



±5.79 ACRES

LAND FOR SALE

ELDORADO BEND
1816 WEST ELDORADO PARKWAY
LITTLE ELM, TX



HENRY S. MILLER

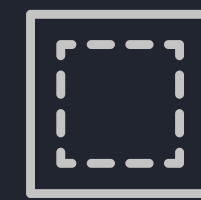


PROPERTY DETAILS

ELDORADO BEND
1816 WEST ELDORADO PARKWAY
LITTLE ELM, TX



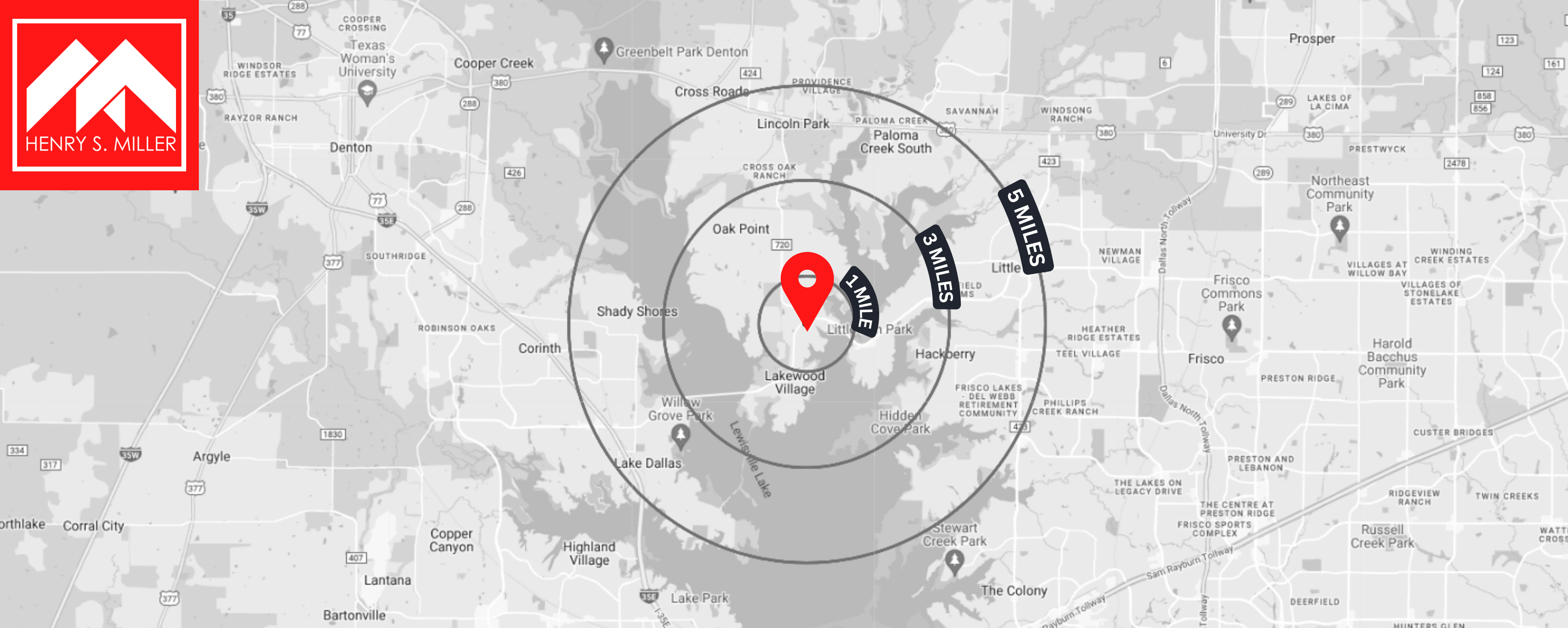
LAND SIZE
5.79AC



ZONING
PD-SF-A1



PRICING
\$1.5M



AREA DEMOGRAPHIC

ELDORADO BEND
1816 WEST ELDORADO PARKWAY
LITTLE ELM, TX



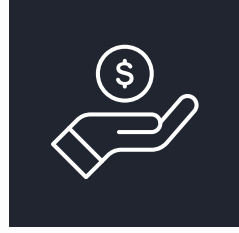
2023 Population
1 MILES 2,853
3 MILES 25,008
5 MILES 118,065



