersection of US Highway 380 and Oak Grove Parkway, within Little Elm's town limits. The adjacent properties to the North and West are in Denton County but appear to be developed/under construction as single family with the properties to the East and South are zoned Planned Development Single-Family 4 (SF4), within the Hillstone Pointe subdivision.

The applicant approached the Town in early 2024 with the desire to develop a single-family neighborhood similar to the adjacent Hillstone Pointe subdivision, which was developed through Planned Development Ordinance No. 1261, allowing several waivers for lot sizes and coverage. In August of 2024, the applicant submitted a request for a Planned Development district, with similar waivers to the base SF4 district, and has worked with Staff to create plans and narrative that will fit within the Town's vision.

Proposal
The applicant is proposing to rezone the 10-acre of property to a Planned Development district based on Single-family 4 district with modified development standards. The rezoning would result in a new residential development of 50 single-family residential lots, and about 1.17 acres of open space. The open space will consist of an enhanced green space buffer along Oak Grove Parkway, a retention pond at the southwest corner, and a park at the northeast corner, inclusive of a pickle ball court, playground, a small trail, and benches.

The applicant is proposing to meet the Single-Family 4 District standards with the following requested modifications:

- Lot Regulations: Reduced area and setbacks
- Landscape Standards: Tree mitigation reduction
- Screening Standards: Reduced subdivision wall requirements?????

Uses
The proposed permitted uses will include the uses currently allowed under SF-4 zoning, primarily single-family detached homes.

Lot Regulations
The proposal meets all the requirements of SF-4, with the exception of setbacks as shown below, similar to the adjacent Hillstone Point PD.

Standards	Proposed	SF-4	Hillstone PD
Minimum Side Yard on Corner	10'	28'	10'
Minimum Side Yard	5'	6'	5'
Minimum Front Yard	15'	25'	15' - 20'
Minimum Lot Width	40'	60'	40' - 50'
Minimum Lot Area	4,400 Sq.Ft.	6,000 Sq.Ft	4,400 Sq.Ft. - 5,500 Sq.Ft.

Design Standards
All requirements listed in Section 106.06.03 Architectural Standards for residential structures will be followed unless stated otherwise shown within the concept and development plans.

Landscaping Standards
The development will provide all landscaping required per Article VI. Division 2. The applicant is requesting to cap tree mitigation costs at $75,000 but proposed to provide enhanced landscaping around the entries and pond area, as well as the small park with amenities. Out of 280 trees currently on-site, 199 trees are proposed to be removed, and 82 trees are proposed to be preserved. Utilizing the tree mitigation formula, the applicant is proposing to preserve approximately $300,000 in tree value. The applicant has worked closely with Staff to refine the design of the proposed open spaces in order to ensure functional and accessible amenities are included, to create a better overall experience for residents of this new subdivision.

It should be noted, that as part of their PD process, Hillside Pointe subdivision was not required to contribute

any parkland dedication or tree preservation fees during the development of what was originally a densely forested area. However, most recently, the Town has placed a lot of significance on preservation and provision of trees through new development projects, and Staff believes the applicant's efforts to preserve trees and provide amenities align with the Town's vision for better quality development.

Screening Standards
The applicant proposes an 8-foot wood screening fence along the northern side of the property. Currently, the Town requires subdivision walls to be constructed of laid in place brick or stone.
The adjacent Hillstone Pointe subdivision utilizes wood fences along the entirety of the subdivision boundary, which was allowed by right at the time of that particular development. However, residential subdivision wall requirements were amended in 2017, through Ordinance No. 1407, to require perimeter walls to be constructed of solid masonry materials. The intent of this requirement is to help provide screening from outside development, more particularly non-residential uses.

The adjacent property to the north is currently under construction with what appears to be a higher density single-family product, similar to what is being proposed through this PD request. However, a portion of the land remains vacant, and considering it is within the County, there is uncertainty with how it will develop in the future.

Parking
The applicant will meet all parking provisions within Article VI. Division 4, parking, staking, and loading standards.

Streets and Access.
The proposed development plan shows a 50-foot Right of Way dedication inclusive of 5-foot sidewalks throughout the development on both sides of the street.

Subdivision
The proposed development meets the Town's subdivision requirements.

Comprehensive Plan
The proposed development is in accordance with the Town's Comprehensive Plan and Future Land Use Plan. The Town of Little Elm envisions this property as Low Density Residential, which aligns with the intent of the proposed development.

Recommended Action

During the PD process, the applicant has worked well with Staff and demonstrated strong efforts to align the proposed development with the Town's vision for the area through the proposed site layout and overall willingness to provide a quality development that mostly meets the Town's standards. Additionally, the proposal includes elevated and enhanced landscaping to provide private open space and amenities for the community.

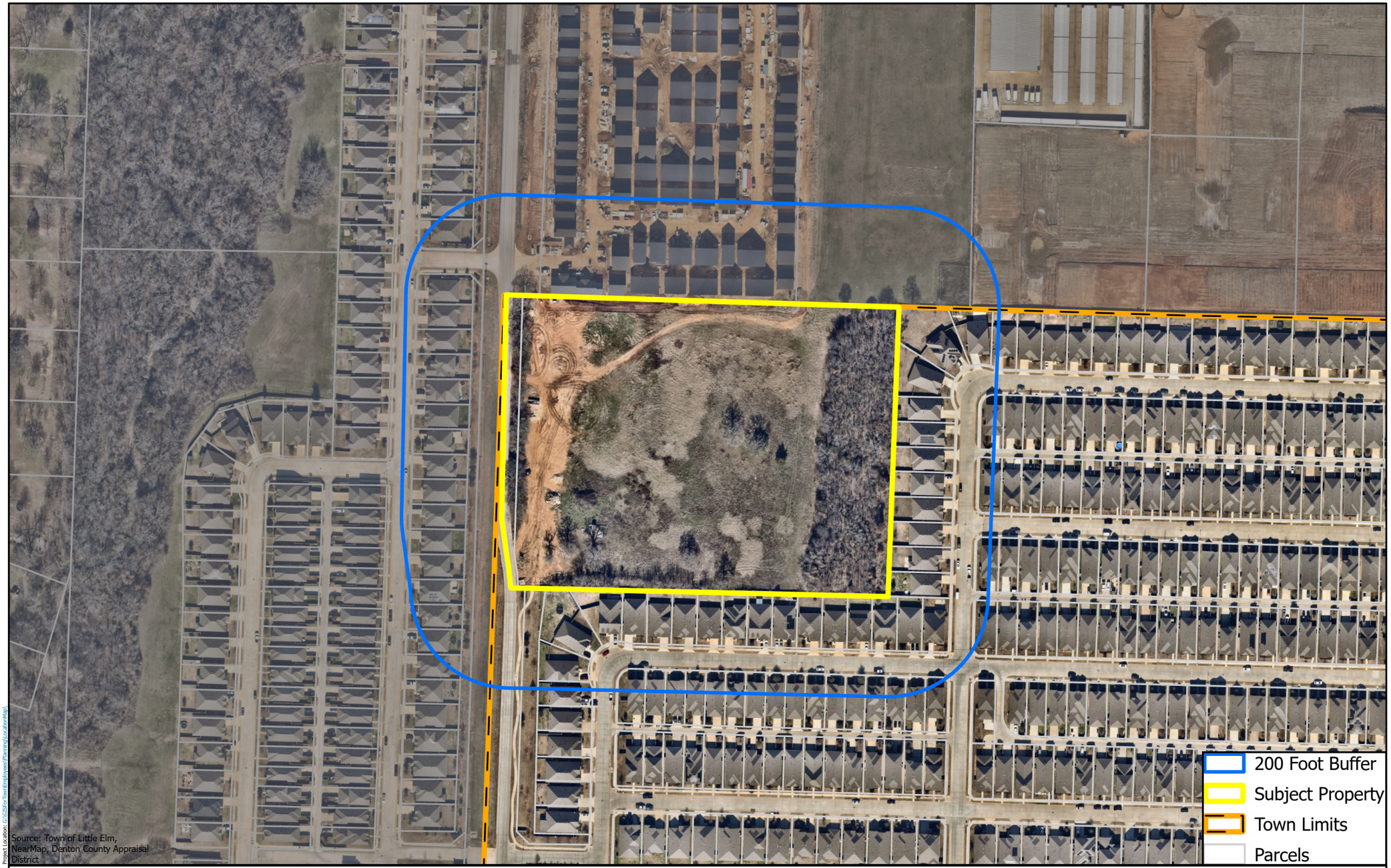
Staff believes the proposed request is the highest and best use of this last remaining piece of vacant land within the Town's jurisdiction in this northwestern portion of our boundary, and the requested development standards are similar to those recently approved throughout the Town. Staff has some concerns about the wooden perimeter fence along the County boundary because of the unpredictable nature of development outside municipal boundaries, however given the adjacent residential development, depth of the vacant property, and its location away from the major throughfare, it is also likely to develop as residential in the future.

Staff requests the Commission evaluate the proposed request based on the presented information, the current Future Land Use plan for the area, as well as how the proposed development fits into the context of the surrounding development.

Attachments

Location Map

PD Exhibits



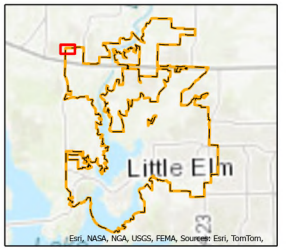
LITTLE ELM

N

0 125 250
US Feet

Arbors at Oak Grove
PD-24-004830
Aubrey, TX 76227

Town of Little Elm
Denton County, Tx
Date: 2/5/2025



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

SUB-DIVISION AT OAK GROVE
PLANNED DEVELOPMENT REGULATIONS

FEBRUARY 7, 2025

PREPARED BY:

TRIANGLE ENGINEERING LLC

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

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

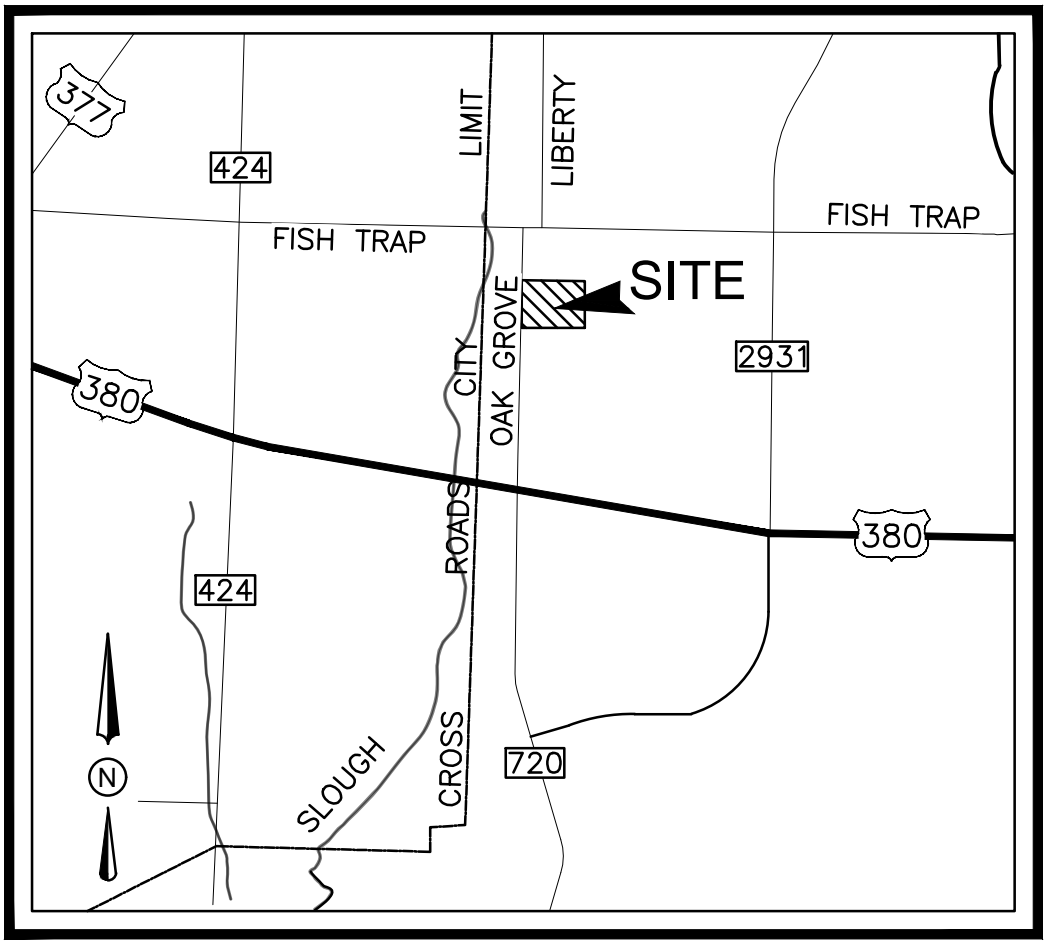
The proposed PD is located approximately 1900 L.F. north of U.S. 380 & Oak Grove Lane intersection. (Exhibit A).

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

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
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

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 to be capped at $75,000

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

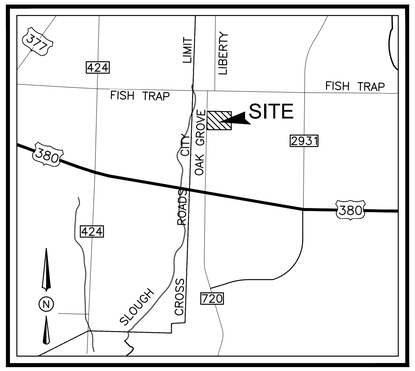
CONCEPT DEVELOPMENT PLANS

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

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'

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	

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

NO.	DATE	DESCRIPTION	BY
1	08/05/24	1st ZONNING PD SUBMITTAL	KP
2	09/03/24	2ND ZONING PD SUBMITTAL	KP
3	12/19/24	3RD ZONING PD SUBMITTAL	KP
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STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
01/15/25

COVER SHEET

ARBORS AT OAK GROVE

EXHIBITS FOR PD

OAK GROVE ROAD

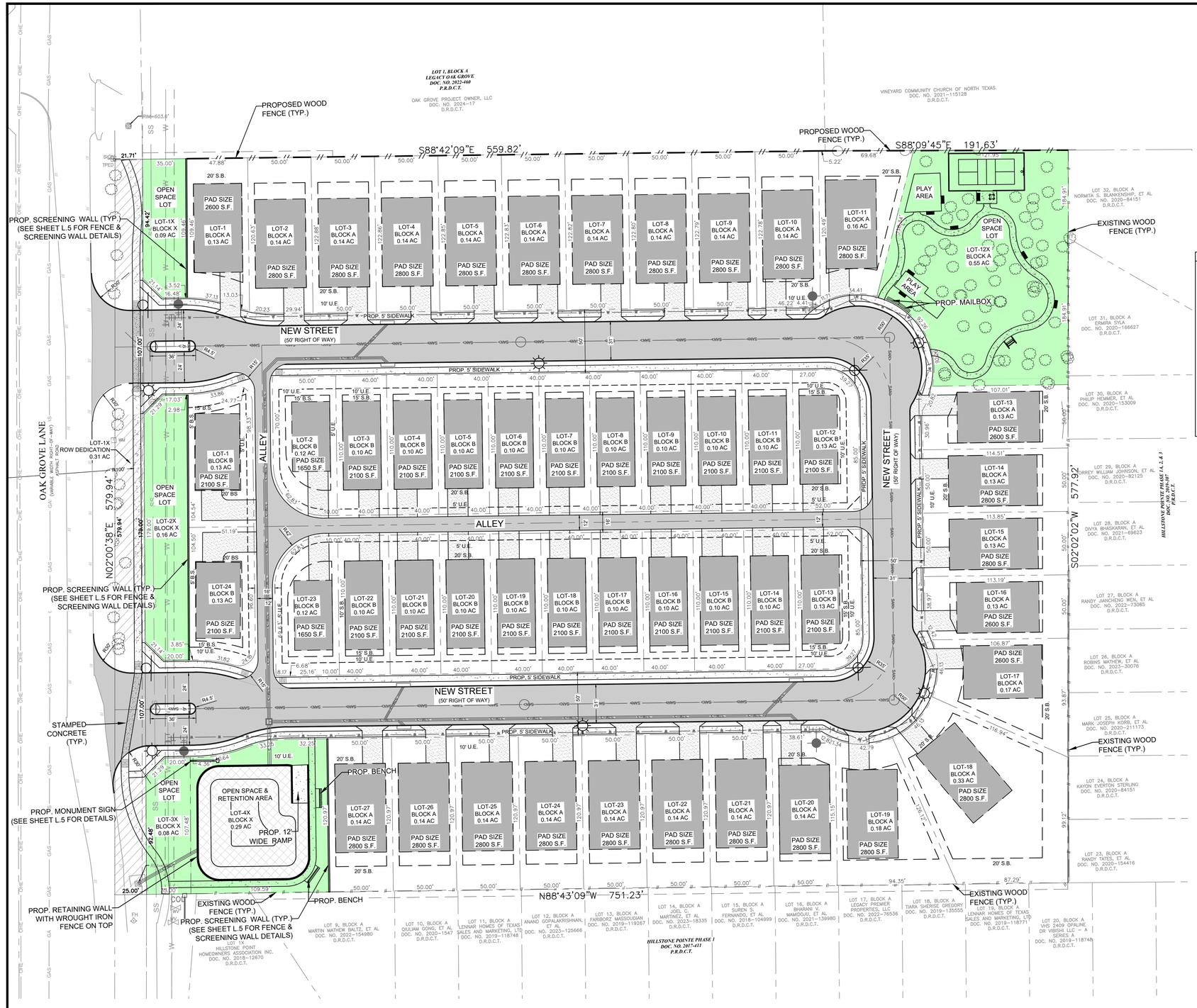
TOWN OF LITTLE ELM

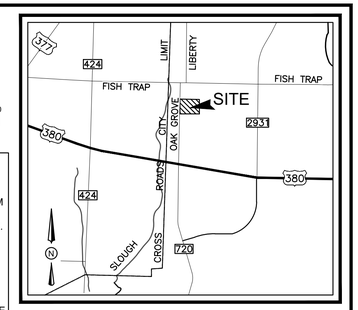
DENTON COUNTY, TEXAS 76227

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	SEE SCALE BAR	077-24	C-1.0

TX. P.E. FIRM #11525





VICINITY MAP
N.T.S.