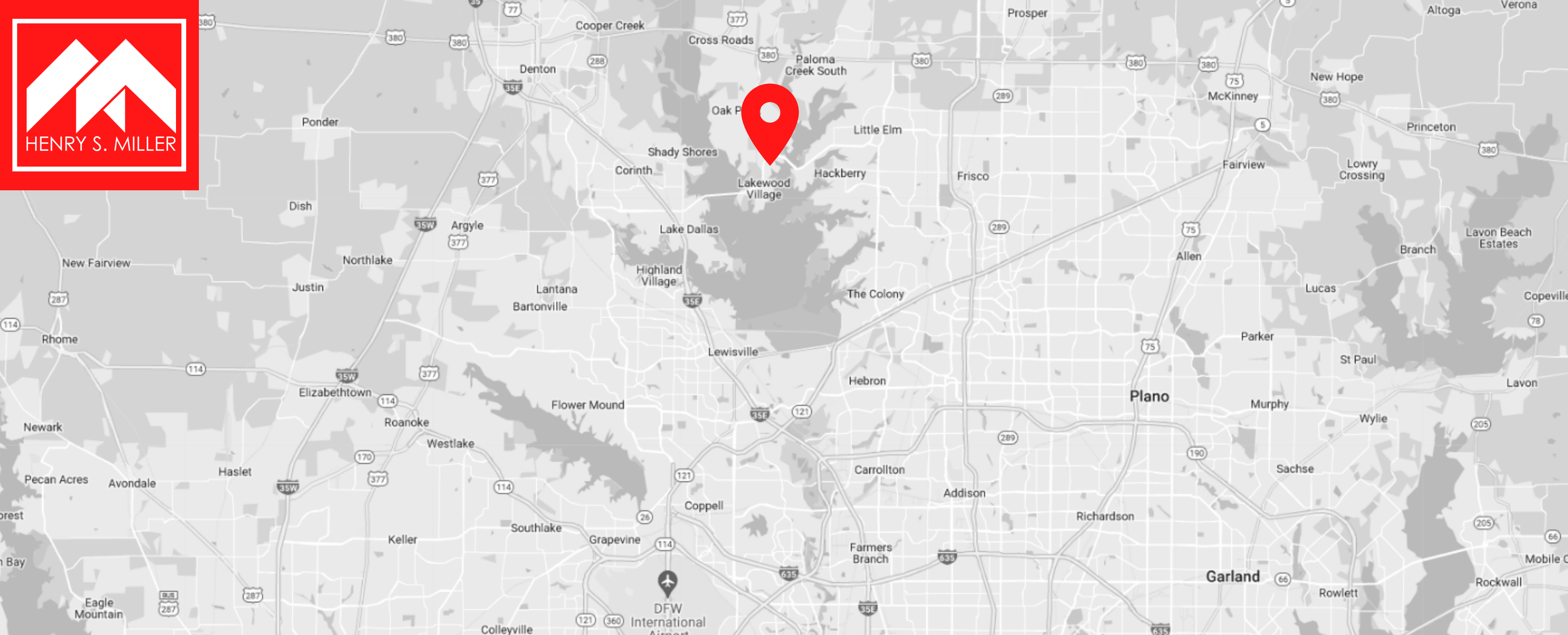
2023 Households
1 MILES 976
3 MILES 9,256
5 MILES 42,346



Daytime Employees
1 MILES 193
3 MILES 2,525
5 MILES 14,686



Average Household Income
1 MILES \$114,937
3 MILES \$118,338
5 MILES \$130,777



CONTACT OUR TEAM

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NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

PROPERTY DESCRIPTION

ELDORADO BEND PD

All that certain 6.049 acre tract of land in the D.M. Cule Survey, Abstract No. 226, Denton County, Texas, and being all of a called 6.032 acre tract of land described in a Warranty Deed to A.M. Haghi & Associates LLC, recorded in Document Number 2015-18764 of the Official Public Records of said county, and said 6.032 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found for the north corner of said 6.032 acre tract, the northwest corner of Lot 1, Block A of Circle Estates, an addition to the City of Little Elm, recorded in Cabinet Q, Page 44 of the Plat records of said county and in the southeast right-of-way line of Eldorado Parkway, a variable width right-of-way;

THENCE South 33°06'57" East, with the east line of said 6.032 acre tract and the west lines of said Lot 1 and Lot 2, Block A of said Circle Estates addition, a distance of 387.10 feet to the west corner of said Lot 2;

THENCE South 55°16'25" East, continuing with said east line of the 6.032 acre tract and the southwest line of said Lot 2, a distance of 364.14 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 5479" found for the southeast corner of said 6.032 acre tract, the south corner of said Lot 2 and in the west line of Lot 12, Block B of Bay Ridge Estates Phase 2, an addition to the City of Little Elm, recorded in Cabinet O, Page 173 of said Plat Records, from which a 5/8 inch iron rebar found bears North 04°19' West, a distance of 4.8 feet;

THENCE North 85°44'40" West, with the south line of said 6.032 acre tract, and a north line of said Lot 12, passing at a distance of 253.43 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 12, and the northeast corner of Lot 11, Block B of said Bay Ridge Estates Phase 2 addition, continuing with said south line and the north line of said Lot 11, passing at a distance of 545.49 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 11 and the northeast corner of Lot 6, Block B of said Bay Ridge Estates Phase 2 addition, continuing with said south line and the north lines of said Lot 6 and Lot 5, Block B of said Bay Ridge Estates Phase 2 addition, in all, a total distance of 1,031.70 feet to the southwest corner of said 6.032 acre tract and the southeast corner of Lot 29 of Windmill Hill Acres, an addition to the City of Little Elm, recorded in Cabinet C, Page 221 of said Plat Records, from which a 3 inch iron pipe in concrete found bears North 17°17' West, a distance of 3.6 feet;

THENCE North 00°13'45" East, with the west line of said 6.032 acre tract and the east line of said Lot 29, a distance of 139.98 feet to a 1/2 inch iron pipe found for the northwest corner of said 6.032 acre tract, the northeast corner of said Lot 29 and in said southeast right-of-way of Eldorado Parkway;

THENCE North 58°39'48" East, with the northwest line of said 6.032 acre tract and said southeast right-of-way line, a distance of 605.92 feet to the POINT OF BEGINNING and containing 6.049 acres (263,497 square feet) of land.