Scale: 1" = 40 ' Feet

BENCHMARK NOTES

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SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
STRIPING
PARKING SPACES
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT
SANITARY SEWER SAMPLE PORT
GREASE TRAP
DOMESTIC WATER METER
IRRIGATION METER
GAS METER
TRANSFORMER
LIGHT POLE
POWER POLE

EXISTING LEGEND

	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MAN HOLE
	CABLE VAULT
	UTILITY VAULT
	FIBER OPTIC MARKER
	WATER VALVE
	TRAFFIC SIGN
	STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	BENCH MARK
	CONTROL MONUMENT
	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
	MAP RECORDS COLLIN COUNTY, TEXAS

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.

SITE GENERAL NOTES

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

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		

SITE DETAILS:

Open Space & Easement Lots	= 4
Open Space & Detention Lots	= 1 (Estimation)
Minimum 40' Frontage Lots	= 25 Lots
Minimum 50' and above Frontage Lots	= 25 Lots
Total Home Lots	= 50 Lots

EXHIBIT - C

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).

CERTIFICATION OF SUBMITTED INFORMATION:

I HEREBY CONFIRM THAT THE ABOVE DETAILED INFORMATION AS REQUIRED BY THE CHECKLIST IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT PROPER TOWN STAFF REVIEW OF THIS APPLICATION IS DEPENDENT UPON THE ACCURACY OF THE INFORMATION PROVIDED AND THAT ANY INACCURATE OR INADEQUATE INFORMATION PROVIDED BY ME OR MY FIRM MAY DELAY THE PROPER REVIEW OF THIS APPLICATION.

Applicant's Signature

Date

Firm

CERTIFICATION OF SUBMITTED INFORMATION:

I HEREBY CERTIFY THAT THE ABOVE STATED INFORMATION IS INCLUDED WITH THE ACCOMPANYING SUBMISSION MATERIALS. FURTHER, I HAVE INCLUDED ANY REQUIRED CONDITIONS OF SITE PLAN, AS LISTED IN SECTION 106.02.15 AND OF THE LANDSCAPE PLAN, AS LISTED IN SECTION 106.06.13 OF THE ZONING ORDINANCE.

Applicant's Signature

Date

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STATE OF TEXAS · KARTAVYA S. PATEL · 97534 · LICENSED PROFESSIONAL ENGINEER
01/15/25

SITE PLAN

ARBORS AT OAK GROVE

EXHIBITS FOR PD

OAK GROVE ROAD

TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS 76227

TRIANGLE ENGINEERING LLC
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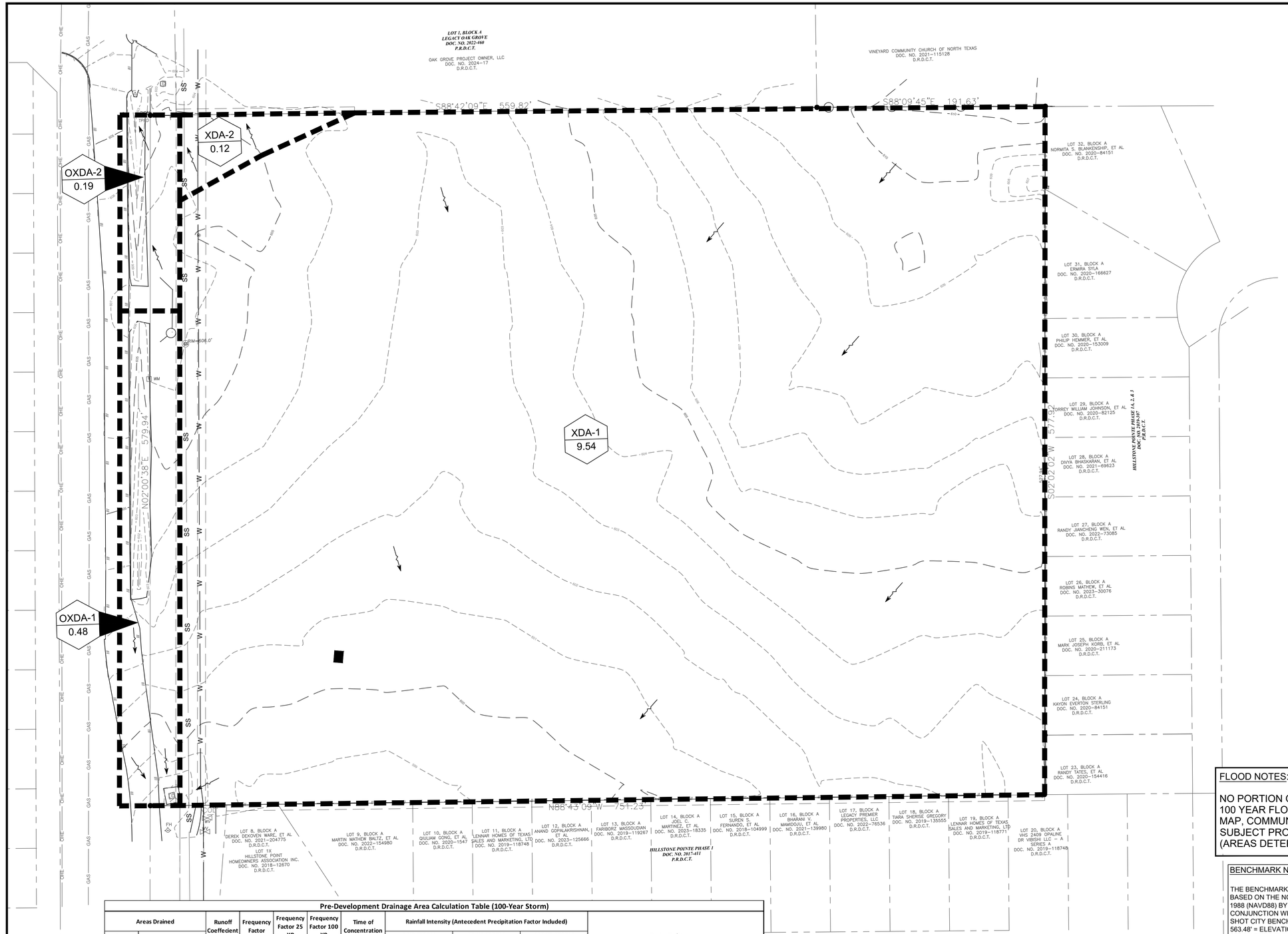

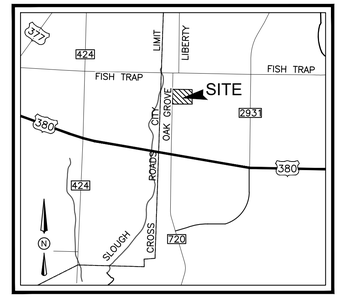

VICINITY MAP
N.T.S.

Pre-Development Drainage Area Calculation Table (100-Year Storm)

Area ID	Areas Drained: Total Drainage Area (s.f.)	Areas Drained: Total Drainage Area (acres)	Runoff Coeffecient C	Frequency Factor C_f	Frequency Factor 25 YR C_f	Frequency Factor 100 YR C_f	Time of Concentration Tc (min)	Rainfall Intensity (Antecedent Precipitation Factor Included): 2-YR STORM I-2 (in/hr)	2-YR STORM Q-2 (cfs)	25-YR STORM I-25 (in/hr)	25-YR STORM Q-25 (cfs)	100-YR STORM I-100 (in/hr)	100-YR STORM Q-100 (cfs)	Drains To/Remarks
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	

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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'

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STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
01/15/25

PRE-DRAINAGE PLAN

ARBORS AT OAK GROVE

EXHIBITS FOR PD

OAK GROVE ROAD

TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS 76227

TRIANGLE ENGINEERING LLC
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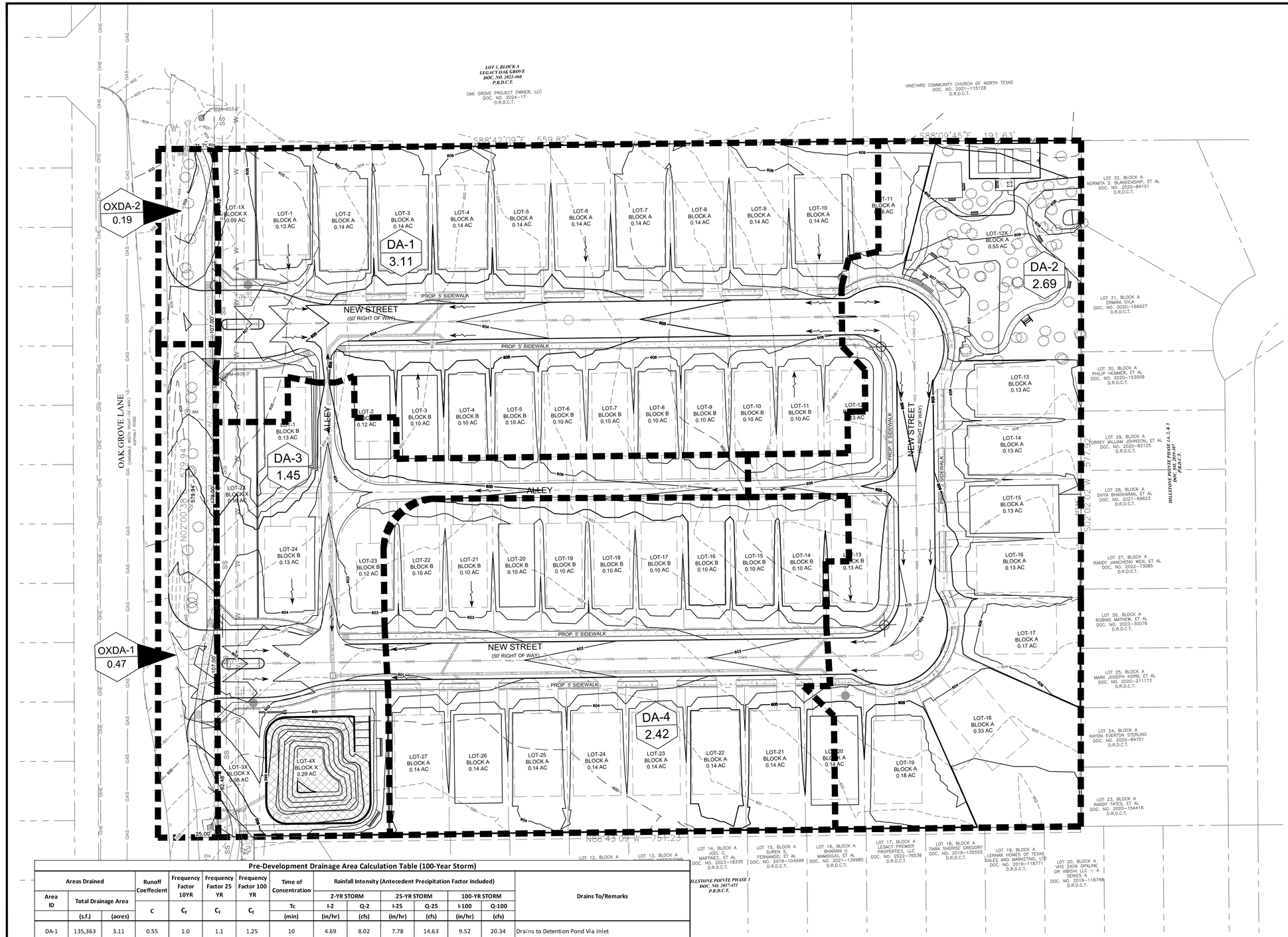
KP	RK	08/05/24	SEE SCALE BAR	077–24	C-3.0

TX. P.E. FIRM #11525



POST-DRAINAGE LEGEND

- EXISTING MINOR CONTOURS — 464
- EXISTING MAJOR CONTOURS — 465
- MINOR CONTOURS — 464
- MAJOR CONTOURS — 465
- DRAINAGE DIVIDE
- HIGH POINT — HP
- DRAINAGE AREA NO. / DRAINAGE AREA ACREAGE — DA-X / X.XX
- DRAINAGE FLOW DIRECTION

Pre-Development Drainage Area Calculation Table (100-Year Storm)

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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.

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12/19/24

POST-DRAINAGE AREA MAP

ARBORS AT OAK GROVE
EXHIBITS FOR PD
OAK GROVE ROAD
TOWN OF LITTLE ELM
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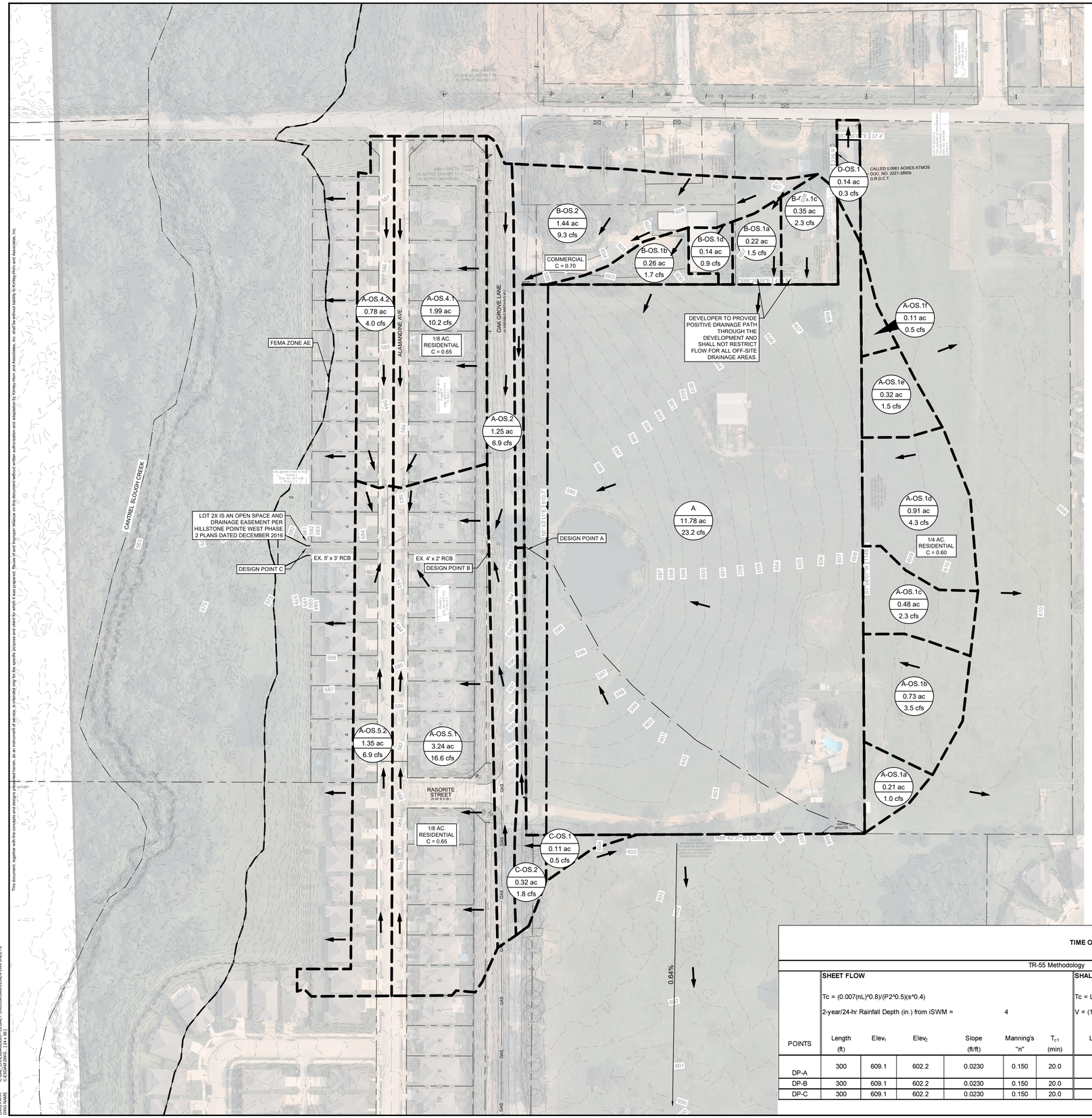

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PLOTTED BY: JWH
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C:\Users\JWH\Kimley-Horn\LEGACY CROSSROADS\CAD\PLAN SHEETS\EXISITING DRAINAGE AREA MAP.dwg

GRAPHIC SCALE IN FEET
0 40 80 160

DRAINAGE GENERAL NOTES

1. OFFSITE DRAINAGE AREAS SHOWN PER PROPOSED HILLSTONE POINTE 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 POINTE WEST ACCOUNTED FOR THE AREAS UNDER A PROPOSED DEVELOPMENT WITH THE CONDITIONS OF A T_C = 15 MIN, C_F = 0.60, I = 7.91 IN/HR. THE Q_{100} FOR DRAINAGE AREA A ACCOUNTED FOR BY POINTE WEST IS Q_{100}= 55.91 CFS.
3. LAT SD5, LAT A1, LAT A2, LAT B1 ARE SHOWN PER POINTE WEST PLANS FOR THE HGL AND TC

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- 555 — EXISTING CONTOUR

DRAINAGE AREA TABLE

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	0.73	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*A	TOTAL TIME OF CONCENTRATION	I_{100}	$Q_{HILLSTONE}$	Q_{100}
DESIGN POINT A	17.39	7.89	22.7	6.55	83.90	51.70
DESIGN POINT B	18.64	6.95	22.9	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

XASBLT-1

TIME OF CONCENTRATION & LAG TIME

TR-55 Methodology

POINTS	SHEET FLOW: Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4); 2-year/24-hr Rainfall Depth (in.) from iSWM = 4						SHALLOW CONCENTRATED FLOW: Tc = L / 60*V; V = (1.49/n)*R^(2/3)*s^(1/2)							PIPE FLOW: Tc = L / 60*V			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	$V_{av\,g}$ (ft/s)	T_{c2} (min)	Length (ft)	$V_{av\,g}$ (ft/s)	T_{c3} (min)	T_{cTOTAL} * (min)	T_{lag} $0.6*T_c$ (min)
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

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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11/7/2022

STATE OF TEXAS
JOSEPH HORNISHER
124909
LICENSED
PROFESSIONAL ENGINEER

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

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

EXISITING DRAINAGE AREA MAP

SHEET NUMBER
C-400

DRAINAGE NOTES

1. OFFSITE DRAINAGE AREAS PROVIDED FROM HILLSTONE POINTE WEST PHASE 2 PLAN SET DATED 12/1/2016
2. REFER TO RAS REPORT FOR ANALYSIS ON HYDRAULIC PARAMETERS OF OUTFALL AND CHANNELS
3. FOR ALL CHANNEL CROSS SECTIONS FOR REACH A & B FOR THE EAST AND WEST CHANNEL REFER TO THE RAS REPORT ON SHEET C-406 & C-407 FLOW, VELOCITY, WSE, FREEBOARD, SLOPE, & MANNINGS N.

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR

DRAINAGE AREA TABLE

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

DEVELOPER TO PROVIDE POSITIVE DRAINAGE PATH THROUGH THE DEVELOPMENT AND SHALL NOT RESTRICT FLOW FOR ALL OFF-SITE DRAINAGE AREAS.

4.7 CFS / 200 L.F. = 0.0235 CFS/FT
0.0235 CFS/FT = 0.5" REQUIRED
VELOCITY = 0.56 FT/S
OPENING AT BOTTOM OF FENCE

REFER TO SHEET C-400 FOR OFF-SITE DRAINAGE AREAS WHICH REMAIN UNMODIFIED FROM EXISTING CONDITIONS.

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	

XASBLT-2

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						

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11/7/2022

STATE OF TEXAS
JOSEPH HORNISHER
124909
LICENSED
PROFESSIONAL ENGINEER

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

No.	REVISIONS	DATE	BY

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

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER
C-401

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
REFERENCE
LAST SAVED 9/2/2022 7:41 PM
PLOTTED BY RET. MASON (1105222.1@E
PLOT DATE 11/7/2022 1:58 PM
DWG NAME C:\WIP\PWG [Layout1]

dbray | dGAR | dQ36 | dEdBase | dDom | dBase | xExist | xDrnn | xUtil | xSurv | xFix | xHelp

CALLED 10.000 ACRES
TRUSTEES OF THE NORTH TEXAS CONFERENCE OF THE METHODIST CHURCH, INC.
DOC. NO. 2018-81838
O.P.R.D.C.T.

HILLSTONE POINTE WEST PHASE 1
DOC. NO. 2017-475
P.R.D.C.T.

HILLSTONE POINTE WEST PHASE 2
DOC. NO. 2017-514
P.R.D.C.T.

RASORITE STREET
(A 50' R.O.W.)

OAK GROVE LANE
(A VARIABLE WIDTH R.O.W.)

FISHTRAP ROAD
(A VARIABLE WIDTH R.O.W.)

LOT LINES (TYP.)

PUBLIC SD-A PER HILLSTONE POINTE WEST PHASE 2 DATED DECEMBER 2016

LOT 5X, BLOCK B

DESIGN POINT A

DESIGN POINT B

EX. EDGE OF PAVEMENT

ROW DEDICATION

WEST CHANNEL REF. NOTE 3 ON PLAN

FOR WEST CHANNEL REF. NOTE 3 ON PLAN

FOR EAST CHANNEL REF. NOTE 3 ON PLAN

REF. TO RAS REPORT FOR ANALYSIS ON SWALES (TYP.)

REF. SHEET C-300 FOR DETAILS ON EMERGENCY SPILLWAY & POSITIVE OVERFLOW

REF. SHEET C-300 FOR DETAILS ON SWALE WITHIN BACKYARDS AND SIDEYARDS (TYP.)

REF. TO GRADING PLAN FOR POSITIVE OVERFLOW

REF. TO RAS REPORT FOR ANALYSIS ON SWALES (TYP.)

TEMPORARY GRADING EASEMENT TO BE OBTAINED BY DEVELOPER PRIOR TO ANY MODIFICATIONS ON ADJACENT PROPERTY

PROPOSED SHALLOW CONCENTRATED SWALE TO COLLECT OFF-SITE FLOW. REF. REAR YARD DETAIL ON SHEET C-300 FOR DETAIL (TYP.)

PRIVATE STORM (TYP.)

PRIVATE LAT A.1

PRIVATE LAT A.2

PRIVATE LAT B.1

PUBLIC ST-A

PUBLIC ST-B

PUBLIC ST-C

LEASING/ MAINT. FF 603.75

MAIL FF 604.42 LG 603.45

CLUB HOUSE FF 599.32

ROW-A.1a 0.35 ac 2.0 cfs

ROW-A.1b 0.34 ac 1.9 cfs

ROW-A.2 0.06 ac 0.4 cfs

ROW-A.3 0.03 ac 0.2 cfs

C-OS.1 0.11 ac 0.5 cfs

C-OS.2 0.32 ac 1.8 cfs

C-1 0.95 ac 5.0 cfs

C-2 1.19 ac 6.2 cfs

C-3 0.03 ac 0.2 cfs

A-1 2.14 ac 11.2 cfs

A-2 1.00 ac 5.2 cfs

A-3 0.98 ac 5.1 cfs

A-4 0.71 ac 3.7 cfs

A-5 1.60 ac 8.3 cfs

A-6a 0.44 ac 2.3 cfs

A-6b 0.35 ac 0.0 cfs

A-OS.1a 0.21 ac 1.0 cfs

A-OS.1b 0.73 ac 3.5 cfs

A-OS.1c 0.48 ac 2.3 cfs

A-OS.1d 0.91 ac 4.3 cfs

A-OS.1e 0.32 ac 1.5 cfs

A-OS.1f 0.11 ac 0.5 cfs

A-OS.2 1.25 ac 6.9 cfs

A-OS.4.1 1.99 ac 10.2 cfs

A-OS.5.1 3.24 ac 16.6 cfs

B-1 1.52 ac 7.9 cfs

B-2 0.09 ac 0.5 cfs

D-OS.1 0.14 ac 0.3 cfs

UNIT 101 FF 603.67 LG 603.00
UNIT 103 FF 602.42 LG 602.75
UNIT 105 FF 602.92 LG 602.25
UNIT 107 FF 601.42 LG 600.75
UNIT 109 FF 600.92 LG 600.25
UNIT 111 FF 600.17 LG 599.50
UNIT 113 FF 599.42 LG 598.75
UNIT 115 FF 599.17 LG 598.50
UNIT 117 FF 598.92 LG 598.25
UNIT 119 FF 598.67 LG 598.00
UNIT 201 FF 598.67 LG 598.00
UNIT 203 FF 599.42 LG 598.75
UNIT 205 FF 600.17 LG 599.50
UNIT 209 FF 601.67 LG 601.00
UNIT 211 FF 603.17 LG 602.50
UNIT 213 FF 603.92 LG 603.25
UNIT 215 B3.S FF 601.92 LG 601.25
UNIT 217 B3.S FF 602.92 LG 602.25
UNIT 219 B3.M.S FF 604.17 LG 603.50
UNIT 221 B3.S FF 605.17 LG 604.50
UNIT 223 C1.M.S FF 605.92 LG 605.25
UNIT 225 B3.S FF 606.42 LG 605.75
UNIT 227 C1.M.S FF 607.42 LG 606.75
UNIT 229 C1.S FF 607.67 LG 607.00
UNIT 231 B3.M.S FF 607.67 LG 607.00
UNIT 233 C1.S FF 607.67 LG 607.00
UNIT 235 B2.S FF 608.17 LG 607.50
UNIT 237A A1.S FF 609.07 LG 608.40
UNIT 237B
UNIT 239 B2.S FF 609.17 LG 608.50
UNIT 241 B3.M.S FF 608.67 LG 608.00
UNIT 243 B3.S FF 608.17 LG 607.50
UNIT 245 C1.S FF 607.67 LG 607.00
UNIT 247 B3.M.S FF 607.17 LG 606.50
UNIT 249 B3.S FF 606.67 LG 606.00
UNIT 251 B3.M.S FF 606.17 LG 605.50
UNIT 253 C1.S FF 605.67 LG 605.00
UNIT 255 B3.M.S FF 605.17 LG 604.50
UNIT 257 B2.S FF 604.67 LG 604.00
UNIT 104 B2.M.W FF 603.92 LG 603.00
UNIT 106B A1.W FF 602.42 LG 601.75
UNIT 106A
UNIT 108 FF 600.25 M.W
UNIT 110B A1.W FF 600.17 LG 599.50
UNIT 110A A1.W
UNIT 112 B2.M.W FF 599.32 LG 598.65
UNIT 202 C1.M.W FF 600.17 LG 599.50
UNIT 204 FF 601.42 LG 600.75
UNIT 206B A1.M.W FF 602.17 LG 601.50
UNIT 206A
UNIT 208 FF 602.67 LG 602.00
UNIT 210 B2.M.W FF 603.67 LG 603.00
UNIT 212 A1.W FF 604.42 LG 603.75
UNIT 202A
UNIT 155 FF 603.92 LG 603.25
UNIT 153B UNIT 153A A1.W.S FF 603.92 LG 603.25
UNIT 157A A1.S FF 604.92 LG 604.25
UNIT 157B
UNIT 151 FF 604.42 LG 603.75
UNIT 149 C1.W FF 604.92 LG 604.25
UNIT 159 B1.S FF 605.22 LG 604.55
UNIT 147 B2.M.W FF 605.42 LG 604.75
UNIT 161A A1 FF 606.17 LG 605.50
UNIT 161B
UNIT 145 B2.W FF 605.92 LG 605.25
UNIT 163 B1.S FF 607.92 LG 607.25
UNIT 143 B1.M.W FF 606.67 LG 606.00
UNIT 165A A1.S FF 609.17 LG 608.50
UNIT 165B
UNIT 141B A1.M.W FF 607.42 LG 607.50
UNIT 141A
UNIT 139 B1.S FF 609.92 LG 609.25
UNIT 137B UNIT 137A A1.S FF 609.32 LG 608.65
UNIT 135 B1.S FF 608.72 LG 608.05
UNIT 133 B3.S FF 608.17 LG 607.45
UNIT 131 C1.M.S FF 607.52 LG 606.85
UNIT 129 B3.S FF 607.02 LG 606.35
UNIT 127 B3.S FF 606.52 LG 605.85
UNIT 125 C1.S FF 606.02 LG 605.35
UNIT 121
UNIT 144 B2.M.W FF 604.42 LG 603.75
UNIT 142A A1.W FF 605.17 LG 604.50
UNIT 142B
UNIT 140 B2.M.W FF 605.67 LG 605.00
UNIT 128 B2.S FF 606.17 LG 605.50
UNIT 126A UNIT 126B FF 605.92 LG 605.25
UNIT 124 B2.M.W FF 604.92 LG 604.25
UNIT 122A UNIT 122B A1.W FF 604.17 LG 603.50
UNIT 120 B2.W FF 603.42 LG 602.75
UNIT 146 B1.W FF 602.67 LG 602.00
UNIT 148B UNIT 148A A1.W FF 601.67 LG 601.00
UNIT 150 B1.M.W FF 600.92 LG 600.25
UNIT 152 B1.W FF 600.17 LG 599.50
UNIT 166A A1.W FF 603.92 LG 603.25
UNIT 166B
UNIT 164 B1.M.W FF 604.92 LG 604.25
UNIT 162A UNIT 162B B2.W FF 604.42 LG 603.75
UNIT 160 B1.M.W FF 602.67 LG 602.00
UNIT 158 B1.W FF 603.42 LG 602.75
UNIT 154 B1.M.W FF 601.92 LG 601.25
UNIT 156 B1.M.W FF 602.67 LG 602.00
UNIT 256 B2.M.W FF 602.42 LG 601.75
UNIT 258 B2.W FF 601.92 LG 601.25
UNIT 276 B1.M.W FF 603.67 LG 603.00
UNIT 252 B1.M FF 603.17 LG 602.50
UNIT 264 B1 FF 603.67 LG 603.00
UNIT 274 B1.M FF 604.42 LG 603.75
UNIT 272B UNIT 272A A1.M.W FF 605.17 LG 604.50
UNIT 270 B1.W FF 605.92 LG 605.25
UNIT 250 B2.W FF 603.92 LG 603.25
UNIT 248 B1 FF 604.42 LG 603.75
UNIT 246 B1.W FF 605.17 LG 604.50
UNIT 244 B1.W FF 605.92 LG 605.25
UNIT 242 B2.W FF 606.92 LG 606.25
UNIT 240 B2.W FF 607.42 LG 606.75
UNIT 268B
UNIT 268A A1.W FF 604.92 LG 604.25
UNIT 224 B2.W FF 606.92 LG 606.25
UNIT 226 B2.W FF 606.42 LG 605.75
UNIT 222 A1.W FF 605.42 LG 604.75
UNIT 220 B2.W FF 604.67 LG 604.00
UNIT 208 FF 602.67 LG 602.00
UNIT 210 B1.M.W FF 604.17 LG 603.50
UNIT 212 A1.W FF 604.42 LG 603.75
UNIT 202A
UNIT 260 B1 FF 602.92 LG 602.25
UNIT 262 B1 FF 601.92 LG 601.25
UNIT 264A UNIT 264B A1.W FF 602.67 LG 602.00