**TOWN OF LITTLE ELM
ORDINANCE NO. 1658**

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING THE ZONING FROM A1 SINGLE FAMILY (A1) TO A PLANNED DEVELOPMENT – SINGLE FAMILY 4 (PD-SF4) DISTRICT IN ORDER TO ALLOW A NEW SINGLE-FAMILY DEVELOPMENT WITH MODIFIED DEVELOPMENT STANDARDS ON 5.79 ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF ELDORADO PARKWAY, APPROXIMATELY 1,000 FEET SOUTHWEST OF OAK GROVE PARKWAY; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, a request for Planned Development-Single Family 4 (PD-SF4) with modified development standards on approximately 5.79 acres of land currently zoned A1 Single Family (A1), more specifically described in the exhibits, attached hereto; and

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

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

WHEREAS, at its regular meeting held on January 20, 2022 the Planning & Zoning Commission considered and made recommendations on a request for Planned

Development-Single Family 4 (PD-SF4) (Case No. PD-21-03453); and

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

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

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

SECTION 2. ZONING AMENDMENT That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, is hereby amended by issuing Planned Development-Single Family 4 (PD-SF4) with modified development standards in order to allow a new single-family development, the same generally located on the south side of Eldorado Parkway, approximately 1,000 feet southwest of Oak Grove Parkway, within Little Elm Town limits, approximately 5.79 acres of land more particularly described as **Exhibit A**, and attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 3. CONDITIONS AND REGULATIONS. The permitted uses and standards shall be in accordance with the Single Family 4 (SF4) District, unless otherwise specified herein:

- a) The Zoning and Land Use Regulations, and all conditions set forth in **Exhibit B** attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development-Single Family 4 (PD-SF4). In the event of conflict between the provisions of **Exhibit B** and provisions of any other exhibit, the provisions of **Exhibit B** control.

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

- a) If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then

the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two year expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring.

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

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

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

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

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

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

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

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 1st day of February, 2022.

Town of Little Elm, Texas

Curtis Cornelious, Mayor

ATTEST:

Caitlan Biggs, Town Secretary

A Planned Development for Eldorado Bend

1.0 GENERAL PURPOSE AND DESCRIPTION:

1. The Eldorado Bend Planned Development is intended primarily for the development of single-family homes at a higher density than the zoning originally allows. The smaller lots will allow a higher value product to be built, which will attract a higher tax base to the town.
2. The development shall use the base zoning of SF-4 for all other regulations not specified in the below PD.

2.0 AREA REGULATIONS:

1. Maximum Lot Area: The size of lot shall be flexible to encourage a unique mix of pad sizes as well as provide for pedestrian friendly neighborhood within the PD.
2. Maximum Dwelling Area: House pad sizes shall be no larger than 5,000 sq ft.
Dwelling Area minimum 2,000 sq ft.
3. Maximum Lot Coverage: The maximum lot coverage shall not be greater than fifty-five (55) percent of the gross lot area. Maximum lot coverage shall be defined as the area covered by the building footprint of the primary residential structure, exclusive of sidewalks, driveways, or accessory structures.
4. Minimum Setbacks: Minimum setback standards shall be proposed as follows. Please see the attached exhibit for more information.

Lots 1-22	Front Yard – 20’ Rear Yard – 15’ Side Yard – 5’
Lots 23-25	Front Yard – 15’ Rear Yard – 15’ Side Yard – 5’

3.0 MINIMUM DESIGN CRITERIA:

1. Architectural Design Standards: minimum design elements listed in Section 106.06.03 of the Code of Ordinances will apply with the following enhancements required for this community.
 - A. The front facing exterior facades of the main building or structure shall be constructed of 100 percent masonry finishing material that is comprised of brick, stone, cast stone, or a combination thereof. On houses exceeding one story, up to but not exceeding 15 percent of the second story front facade may be comprised of siding. The overall minimum masonry content of all facades shall be 85 percent. Stucco may be used as a design feature with no more than 15 percent of any façade other than those facing a right-of-way being made up of this material. Other materials of equal or similar characteristics may be allowed at the discretion of the director.
 - B. Decorative driveway paving (e.g. salt finish, exposed aggregate, or other treatments approved by the Town’s building official) is required for all homes.
 - C. Each unique house elevation and brick color shall not be repeated on the lot most directly across the street, nor shall it be repeated on three (3) lots in either direction on the same side of the street.
 - D. All homes must include at least four (4) of the architectural design features listed in Section 106.06.03(c), in addition to the decorative driveway paving requirement.
 - E. Garage doors shall be of carriage style and consist of stained cedar, redwood, spruce, fir, or other hardwood.
 - F. All front yard landscape beds and side yard landscape beds shall be enclosed by masonry edging comprised of brick and/or stone.
 - G. No less than 25 percent of homes shall have a covered front patio.

4.0 STREET WIDTHS:

1. STREET WIDTH: Widths for all subdivisions shall be 31 feet from back-of-curb to back-of-curb on residential sections.

5.0 LANDSCAPE AND SCREENING:

1. All landscape requirements shall follow Sec 106.06.11 – 106.06.16 of the Code of Ordinances for residential landscape requirements for a single-family development.
2. Subdivision perimeter screening walls must be constructed by the developer at the time the subdivision infrastructure is constructed. Perimeter landscaping and irrigation is required adjacent to rights-of-way, subject to review and approval by the director or his designee.
 - A. Materials Allowed: solid masonry wall of eight feet in height adjacent to Eldorado Parkway, with eight-foot Simtek Ecostone or equal fencing, as approved by the Director of Development Services, surrounding the remainder of development. General specifications shall follow Section 106.06.31(b) of the Code of Ordinances.
 - B. Wall Located within Buffer: subdivision solid perimeter walls are required to be constructed within a 20-foot-wide platted common area adjacent to collector roads or arterials, as indicated on the Master Thoroughfare Plan, or other such roads that have a right-of-way of 60 feet or greater.
 - C. General Specifications: all screening or perimeter walls shall be constructed of laid in place stone, rock, brick, or monolithic concrete panels. Modular screening walls, chain link, and wooden fences are generally prohibited.

3. All required trees on residential lots shall be 4” caliper trees.
4. Required shrubs shall be a minimum of three (3) gallon in size when planted and shall be planted in the front yard landscape beds. All homes on corner lots shall extend landscape beds along the side of the home to the side yard fence return.
5. All residential fences shall be board on board construction to conform to Section 106.06.32 of the Code of Ordinances. Interior portions of the fences, along side and rear yards, shall be board on board construction.

6.0 HOMEOWNERS ASSOCIATION:

1. A Homeowner’s Association (HOA) will be established for the development. Dedicated open space, retaining walls greater than four (4) feet, and the masonry screening wall along Eldorado Parkway will be owned and maintained by the HOA.

7.0 OPEN SPACE DEDICATION:

1. A minimum of ten percent (10%) of the tract area, excluding rights-of-way for collector and larger size streets, shall be devoted to open space. Open space includes areas used for facilities such as walks, plazas, courts, recreational amenities, detention/retention ponds, amenity center, landscape buffers, public or private parks, water features, dog parks, and other similar uses.
2. Dedicated open space shall be provided to improve the aesthetics of the site of any area not covered by buildings or structures.

8.0 SITE PLAN REVIEW:

1. Review and approval of a site plan by the Planning and Zoning Commission and the Town Council (in accordance with Section 107.03 of the Code of Ordinances) shall be required for any tract/lot within the PD district. No certificate of occupancy shall be issued unless all construction and development conform to the Site Plan as approved by the Town Council.

9.0 OTHER REGULATIONS

1. All other regulations as established in the Little Elm Development Standards, Article VI of the Code of Ordinances, and not redefined by this amendment shall remain in effect and are enforceable. To the extent a conflict exists between the regulations specifically set out above and the referenced standards, the regulations specifically set out above shall control.

10.0 WAIVERS FOR PD

1. Minimum Front Yard Setback – 25’
 - a. Requested: Lots 1-22 – minimum 20’

Lots 23-25 – minimum 15'

2. Minimum Side Yard Setback – 6'
 - a. Requested: minimum 5'
3. Minimum Side Yard Setback on Corner – 28'
 - a. Requested: minimum 5'
4. Minimum Rear Yard Setback – 20'
 - a. Requested: All Lots – minimum 15'
5. Minimum Lot Width – 60'
 - a. Requested: minimum 50' (6 lots total)
6. Minimum Lot Area - 6,000 sq. ft.
 - a. Requested: Minimum: 4,201.71 sq. ft. (1 lot total)

LOT AREA AND DIMENSIONS		
LOT NUMBER	LOT AREA (SQFT)	LOT DIMENSIONS (L' x W')
1	7057	97X72
2	8507	121X73
3	9223	95X105
4-7	8117	95X85
8	7602	95X58
9	6713	121X54
10	5550	102X55
11-15	5225	95X55
16	7361	95X77
17	4198	85X50
18-21	4250	85X50
22	7908	85X100
23	6317	90X74
24	4365	71X60
25	5188	61X70

SETBACKS	
LOTS 1-16	FRONT YARD - 20' REAR YARD - 15' SIDE YARD - 5'
LOTS 17-22	FRONT YARD - 20' REAR YARD - 15' SIDE YARD - 5'
LOTS 23-25	FRONT YARD - 15' REAR YARD - 15' SIDE YARD - 5'

SITE DATA TABLE		
EXISTING ZONING	SF-1(A1)	PD
LAND USE DESIGNATION	SINGLE FAMILY	SINGLE FAMILY
GROSS ACREAGE	5.7900	5.7900
NET ACREAGE	5.7900	5.7900
NUMBER OF PROPOSED LOTS	1	25
MAXIMUM BUILDING HEIGHT	NA	35 FT



LOCATION MAP NOT TO SCALE

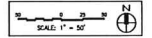
LEGEND

- PROPOSED GREEN SPACE
- PROPOSED MASONRY WALL
- PROPOSED FENCE

ALL SCREENING TO FOLLOW
TOWN OF LITTLE ELM CODE
OF ORDINANCES SEC
156.04.33

FUTURE LAND USE
RESOLUTION ESTATE
RESIDENTIAL

CURRENT ZONING SF-1 (A1)