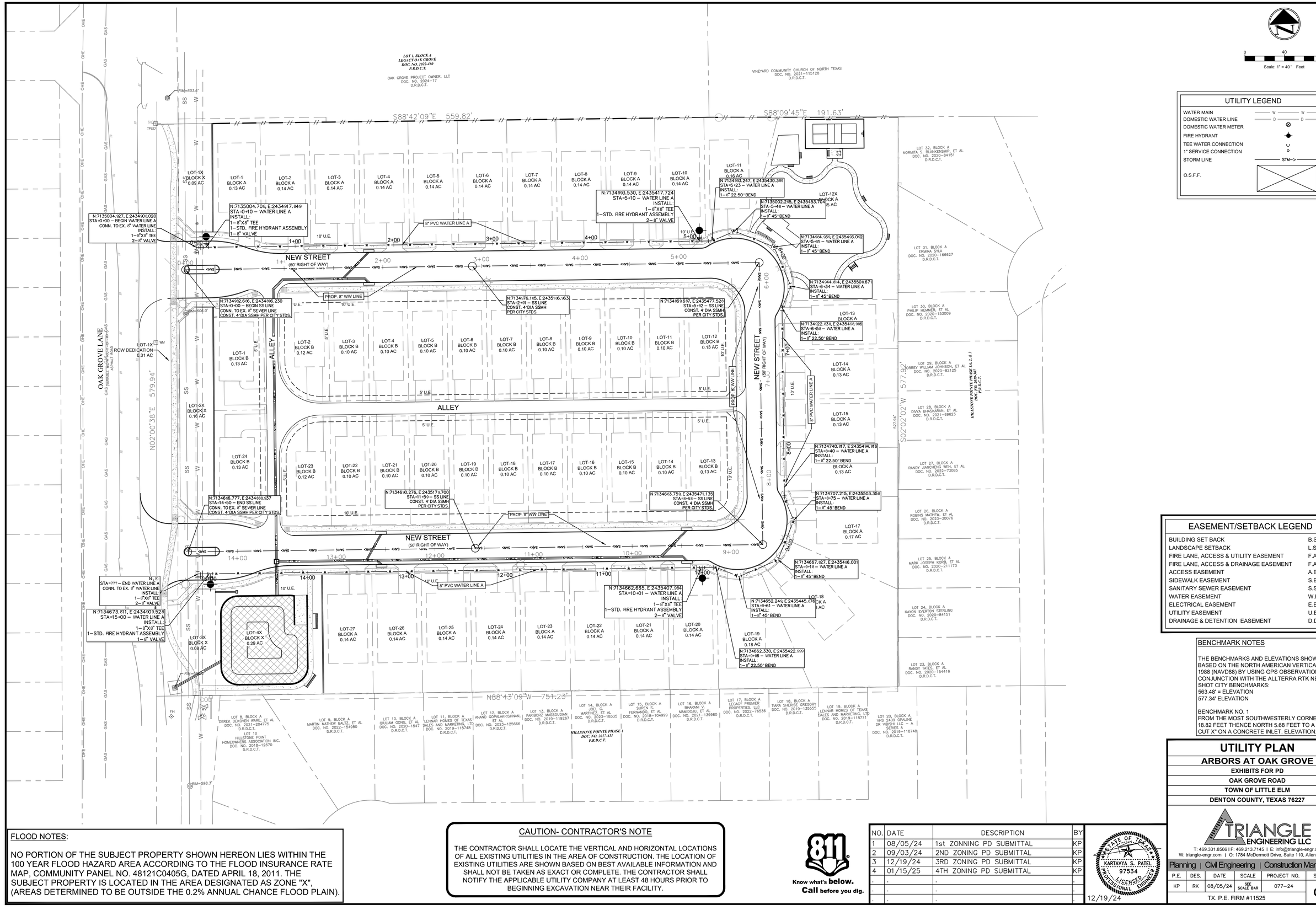
CALLED 10.000 ACRES
SOUTHWESTERN BELL TELEPHONE COMPANY
DOC. NO. 2021-115128
O.P.R.D.C.T.

CALLED 11.929 ACRES
STEVE BARTEL AND WIFE NANCY BARTEL
VOL. 2316, PG. 550
D.R.D.C.T.

CALLED 1.000 ACRES
DOC. NO. 20180100000
D.R.D.C.T.

WEST LINE OF CALLED 11.929 ACRES STEVE BARTEL AND WIFE NANCY BARTEL VOL. 2316, PG. 550 D.R.D.C.T.
NORTH 1/4 VARIABLE WIDTH 0.0042 ACRES OR 181.9Ω FT.

N1°43'11"E 1478.8'
S88°29'29"E 478.8'
N10°35'5"E 239.9'
S87°56'05"E 37.2'
S1°08'07"W 1148.3'



0 40 80
Scale: 1" = 40' Feet

UTILITY LEGEND

WATER MAIN	W W
DOMESTIC WATER LINE	D D
DOMESTIC WATER METER	⊗
FIRE HYDRANT	
TEE WATER CONNECTION	
1" SERVICE CONNECTION	
STORM LINE	STM–>
O.S.F.F.	

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 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'

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.

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

NO.	DATE	DESCRIPTION	BY
1	08/05/24	1st ZONNING 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
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS · KARTAVYA S. PATEL · 97534 · LICENSED PROFESSIONAL ENGINEER · 12/19/24

UTILITY PLAN

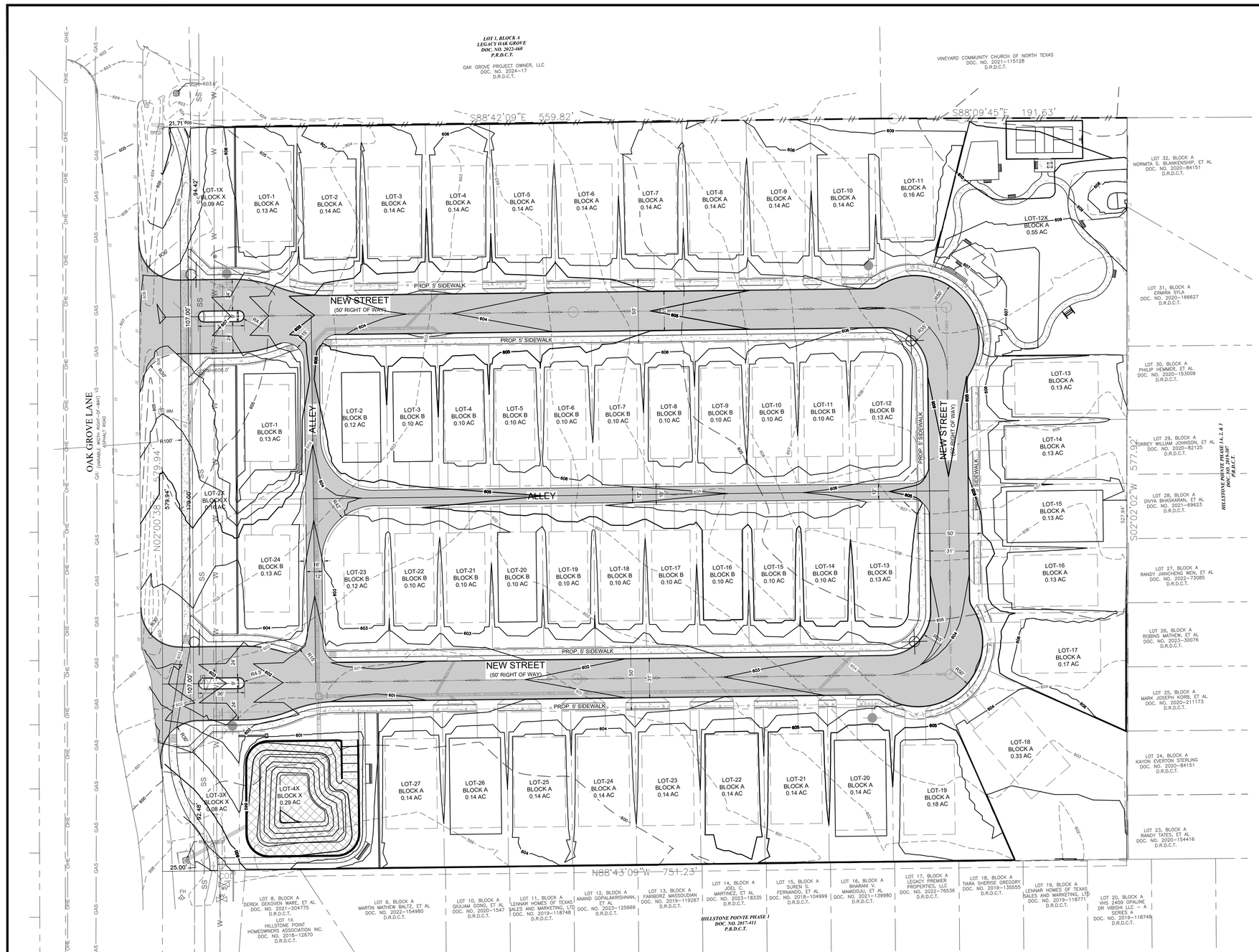
ARBORS AT OAK GROVE

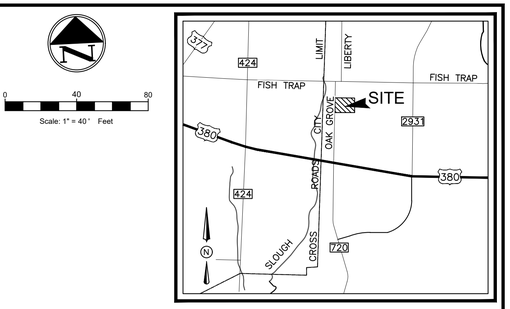
EXHIBITS FOR PD
OAK GROVE ROAD
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS 76227

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

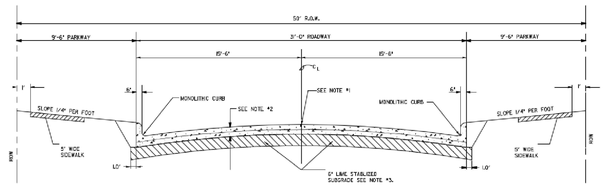
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	RK	08/05/24	SEE SCALE BAR	077–24	C-5.0

TX. P.E. FIRM #11525



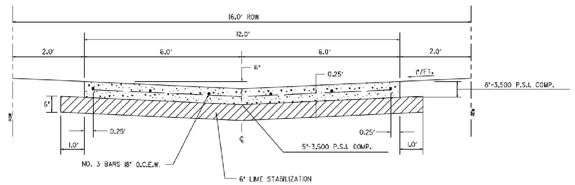


VICINITY MAP
N.T.S.



TYPICAL STREET SECTION (31' B-B)
N.T.S.

NOTE:
1. 6" CROWN FOR 31' B-B STREET, SAWED LONGITUDINAL JOINT.
2. 6" REINFORCED CONCRETE PAVEMENT THICKNESS (3,500 PSI)
3. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37/LB/SY MIN) PER GEOTECH RECOMMENDATIONS
4. #3 BARS @ 18" O.C.E.W.



TYPICAL ALLEY SECTION
SCALE: NTS

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'

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

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
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
12/19/24

PRELIMINARY PAVING PLAN

ARBORS AT OAK GROVE

EXHIBITS FOR PD

OAK GROVE ROAD

TOWN OF LITTLE ELM

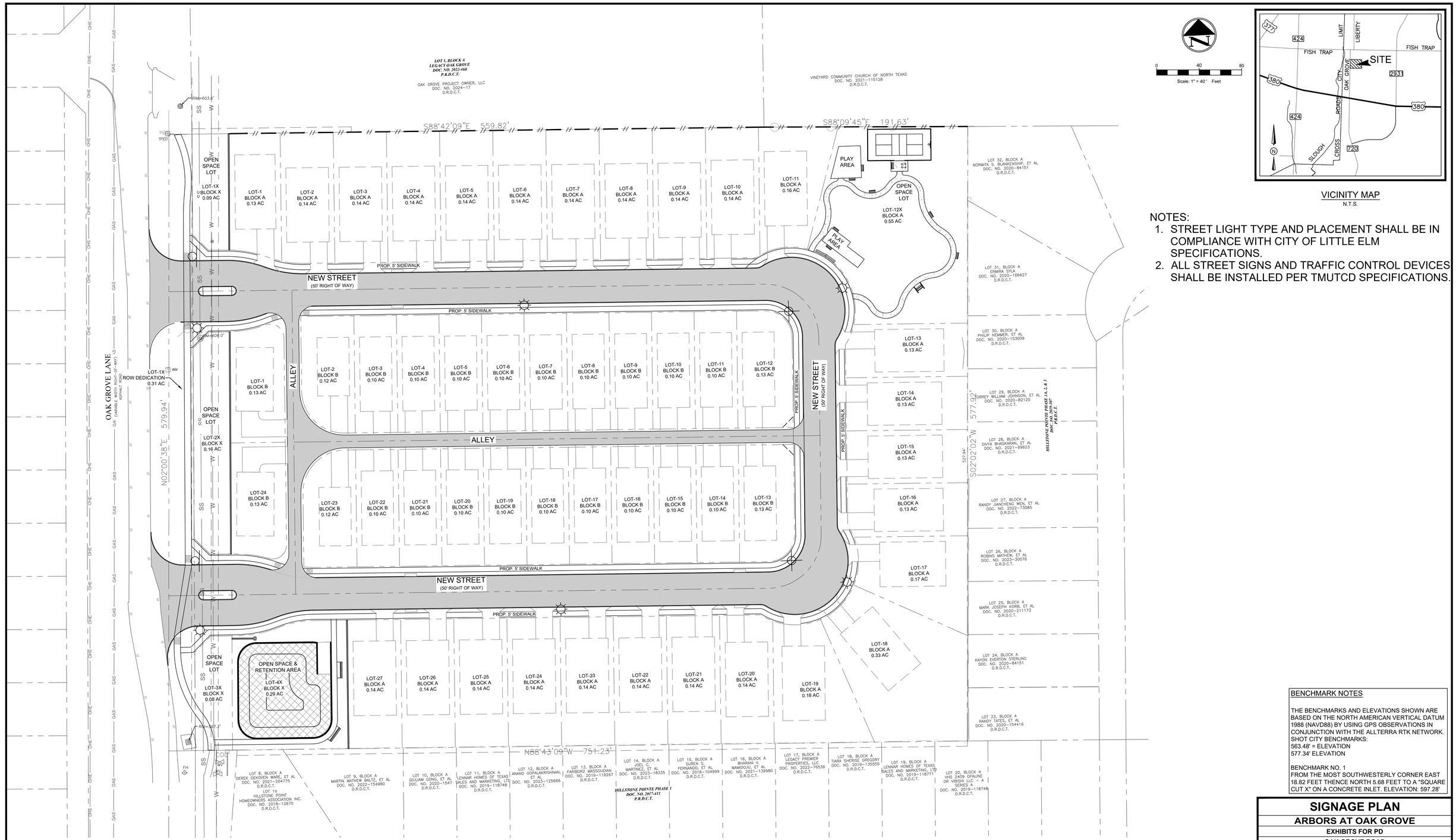
DENTON COUNTY, TEXAS 76227

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | 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	SEE SCALE BAR	077-24	C-6.0

TX. P.E. FIRM #11525



VICINITY MAP
N.T.S.

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.

INSTALL: STREET NAME BLADES ONLY

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

STREET LIGHT

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.