PRELIMINARY
FOR REVIEW ONLY

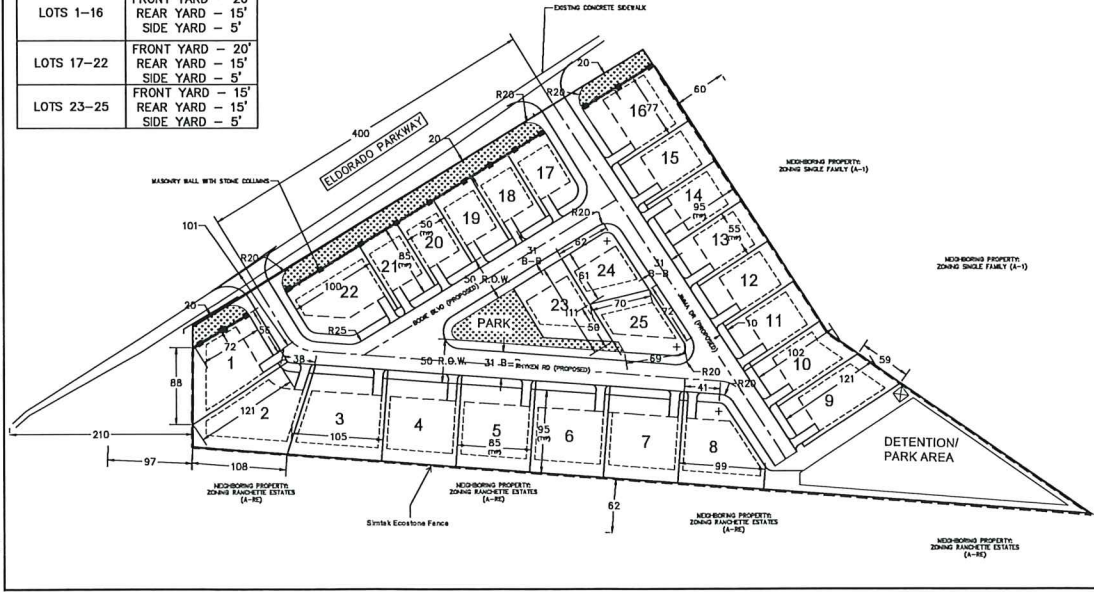
NO.	REVISION DESCRIPTION	DATE

500 Mosley Road
 Cross Roads, Texas 76227
 Phone (846) 397-0005
 Fax (846) 387-0000
 (TBP# 17-12214)

CONCEPT PLAN
EL DORADO BEND
1816 WEST EL DORADO PKWY
LITTLE ELM, TEXAS

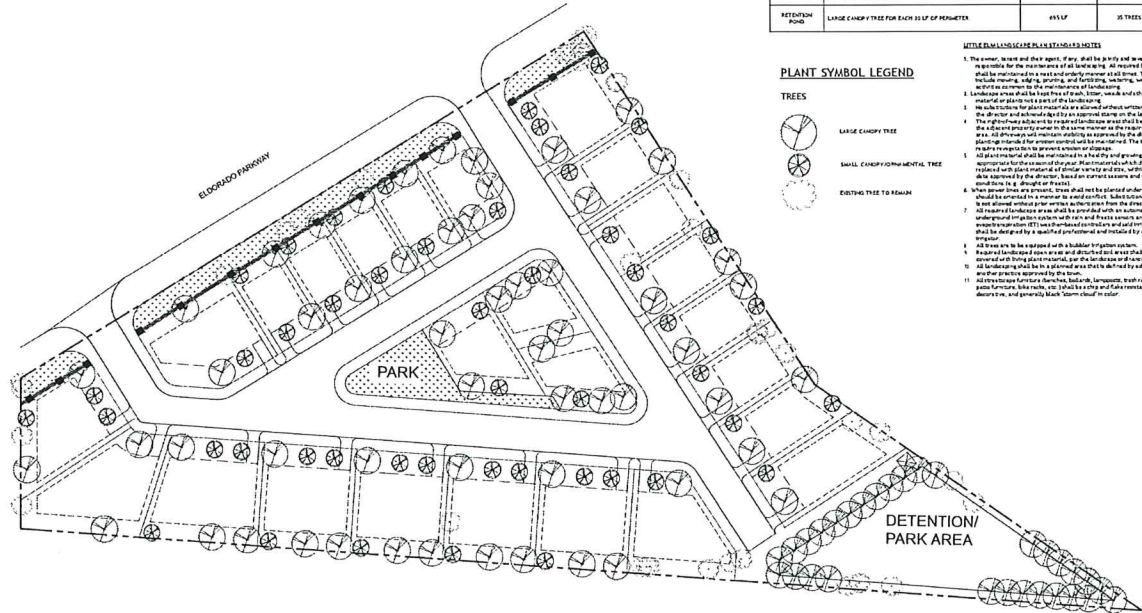
DATE: 12/16/2021	SHEET:
DRAWN BY: ES	01
CHECKED BY: EG	
PROJECT # 210644201E	

FILE: S:\Shared\Projects\Elm\Elm\Site\Elm_Site\Elm_Site.dwg DATE: 12/29/2021
 PLOT: 12/29/2021 10:08 AM