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

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.
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NO.	DATE	DESCRIPTION	BY
1	08/05/24	1st ZONNING 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
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
01/15/25

SIGNAGE PLAN

ARBORS AT OAK GROVE

EXHIBITS FOR PD

OAK GROVE ROAD

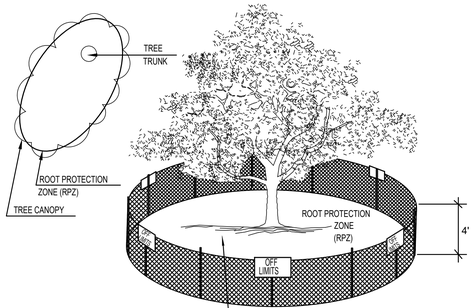
TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS 76227

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I 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	SEE SCALE BAR	077-24	C-7.0

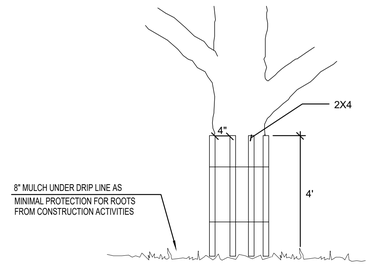
TX. P.E. FIRM #11525



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A

NOT TO SCALE



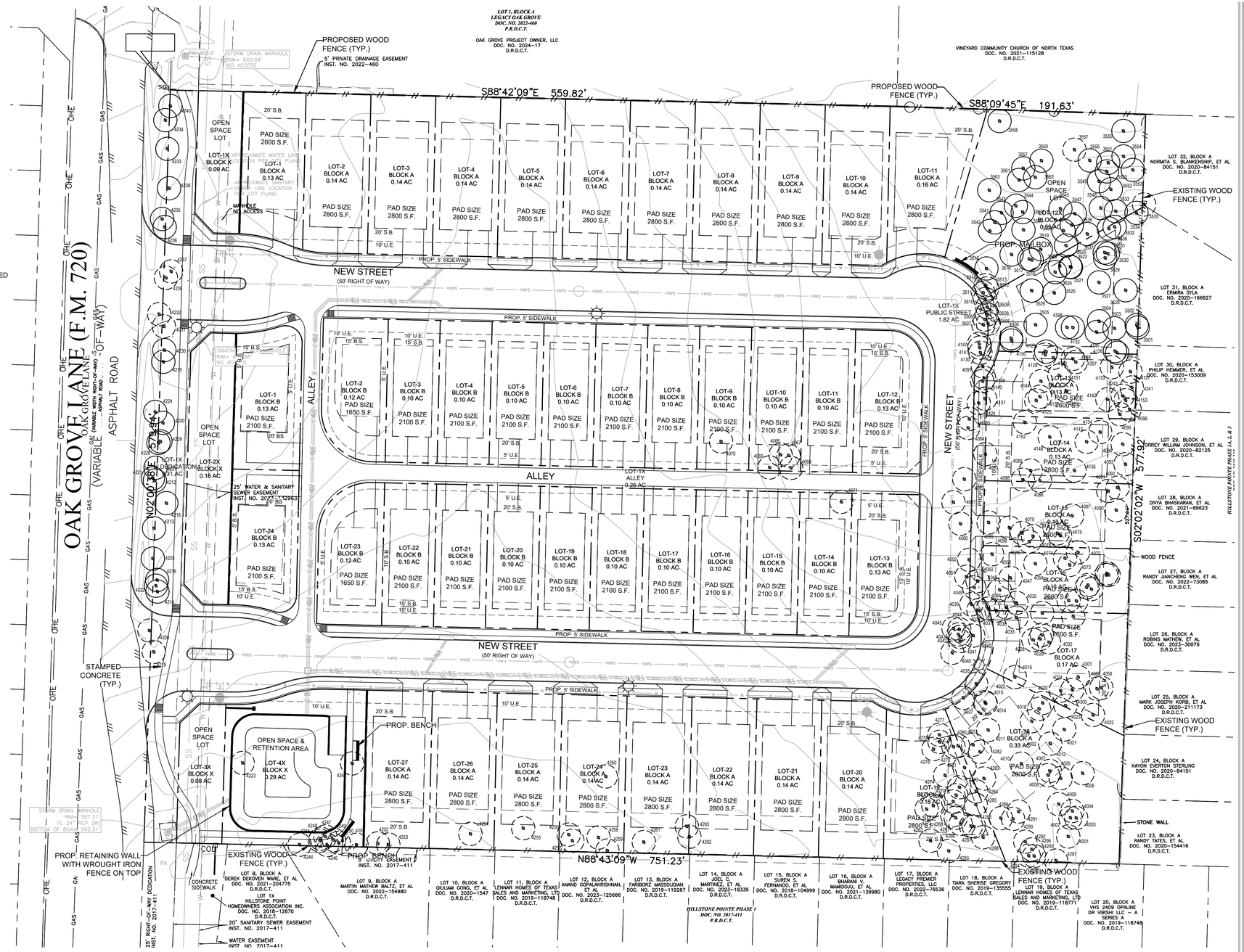
NOTE:
WRAP TREE TRUNK WITH 2 X 4 STUDS AND ROPE OR BAND IN-PLACE
AS NEEDED TO PROECT TREES IN WORK AREAS

02 TREE PROTECTION FENCE B

NOT TO SCALE

EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *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.*
3. *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.*
4. *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.*
5. *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 dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *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.*
10. *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.*
11. *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.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. 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).*
13. *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).*
14. *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 01/L1.00

02 EXISTING TREE PLAN

SCALE 1"=40'-0"

0 20 40 80

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

REGISTERED LANDSCAPE ARCHITECT CHRIS TROY MONTEMAYOR 2042 STATE OF TEXAS

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 Size	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		
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
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	$ 2,488.14
4231		1	16	80	$ 4,423.36		
4232		1	19	95	$ 6,237.63		
4233		1	40			Remain	$ 27,646.02
4234		1	22			Remain	$ 8,362.92
4235		2	12			Remain	$ 1,990.51
4236		1	28			Remain	$ 13,546.55
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		

Tree Classes

Class I	Class II	Class III	Class IV	Class V
Floodplain Trees	All Ashes	All Pines	Crepe Myrtles	Other Fruit Trees
All Oaks	All Elms	Blue Spruce	Dogwood	Other Ornamentals
Pecan	All Maples	Juniper, Cedar	Plums/Pears	Boxelder
American Beech	Hickories	Honey Locust	Common Hackberry	Tree of Heaven
American Holly	Black Walnut	Honey Mesquite	Sugar Berry	Mulberry Trees
Yaupon Holly	Persimmon	Western Soapberry	Bois D'Arc	Chinaberry
Sweet Gum	Chittamwood	River Birch	Cottonwoods	Catalpa
Magnolia	Golden Raintree	Redbud	Poplars	Jujube
Ginkgo		Eve's Necklace	Loquat	Tallows
Chinese Pistachio			Siberian Elm	Willows
Bald Cypress			Silver Maple	

Removed Val	$	536,229.03
Remain Val	$	310,281.60
Total	$	846,510.62

Tree Mitigation Notes:

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

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REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS

01.27.2025

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
CITY COMMENTS 01.27.2025

DATE:
01.27.2025

SHEET NAME:
EXISTING TREE PLAN

SHEET NUMBER:

L.2

BRICK THIN-WALL NOTES

1. MASONRY SCREEN WALL TO BE A MINIMUM 6' HEIGHT.
2. BRICK TO BE ACME CORDOBA BRICK.
3. STONE TO BE BUFF LUEDERS LINESTONE.
4. SAMPLES OF BRICK, STONE AND MORTAR SHALL BE PROVIDED FOR APPROVAL. FINAL BRICK, STONE AND MORTAR APPROVAL SHALL BE MADE BY THE OWNER AND IS SUBJECT TO CHANGE AT THE OWNER'S OPTION.
5. ALL BRICK COURSES SHALL RUN LEVEL.
6. MORTAR SHALL BE TYPE S WITH WELL GRADED SAND.
7. BRICK PANEL REINFORCING WIRE SHALL BE 1 $\frac{1}{2}$ INCH CENTER TO CENTER 9 GAUGE.
8. GROUT FILL SHALL BE PEA-GRAVEL AND PORTLAND CEMENT MIX. GROUT SHALL BE VIBRATED TO ASSURE ALL VOIDS ARE FILLED.
9. BRICK SHALL BE GRADE SW(SEVERE WEATHERING) RATED BRICK.
10. CONCRETE FOR PIERS AND MOW STRIP SHALL BE 300 PSI COMPRESSIVE STRENGTH NORMAL WEIGHT PORTLAND MIX CONCRETE.
11. WIRE TIES AT COLUMNS SHALL BE HOP DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
12. SPACING BETWEEN COLUMNS SHALL NOT EXCEED 10 FEET.
13. CONTRACTOR SHALL PROVIDE DETAILED SHOP STAMPED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THE STONE COLUMNS ARE SHOWN ON THE PLAN AND SHALL BE LOCATED WHERE SHOWN, THE BRICK COLUMNS ARE TO BE SPACED EVENLY AND NOT TO EXCEED 10' O.C. THE BRICK COLUMNS SHALL BE SHOWN ON THE SHOP DRAWING AND THE SPACING SHALL BE DETERMINED BY THE CONTRACTOR. IF ANY DISCREPANCIES ARE DISCOVERED THE LANDSCAPE AND DEVELOPER SHALL BE NOTIFIED IMMEDIATELY
14. CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO HIS OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK AND PRIOR TO DRILLING ANY PIER HOLES.
15. MASONRY SCREEN WALL TO BRIDGE UTILITY EASEMENTS WITH A SUSPENDED CONCRETE BEAM AS REQUIRED.
16. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A615, GRADE 60 (60,000 PSI YIELD POINT).
17. REINFORCING BARS, SUPPORTS AND SPACERS SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE BY THE CONCRETE REINFORCING STEEL INSTITUTE.
18. GRADE BEAM CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE 2" MINIMUM TOP AND SIDES, 3" MINIMUM BOTTOM.

WOOD PRIVACY FENCE NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PROPOSED AND EXISTING SITE ELEMENTS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. EXISTING UTILITIES ARE TAKEN FROM AVAILABLE RECORDS. LOCATIONS SHOWN, IF SHOWN AT ALL, ARE FROM DRAWINGS PROVIDED BY OTHERS AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH UTILITY. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING FACILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES, WEATHER SHOWN OR NOT, DAMAGES BY CONTRACTOR'S ACTIVITIES.
3. EXISTING TREES AND OTHER PLANT MATERIALS SHALL BE PROTECTED DURING FABRICATION OF FENCE. NO TREE OR PLANT STRUCTURE DAMAGE OR SOIL COMPACTION UNDER TREES AND PLANTS IS ALLOWED. NO TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL BE POURED, MIXED, FOR DISPOSED OF NEAR TREES OR PLANTS INCLUDING, BUT NOT LIMITED TO, PRIMERS, PAINTS, THINNERS, FUELS, ETC.
4. CONTRACTOR SHALL LAYOUT AND STAKE LOCATION OF FENCE FOR OWNER AND/OR
5. ARCHITECT APPROVAL PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL USE: CEDAR LUMBER FOR ALL PICKETS, NAILERS, AND CAP MEMBERS.
7. KEEP FENCE MATERIAL DRY DURING DELIVERY AND STORAGE. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES.
8. DISCARD UNITS OF MATERIAL WITH DEFECTS WHICH MIGHT IMPAIR THE QUALITY OF WORK AND UNITS WHICH ARE TOO SMALL TO FABRICATE THE WORK WITH MINIMUM JOINTS FOR THE OPTIMUM JOINT ARRANGEMENT. ALL WOOD MEMBERS SHALL BE ONE (1) SINGLE PIECE BETWEEN POSTS, INCLUDING PICKETS, CAPS, AND NAILERS.
9. SET CARPENTRY WORK ACCURATELY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, LEVEL, STRAIGHT, FLAT, AND ACCURATELY CUT, FITTED, AND DRILLED.
10. SECURELY ATTACH CARPENTRY WORK BY BASES BY ANCHORING AND FASTENING. USE STAINLESS STEEL OR GALVANIZED COMMON WOOD SCREWS. SELECT FASTENERS OR SIZE THAT WILL NOT PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIAL. MAKE TIGHT CONNECTIONS BETWEEN MEMBERS. INSTALL FASTENERS WITHOUT SPLITTING WOOD, PRE-DRILLING AS REQUIRED. MATERIAL WHICH HAS BEEN MARRED BY HAMMERING OR DISFIGURED BY ANY OTHER MEANS WILL BE REJECTED.
11. MITER ALL CORNERS WHERE APPLICABLE. ALL FLUSH MITERS AND INTERSECTIONS TO BE WELDED AND GROUND SMOOTH.
12. CONTRACTOR TO PROVIDE STAINLESS STEEL OR GALVANIZED FASTENERS. SELECT FASTENERS FOR THE TYPE, GRADE, AND CLASS REQUIRED FOR THE INSTALLATION OF ALL WOOD ITEMS. FASTENERS INCLUDE, BUT NOT LIMITED TO, ALL HANGERS, SLEEVES, RODS, BARS, SCREWS, BOLTS, NUTS, ANCHORS, AND BRACKETS.
13. CONTRACTOR SHALL BE REQUIRED TO CONSTRUCT A SAMPLE PANEL ON SITE, 6'-0" HT. BY 8'-0' LONG, FOR APPROVAL BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
14. UPON COMPLETION AND PRIOR TO FINAL ACCEPTANCE, REMOVE DEBRIS AND TRASH. CLEAN UP SPILLS IMMEDIATELY USING APPROVED METHODS.

01 WALL & FENCE PLAN
SCALE 1"=30'-0"
0 15 30 60

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CHRIS TROWLAND
2042
STATE OF TEXAS
01.27.2025

RESIDENTIAL DEVELOPMENT

OAK GROVE LANE
LITTLE ELM, TEXAS

ISSUE:
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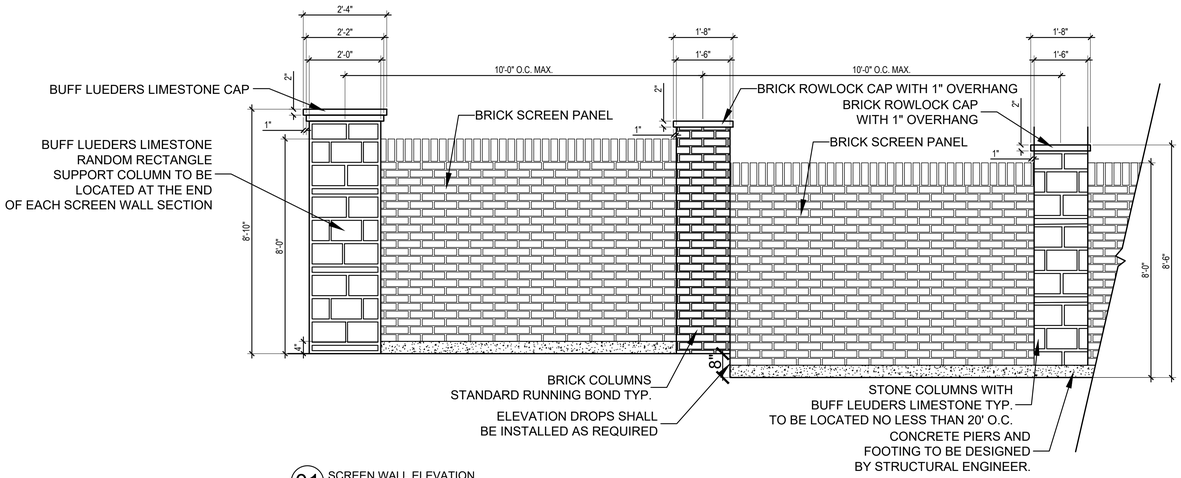
CITY COMMENTS 10.30.2024
CITY COMMENTS 01.15.2025

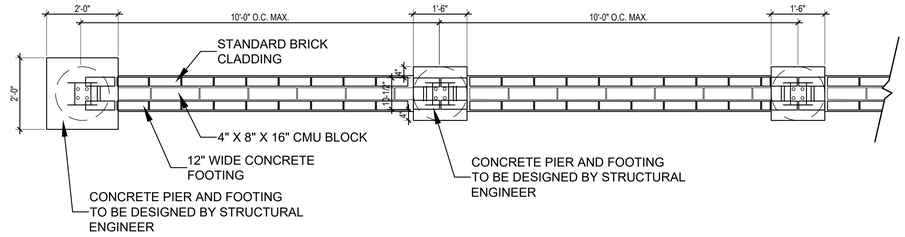
DATE:
01.27.2025

SHEET NAME:
WALL & FENCE PLAN

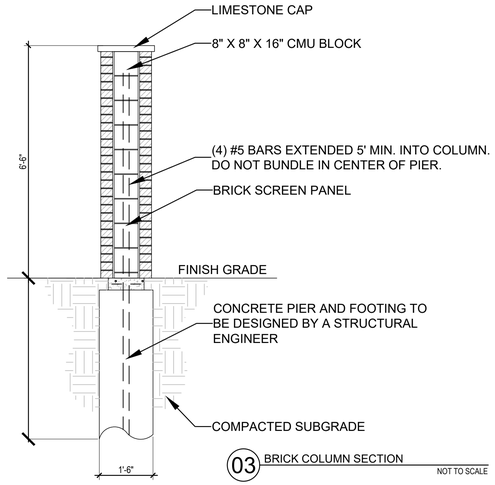
SHEET NUMBER:
L.3



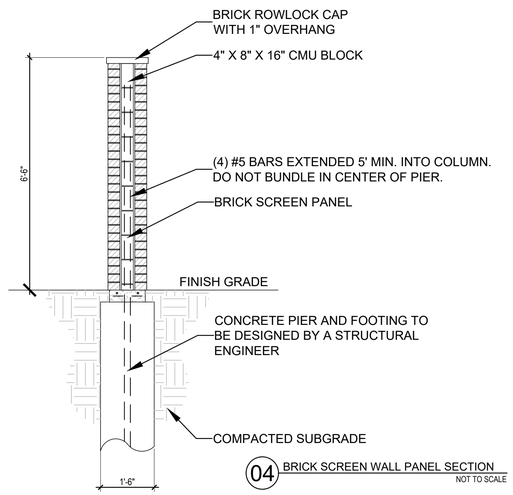
01 SCREEN WALL ELEVATION
NOT TO SCALE



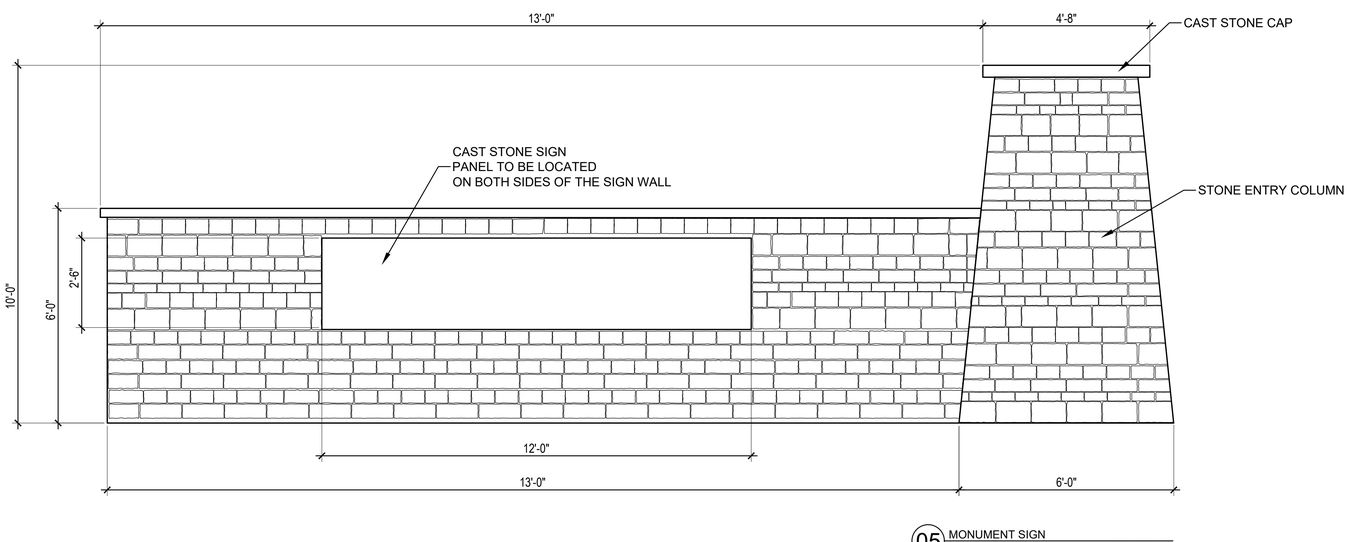
02 SCREEN WALL COLUMN PLAN
NOT TO SCALE



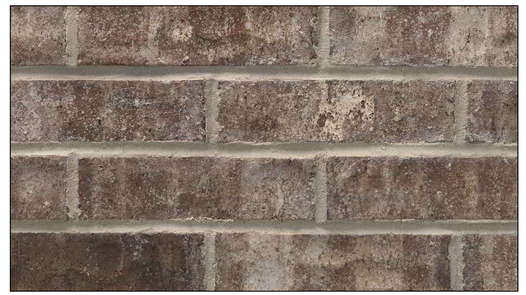
03 BRICK COLUMN SECTION
NOT TO SCALE



04 BRICK SCREEN WALL PANEL SECTION
NOT TO SCALE



05 MONUMENT SIGN
SCALE: 1/2"=1'-0"



ACME BRICK- OXFORD PLACE BLEND

LUEDERS LIMESTONE-BUFF

CAST STONE SIGN PANEL

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2042
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01.27.2025

RESIDENTIAL DEVELOPMENT

OAK GROVE LANE
LITTLE ELM, TEXAS

ISSUE:
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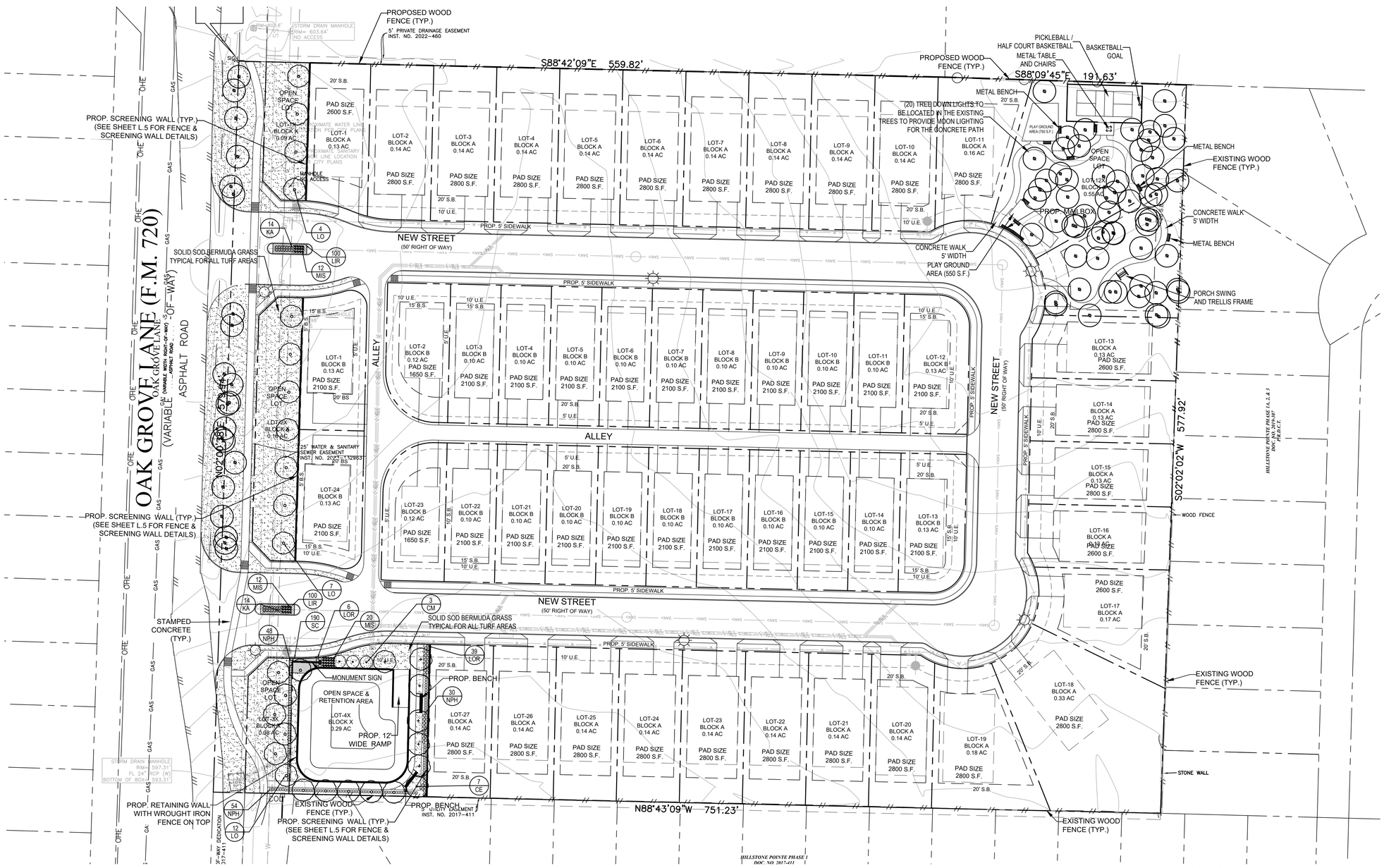
DATE:
01.27.2025

SHEET NAME:
WALL & FENCE DETAILS

SHEET NUMBER:
L.4



LANDSCAPE NOTES

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

GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

LANDSCAPE TABULATIONS

REQUIREMENTS FOR EACH LOT-

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

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
TREES					
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					
KA	28	Kaleidoscope Abelia	*Abelia grandiflioria 'Kaleidoscope'*	3 gal.	container grown, 18" ht., 18" spread
LOR	44	Loropetalum	*Loropetalum chinesis*	3 gal.	container grown, 20" ht., 20" spread
MIS	44	Miscanthus	*Miscanthus sinesis*	3 gal.	container full, well rooted
NPH	133	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	3 gal.	container grown, 20" ht., 20" spread
GROUNDCOVERS					
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.

TOWN OF LITTLE ELM LANDSCAPE NOTES

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

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

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REGISTERED LANDSCAPE ARCHITECT CHRIS TROVILLION 2042 STATE OF TEXAS
01.27.2025

RESIDENTIAL DEVELOPMENT

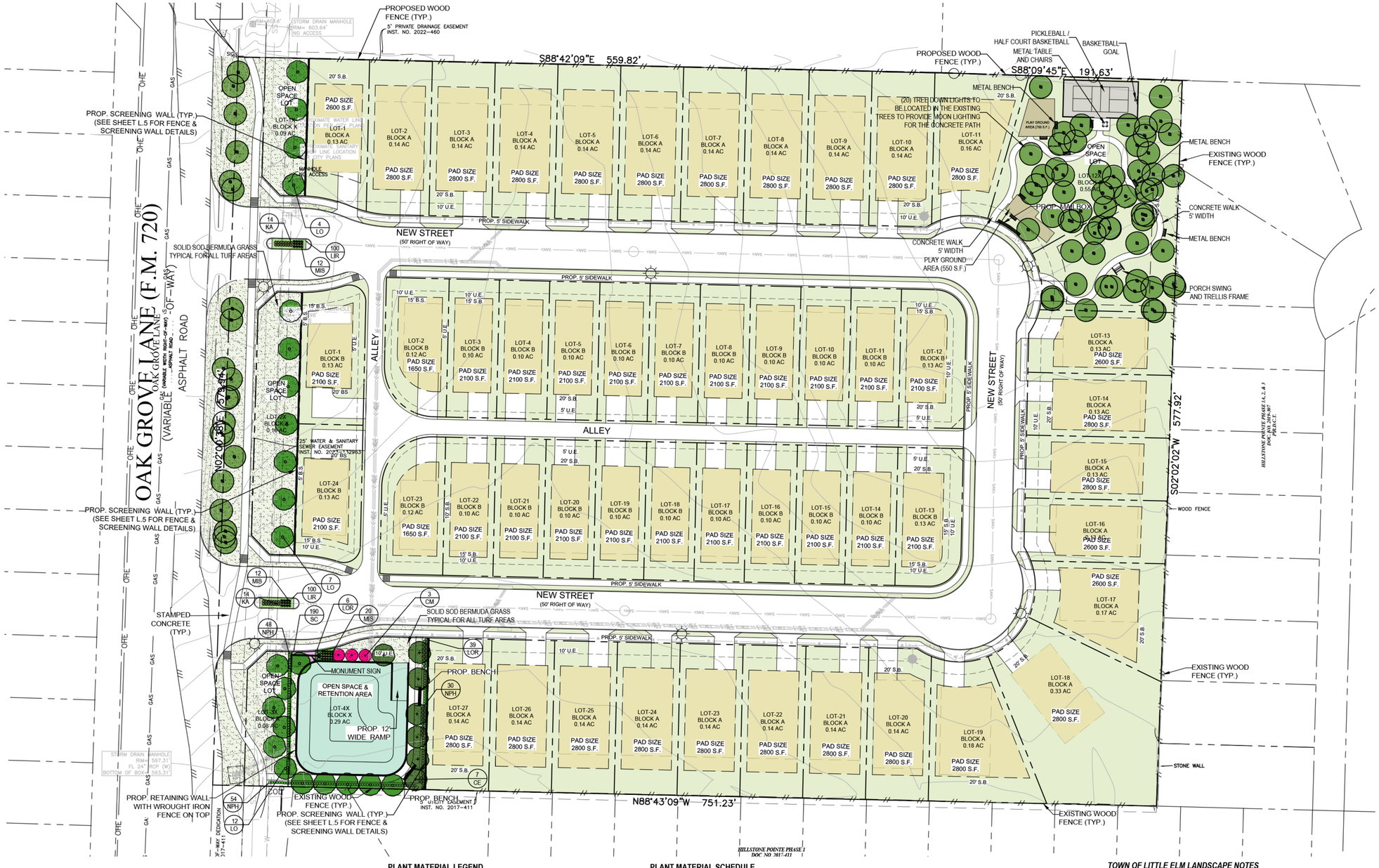
OAK GROVE LANE
LITTLE ELM, TEXAS

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-

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

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
TREES					
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	Kaleidoscope Abelia	*Abelia grandiflorla 'Kaleidoscope'*	3 gal.	container grown, 18" ht., 18" spread
LOR	44	Loropetalum	*Loropetalum chinesis*	3 gal.	container grown, 20" ht., 20" spread
MIS	44	Miscanthus	*Miscanthus sinesis*	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

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

GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

TOWN OF LITTLE ELM LANDSCAPE NOTES

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

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

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

REGISTERED LANDSCAPE ARCHITECT CHRIS TROMBINO 2042 STATE OF TEXAS
01.15.2025

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:
01.15.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
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:

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

1.3 REFERENCE STANDARDS

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

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

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

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

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

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

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

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

JOB CONDITIONS

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

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

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

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

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

B. Guarantee:

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

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

1.7 QUALITY ASSURANCE

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

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

C. Selection of Plant Material:

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

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

A. Delivery:

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

PART 2 - PRODUCTS

2.1 PLANTS

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

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

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

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

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

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

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

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

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

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

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

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

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

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

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

2.3 MISCELLANEOUS MATERIALS

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

B. Staking Material for Shade Trees:

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

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

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

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

B. All planting areas shall be conditioned as follows:

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

C. Grass Areas:

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

3.2 INSTALLATION

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

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

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

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

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

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

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

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

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

J. Do not wrap trees.

K. Do not over prune.

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

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

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

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

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

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

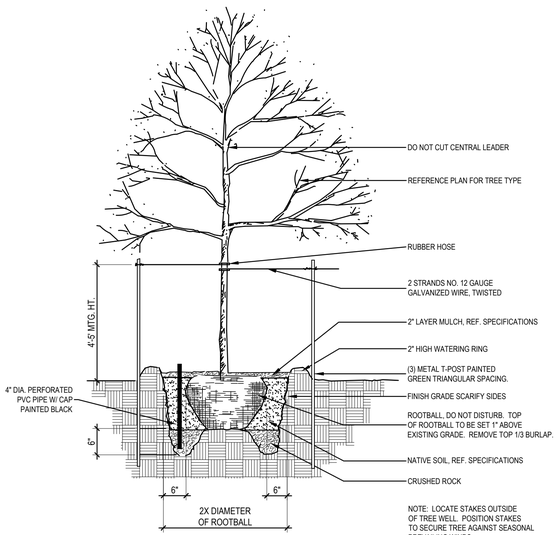
Q. Steel Curbing Installation:

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

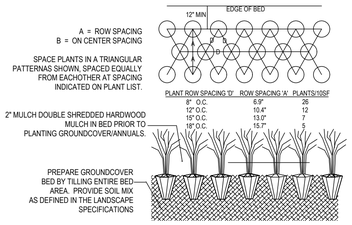
3.3 CLEANUP AND ACCEPTANCE

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

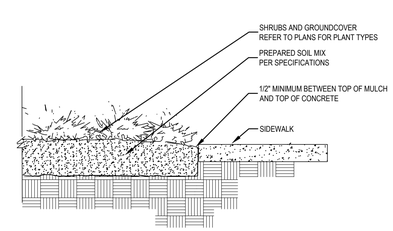
END OF SECTION



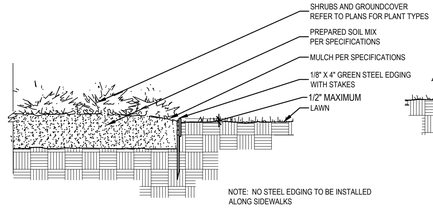
01 TREE PLANTING DETAIL — NOT TO SCALE



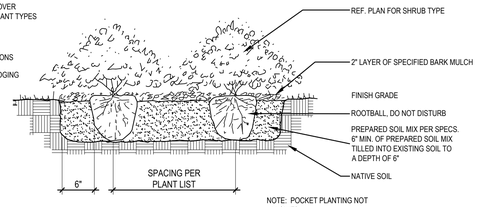
02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