PROJECT LANDSCAPE DATA TABLE				
CITY LANDSCAPE REQUIREMENTS				
TYPE	REQUIREMENT	MEASUREMENT	PROVIDED	
LOT TREES	FRONT: 1 LARGE, REAR: 1 LARGE, 1 SMALL TREE, SPURUS: 8 TOTAL PER 30-M FOOT LOT, FRONT OR 2 SIDING ENTRY	-	1 LOT	YES
	FRONT: 1 LARGE, 1 SMALL, REAR: 1 LARGE TREE, SPURUS: 18 TOTAL PER 30-M FOOT LOT, CORNER LOT	-	2 LOTS	YES
	FRONT: 1 LARGE / 1 SMALL, REAR: 1 LARGE / 1 SMALL TREE, SPURUS: 12 TOTAL PER 30-M FOOT LOT, FRONT OR 2 SIDING ENTRY	-	13 LOTS	YES
	FRONT: 1 LARGE / 1 SMALL, REAR: 1 LARGE TREE, SPURUS: 18 TOTAL PER 30-M FOOT LOT, CORNER LOT	-	1 LOT	YES
	FRONT: 1 LARGE / 1 SMALL, REAR: 2 LARGE / 1 SMALL TREE, SPURUS: 18 TOTAL PER 70-80 FOOT LOT, FRONT OR 2 SIDING ENTRY	-	7 LOTS	YES
RETENTION POND	LARGE CANOPY TREE FOR EACH 50 LF OF PERIMETER	655 LF	35 TREES	35 TREES

- PLANT SYMBOL LEGEND**
- TREES**
- LARGE CANOPY TREE
 - SMALL ENVIRONMENTAL TREE
 - EXISTING TREE TO REMAIN
- LITTLE ELM LANDSCAPE MEASUREMENTS NOTES**
- The owner, owner and the agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. The agent shall be responsible for the maintenance of landscaping.
 - Landscaping shall be installed, planted, and maintained in accordance with the requirements of the City of Little Elm. The agent shall be responsible for the maintenance of landscaping.
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 - The agent shall be responsible for the maintenance of landscaping. The agent shall be responsible for the maintenance of landscaping.



LANDSCAPE PLAN

SCALE 1"=20'-0"

Valley Quest DESIGN
 LANDSCAPE ARCHITECTS
 212 S. Elm St., Ste. 120
 Denton, Texas 76201
 ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

Barbee Enterprises, Inc.
 214-538-0479
 John@BarbeeEnterprises.com

Project No.	212-174
Drawn By:	CTS
Reviewed By:	JMB
Issue Date:	11/25/2011

REVISIONS

No.	Date	Description

Interim review documents. Not for regulatory approval, permitting or construction.
 Jeremy D. Road
 Texas RLA No. 2724

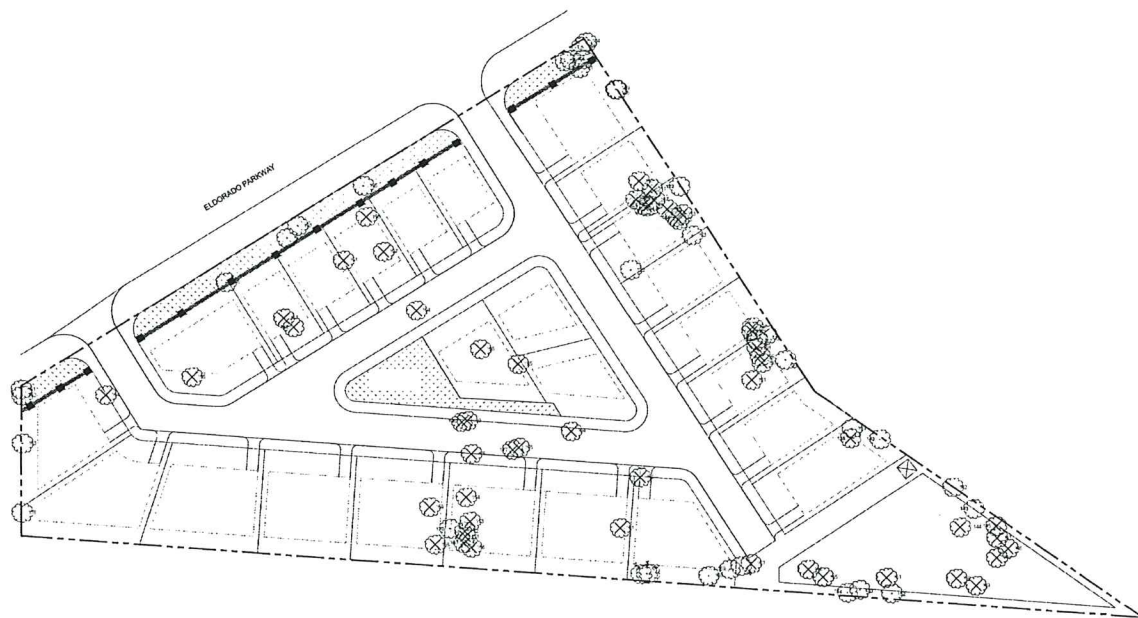
0604643 01, 1111

PROJECT:
 EL DORADO BEND
 1616 WEST EL DORADO
 PKWY



LITTLE ELM, TEXAS

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:
 LP.01



EXISTING TREE LEGEND

-  EXISTING TREE, TO BE PRESERVED
-  EXISTING TREE, TO BE REMOVED

TREE PRESERVATION PLAN





Valley Quest
DESIGN

LANDSCAPE ARCHITECTS
212 S. Elm St. Ste. 100
Denon, Texas 75021
ph: 214.783.1715

CONSULTANT:

OWNER/CLIENT:

Barbee Enterprises, Inc.
214.535.0478
John@barbeeenterprises.com

Project No.	1017474
Drawn By	CTA
Reviewed By	JAB
Issue/Track	Design
Issue Date	11/07/2011

REVISIONS

No.	Date	Description

Interim review documents.
Not for regulatory approval,
permitting or construction.
Jeremy D. Blad
Texas P.L.A. No. 2724

DCCT-464 01, 1111

PROJECT:

EL DORADO BEND
1816 WEST ELDORADO
PKWY

LITTLE ELM, TEXAS

SHEET TITLE:

TREE PRESERVATION
PLAN

SHEET NUMBER:

TP.01

TREE PRESERVATION COMPUTATIONS TABLE

TREE SPECIES	DBH	TREE I.D.	CONDITION OF TREE	PRESERVED OR REMOVED	CLASS NO.	MITIGATION REQ. (%)	MITIGATION REQ. (INCHES)
MESQUITE MULTI-TRUNK / PROSOPIS SP.	10"	101	ALIVE	PRESERVED	3	60%	
MESQUITE MULTI-TRUNK / PROSOPIS SP.	7"	102	ALIVE	PRESERVED	3	60%	
HACKBERRY MULTI-TRUNK / CELTIS OCCIDENTALIS	20"	104	ALIVE	PRESERVED	4	40%	
HACKBERRY / CELTIS OCCIDENTALIS	9"	105	ALIVE	PRESERVED	4	40%	
MESQUITE / PROSOPIS SP.	7"	106	ALIVE	PRESERVED	3	60%	
MESQUITE / PROSOPIS SP.	7"	107	ALIVE	PRESERVED	3	60%	
HONEY LOCUST MULTI-TRUNK	13"	108	ALIVE	PRESERVED	3	60%	
HACKBERRY MULTI-TRUNK / CELTIS OCCIDENTALIS	20"	109	ALIVE	PRESERVED	4	40%	
OAK MULTI-TRUNK / QUERCUS SP.	25"	110	ALIVE	REMOVED	1	100%	25.00
OAK MULTI-TRUNK / QUERCUS SP.	11"	111	ALIVE	REMOVED	1	100%	11.00
OAK MULTI-TRUNK / QUERCUS SP.	15"	112	ALIVE	PRESERVED	1	100%	
OAK / QUERCUS SP.	9"	113	ALIVE	REMOVED	1	100%	9.00
OAK / QUERCUS SP.	15"	114	ALIVE	REMOVED	1	100%	15.00
OAK / QUERCUS SP.	15"	115	ALIVE	REMOVED	1	100%	15.00
OAK / QUERCUS SP.	14"	116	ALIVE	REMOVED	1	100%	14.00
OAK MULTI-TRUNK / QUERCUS SP.	16"	117	ALIVE	REMOVED	1	100%	16.00
OAK / QUERCUS SP.	11"	118	ALIVE	REMOVED	1	100%	11.00
OAK / QUERCUS SP.	24"	119	ALIVE	REMOVED	1	100%	24.00
OAK / QUERCUS SP.	8"	120	ALIVE	REMOVED	1	100%	8.00
OAK MULTI-TRUNK / QUERCUS SP.	32"	121	ALIVE	REMOVED	1	100%	32.00
OAK MULTI-TRUNK / QUERCUS SP.	42"	122	ALIVE	PRESERVED	1	100%	
OAK MULTI-TRUNK / QUERCUS SP.	20"	123	ALIVE	PRESERVED	1	100%	
HACKBERRY MULTI-TRUNK / CELTIS OCCIDENTALIS	8"	124	ALIVE	REMOVED	4	40%	3.20
HACKBERRY / CELTIS OCCIDENTALIS	8"	125	ALIVE	REMOVED	4	40%	3.20
OAK MULTI-TRUNK / QUERCUS SP.	24"	126	ALIVE	PRESERVED	1	80%	
HACKBERRY MULTI-TRUNK / CELTIS OCCIDENTALIS	8"	127	ALIVE	PRESERVED	4	40%	
HACKBERRY / CELTIS OCCIDENTALIS	8"	128	ALIVE	REMOVED	4	40%	3.20
OAK MULTI-TRUNK / QUERCUS SP.	19"	129	ALIVE	REMOVED	1	100%	19.00
OAK / QUERCUS SP.	12"	130	ALIVE	REMOVED	1	100%	12.00
OAK MULTI-TRUNK / QUERCUS SP.	38"	131	ALIVE	REMOVED	1	100%	38.00
OAK / QUERCUS SP.	25"	132	ALIVE	PRESERVED	1	100%	
HACKBERRY / CELTIS OCCIDENTALIS	9"	133	ALIVE	PRESERVED	4	40%	
HACKBERRY / CELTIS OCCIDENTALIS	24"	134	ALIVE	REMOVED	4	40%	9.60
PECAN / CARYA ILLINOENSIS	50"	135	ALIVE	REMOVED	1	100%	50.00
PECAN MULTI-TRUNK / CARYA ILLINOENSIS	28"	136	ALIVE	REMOVED	1	100%	28.00
OAK / QUERCUS SP.	24"	138	ALIVE	REMOVED	1	100%	24.00
OAK / QUERCUS SP.	18"	139	ALIVE	PRESERVED	1	100%	
OAK / QUERCUS SP.	28"	140	ALIVE	PRESERVED	1	100%	
HACKBERRY MULTI-TRUNK / CELTIS OCCIDENTALIS	12"	142	ALIVE	PRESERVED	4	40%	
OAK / QUERCUS SP.	17"	143	ALIVE	PRESERVED	1	100%	
OAK / QUERCUS SP.	14"	144	ALIVE	REMOVED	1	100%	14.00
OAK / QUERCUS SP.	15"	145	ALIVE	REMOVED	1	100%	15.00
OAK / QUERCUS SP.	15"	146	ALIVE	REMOVED	1	100%	15.00
OAK / QUERCUS SP.	14"	147	ALIVE	REMOVED	1	100%	14.00
OAK / QUERCUS SP.	16"	148	ALIVE	REMOVED	1	100%	16.00
ELM / ULMUS SP.	12"	149	ALIVE	REMOVED	2	80%	9.60