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



04 STEEL EDGING DETAIL — NOT TO SCALE



05 SHRUB PLANTING DETAIL — NOT TO SCALE

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

REGISTERED LANDSCAPE ARCHITECT
CHRIS TROWLAND
2042
STATE OF TEXAS
01.27.2025

RESIDENTIAL DEVELOPMENT

OAK GROVE LANE
LITTLE ELM, TEXAS

ISSUE:
FOR APPROVAL 08.05.2024
FOR APPROVAL 10.30.2024

DATE:
01.27.2025

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.6

Architectural Designs

Plan 60699ND

European House Plan with Vaulted Great Room - 2661 Sq Ft

2,661	4-5	3.5 - 4.5	1	3
Heated S.F.	Beds	Baths	Floors	Car Garage

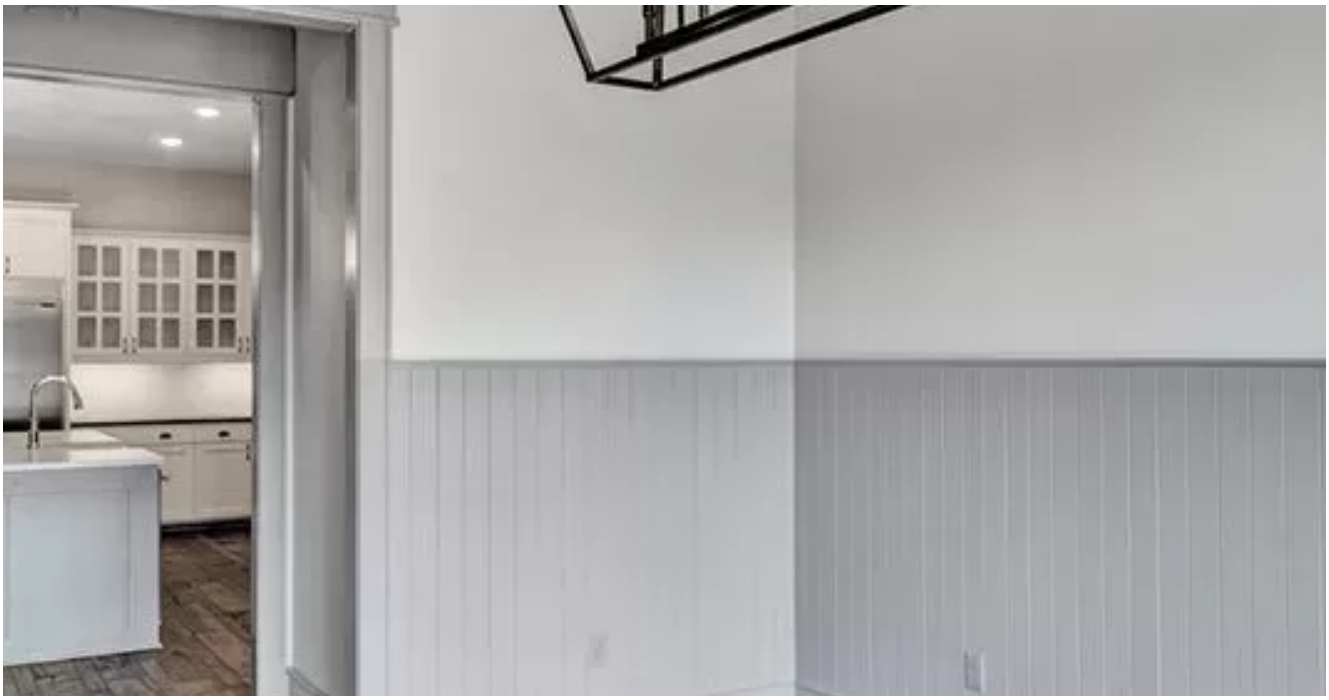


Photo courtesy of:
Texian Homes

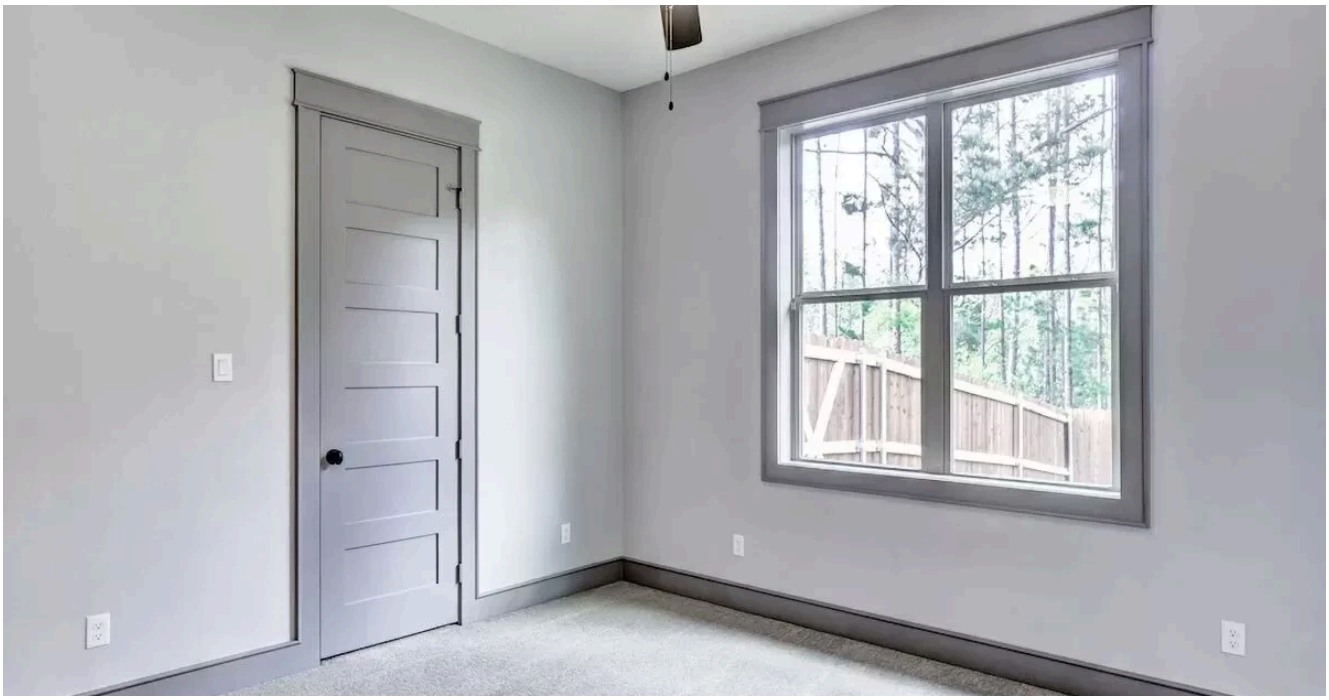
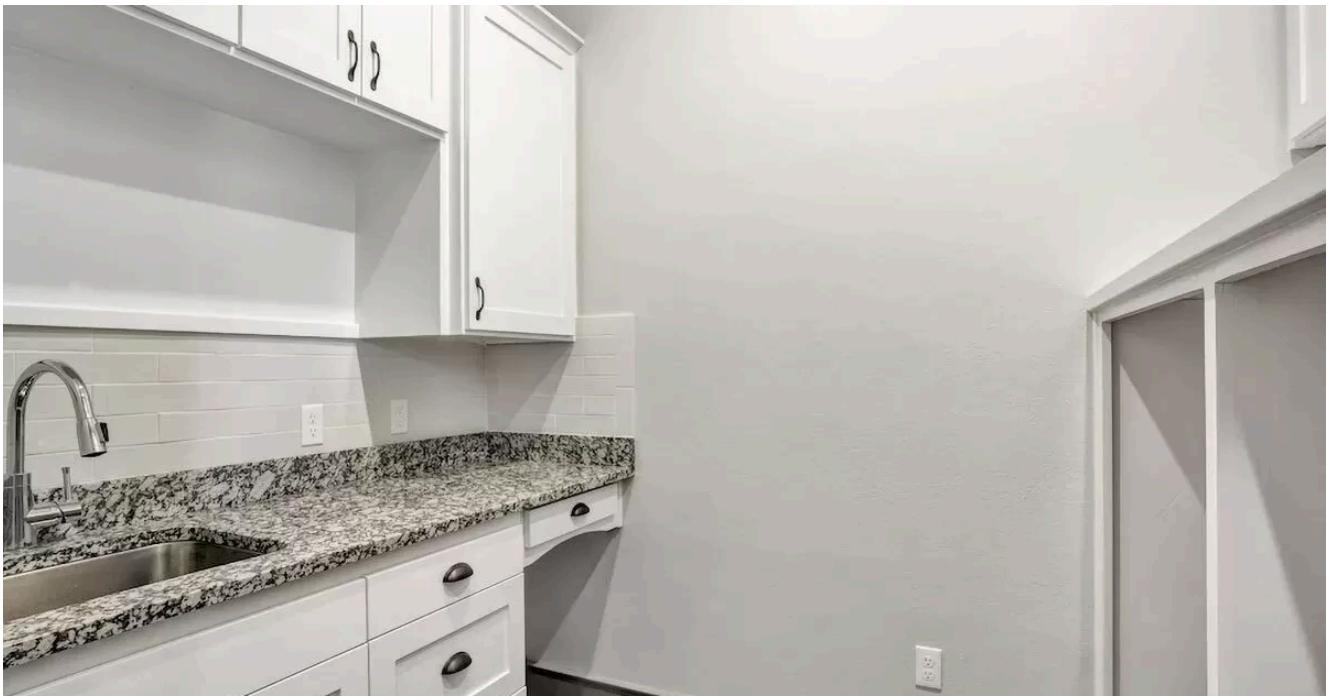
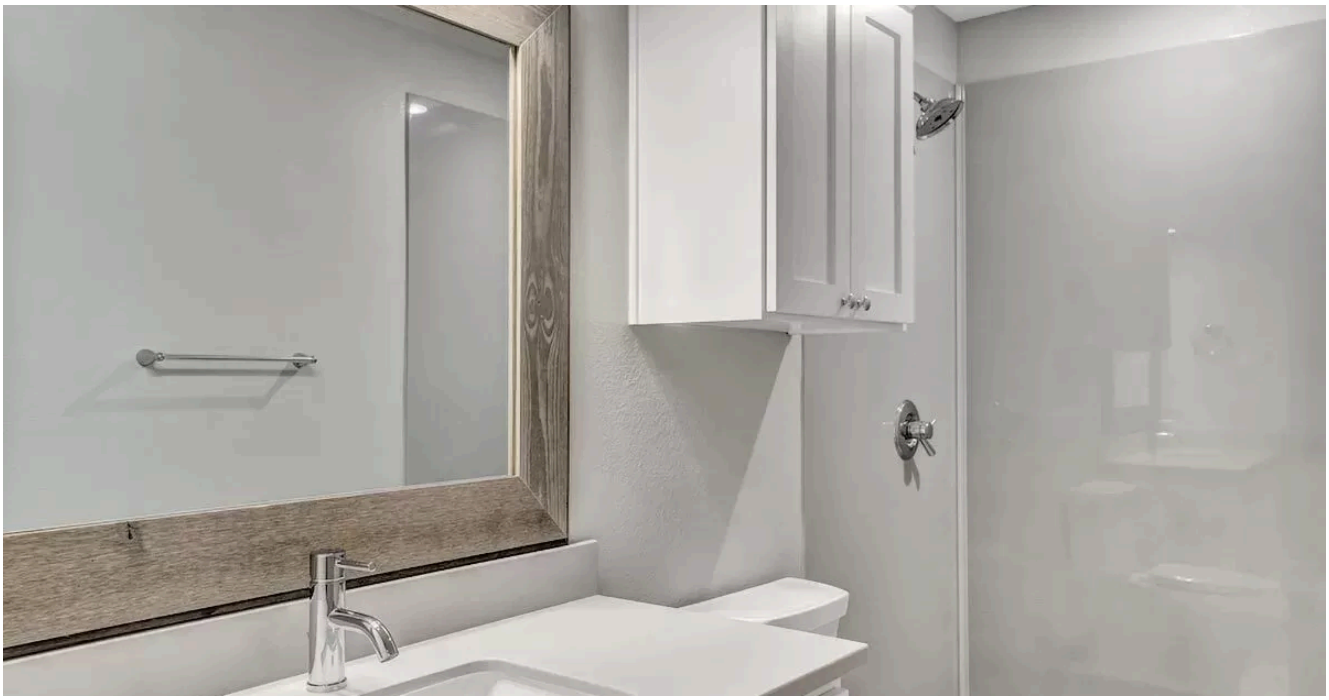
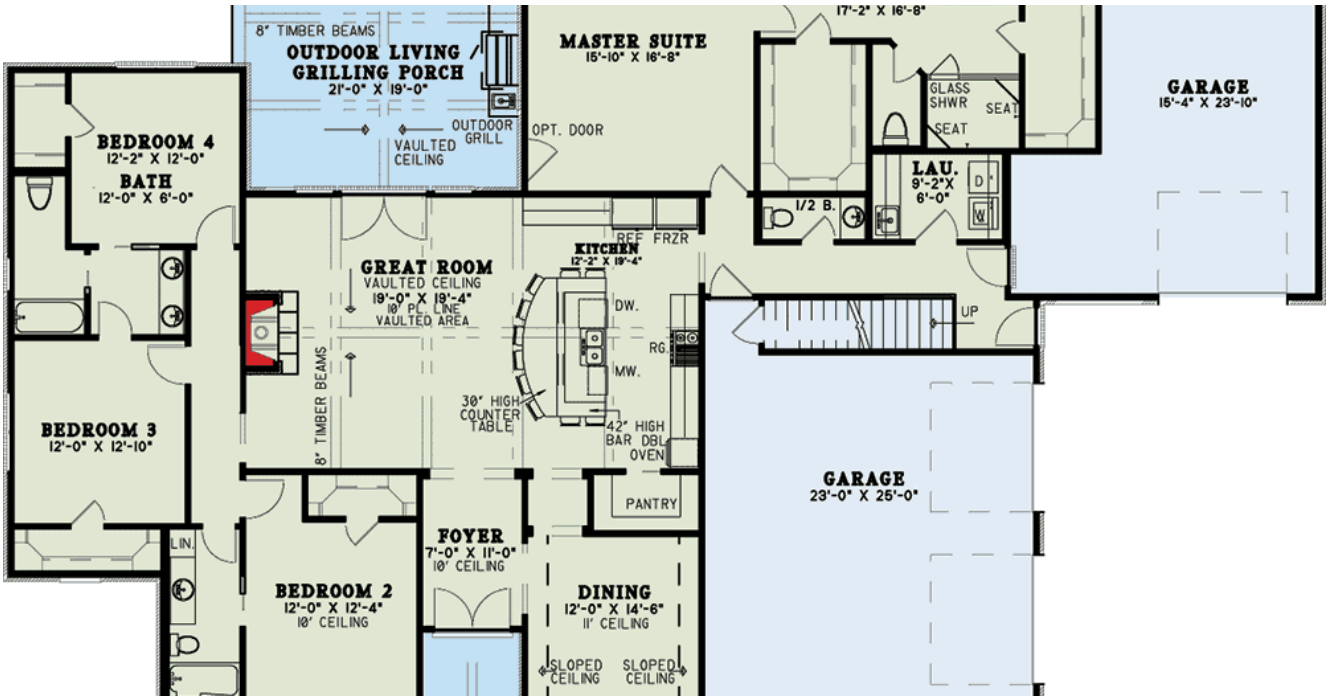
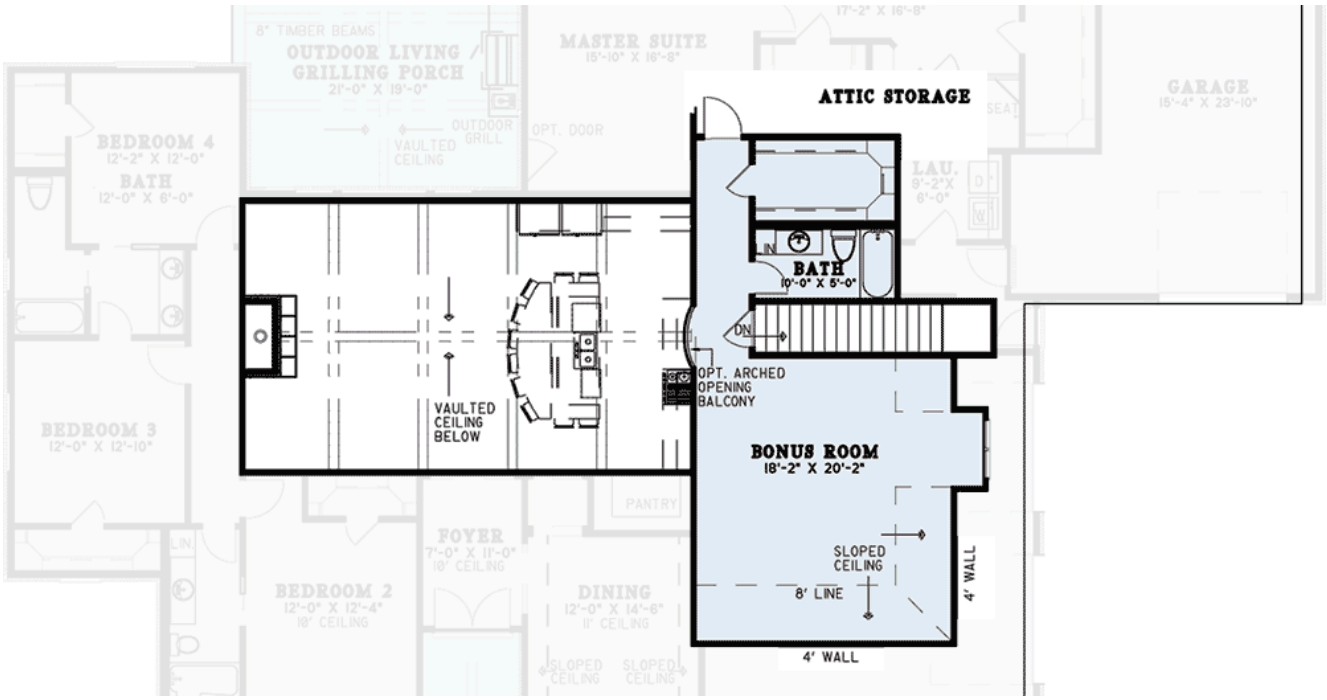


Photo courtesy of:






8" TIMBER BEAMS
OUTDOOR LIVING / GRILLING PORCH
21'-0" X 19'-0"
OUTDOOR GRILL
VAULTED CEILING
MASTER SUITE
15'-10" X 16'-8"
OPT. DOOR
17'-2" X 16'-8"
GLASS SHWR
SEAT
SEAT
GARAGE
15'-4" X 23'-10"
BEDROOM 4
12'-2" X 12'-0"
BATH
12'-0" X 6'-0"
LAU.
9'-2"X
6'-0"
1/2 B.
REF FRZR
KITCHEN
12'-2" X 19'-4"
GREAT ROOM
VAULTED CEILING
19'-0" X 19'-4"
10' PC. LINE
VAULTED AREA
DW.
RG
MW.
UP
8" TIMBER BEAMS
30" HIGH COUNTER TABLE
42" HIGH BAR DBL OVEN
BEDROOM 3
12'-0" X 12'-10"
PANTRY
GARAGE
23'-0" X 25'-0"
LIN.
FOYER
7'-0" X 11'-0"
10' CEILING
BEDROOM 2
12'-0" X 12'-4"
10' CEILING
DINING
12'-0" X 14'-6"
11' CEILING
SLOPED CEILING
SLOPED CEILING



Plan 60699ND
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Plan 60699ND

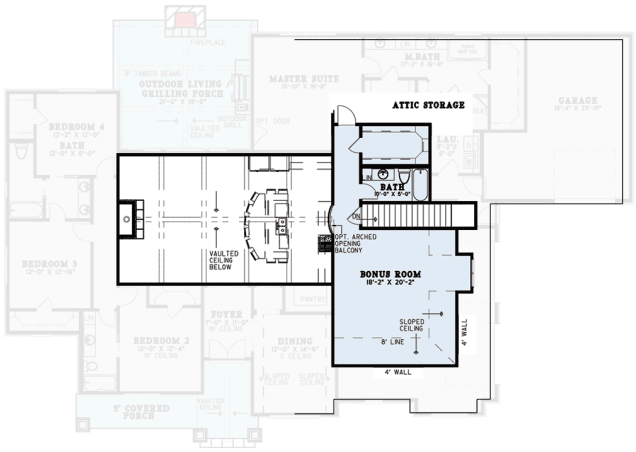
European House Plan with Vaulted Great Room - 2661 Sq Ft

2,661	4-5	3.5 - 4.5	1	3
Heated S.F.	Beds	Baths	Floors	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"**

Roof

Primary Pitch:	**12 on 12**
Framing Type:	**Stick**

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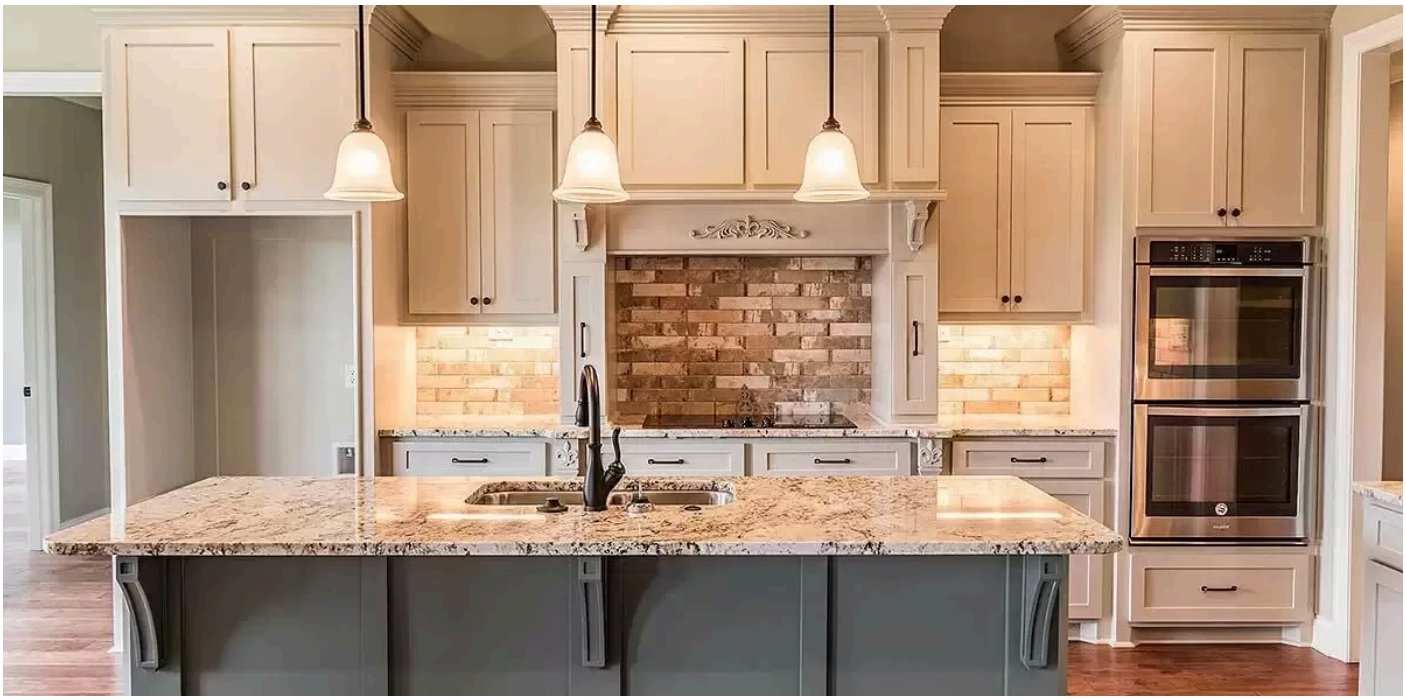
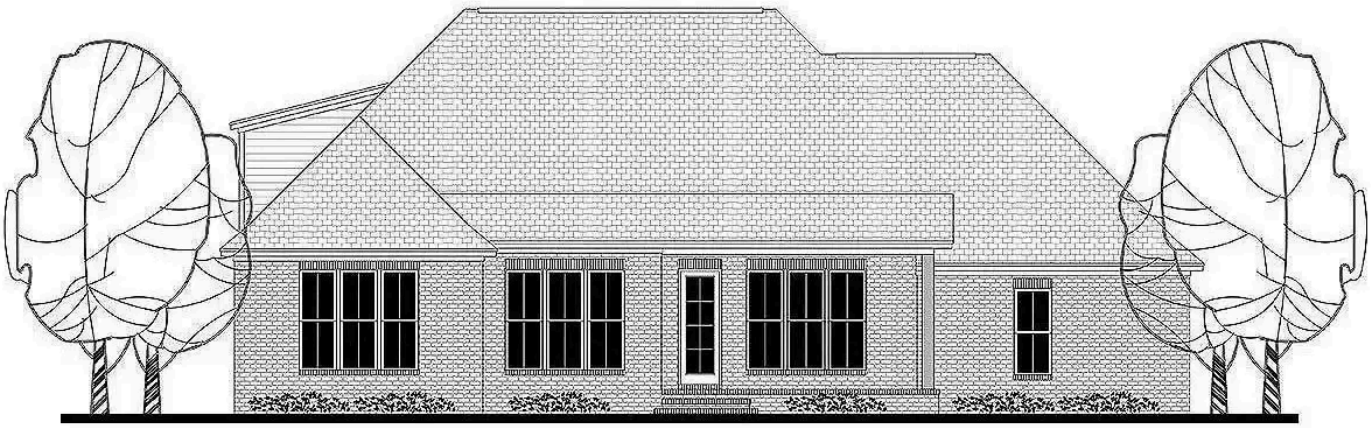
Architectural Designs

Plan 51750HZ

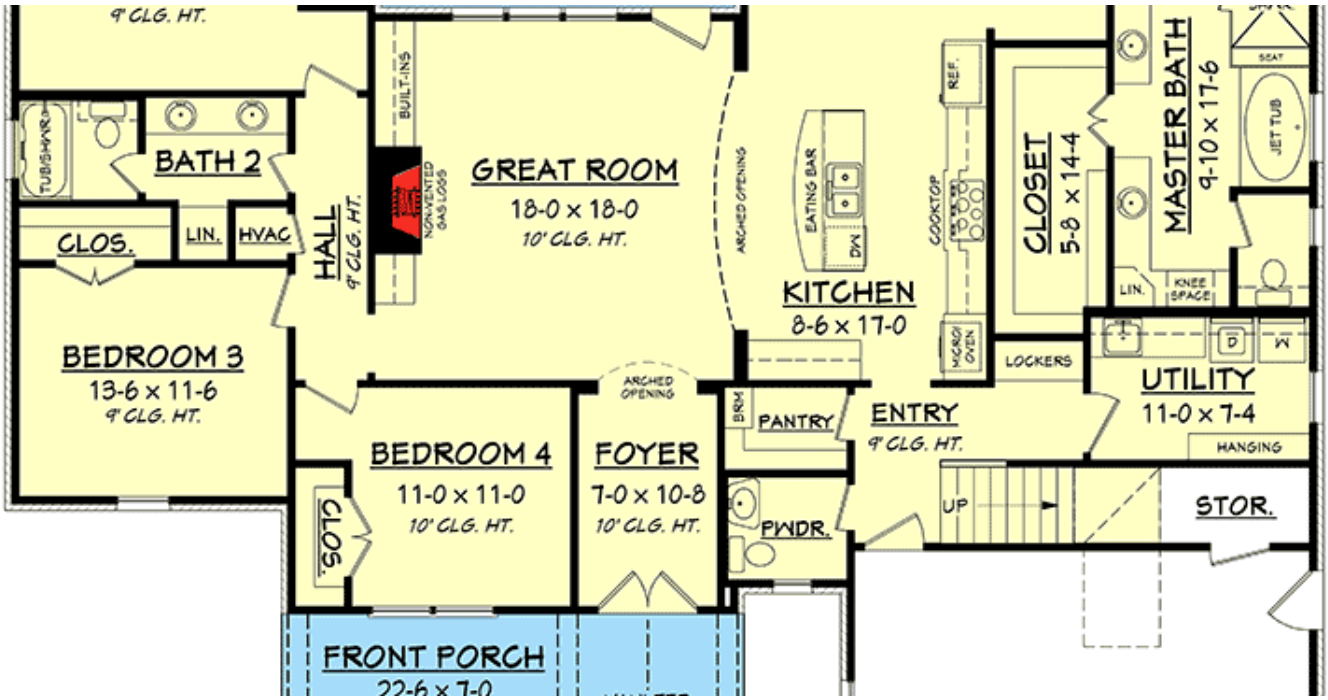
4 Bed Craftsman with Open Concept Living Space and Bonus Room

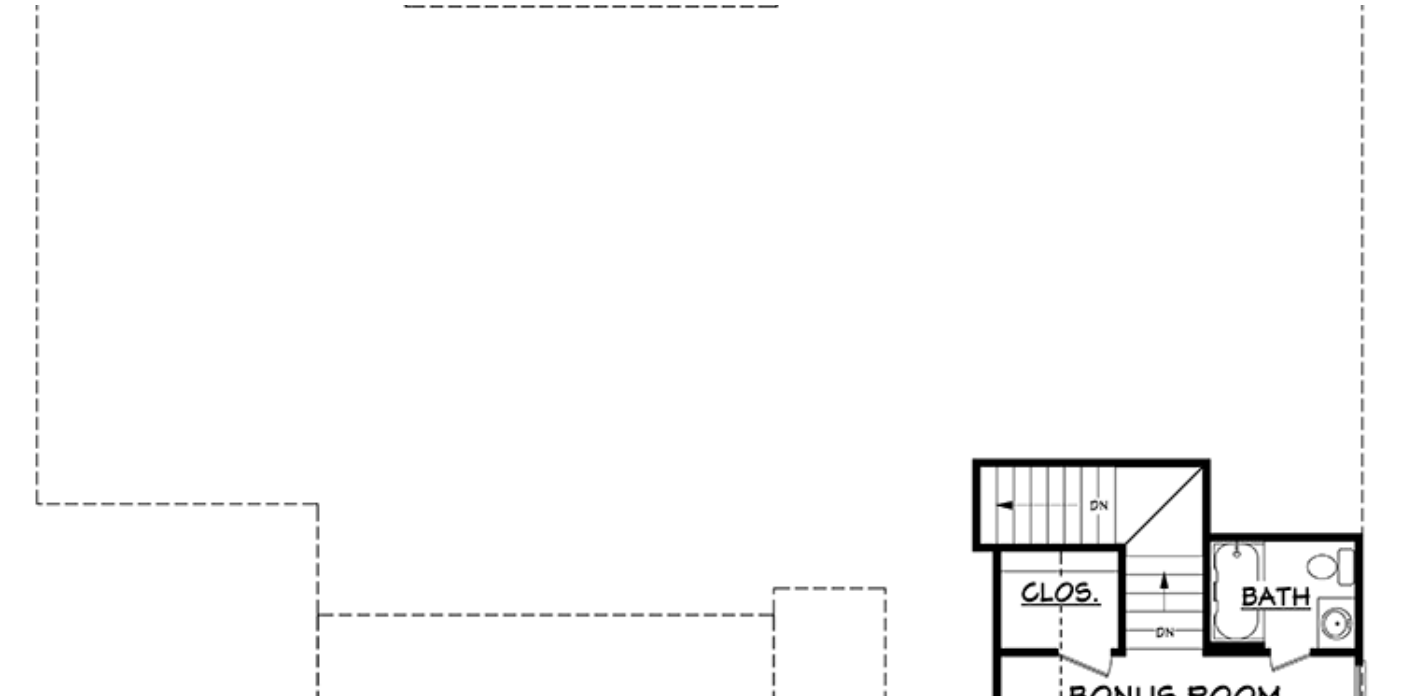
2,329	4-5	2.5 - 3.5	1-2	2
Heated S.F.	Beds	Baths	Floors	Car Garage

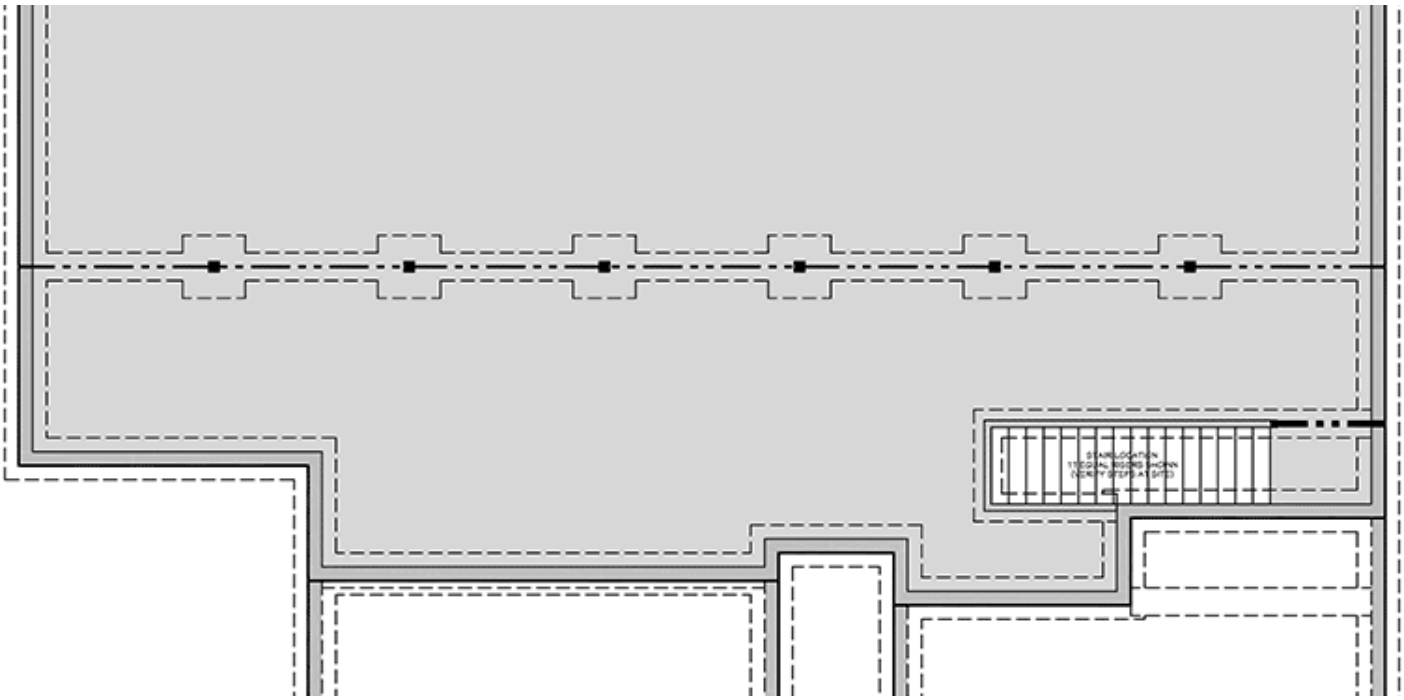




REAR ELEVATION







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Plan 51750HZ

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.**

Dimensions

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

Beds/Baths

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

Garage

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

Foundation Type

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

Exterior Walls

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

Ceiling Heights

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

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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