ELM / ULMUS SP.	14"	150	ALIVE	REMOVED	2	80%	11.20
HACKBERRY MULTI-TRUNK / CELTIS OCCIDENTALIS	15"	151	ALIVE	REMOVED	4	40%	6.00
HACKBERRY / CELTIS OCCIDENTALIS	10"	152	ALIVE	PRESERVED	4	40%	
HACKBERRY / CELTIS OCCIDENTALIS	10"	153	ALIVE	PRESERVED	4	40%	
ELM / ULMUS SP.	14"	154	ALIVE	PRESERVED	2	80%	
OAK / QUERCUS SP.	14"	155	ALIVE	REMOVED	1	100%	14.00
OAK / QUERCUS SP.	12"	156	ALIVE	REMOVED	1	100%	12.00
ELM / ULMUS SP.	12"	157	ALIVE	REMOVED	2	80%	9.60
ELM / ULMUS SP.	12"	158	ALIVE	PRESERVED	2	80%	
ELM / ULMUS SP.	11"	159	ALIVE	PRESERVED	2	80%	
ELM / ULMUS SP.	11"	160	ALIVE	PRESERVED	2	80%	
HACKBERRY / CELTIS OCCIDENTALIS	27"	161	ALIVE	REMOVED	4	40%	10.80
CEDAR ELM / ULMUS CRASSIFOLIA	50"	162	ALIVE	REMOVED	2	80%	40.00
ELM / ULMUS SP.	10"	163	ALIVE	PRESERVED	2	80%	
ELM / ULMUS SP.	8"	164	ALIVE	PRESERVED	2	80%	
ELM / ULMUS SP.	10"	165	ALIVE	PRESERVED	2	80%	
ELM / ULMUS SP.	13"	166	ALIVE	REMOVED	2	80%	10.40
ELM / ULMUS SP.	11"	167	ALIVE	REMOVED	2	80%	8.80
ELM / ULMUS SP.	10"	168	ALIVE	REMOVED	2	80%	8.00
CEDAR ELM MULTI-TRUNK / ULMUS CRASSIFOLIA	36"	169	ALIVE	REMOVED	2	80%	23.50
ELM / ULMUS SP.	20"	170	ALIVE	PRESERVED	2	80%	
ELM / ULMUS SP.	19"	171	ALIVE	REMOVED	2	80%	13.60
ELM / ULMUS SP.	12"	172	ALIVE	REMOVED	2	80%	9.60
ELM / ULMUS SP.	14"	173	ALIVE	REMOVED	2	80%	11.20
ELM / ULMUS SP.	18"	174	ALIVE	REMOVED	2	80%	14.40
CEDAR ELM MULTI-TRUNK / ULMUS CRASSIFOLIA	31"	175	ALIVE	REMOVED	2	80%	24.80
CEDAR ELM / ULMUS CRASSIFOLIA	15"	176	ALIVE	REMOVED	2	80%	12.00
CEDAR ELM / ULMUS CRASSIFOLIA	20"	177	ALIVE	PRESERVED	2	80%	
HACKBERRY MULTI-TRUNK / CELTIS OCCIDENTALIS	11"	178	ALIVE	PRESERVED	4	40%	
HACKBERRY / CELTIS OCCIDENTALIS	9"	181	ALIVE	PRESERVED	4	40%	
HACKBERRY MULTI-TRUNK / CELTIS OCCIDENTALIS	20"	182	ALIVE	PRESERVED	4	40%	
GUM MULTI-TRUNK / EUCALYPTUS MANNSFERA	15"	183	ALIVE	PRESERVED	1	100%	
CREPE MYRTLE / LASERIS PROEMA	8"	184	ALIVE	REMOVED	4	40%	2.40
CEDAR ELM MULTI-TRUNK / ULMUS CRASSIFOLIA	28"	185	ALIVE	REMOVED	2	80%	22.40
HACKBERRY / CELTIS OCCIDENTALIS	30"	186	ALIVE	PRESERVED	4	40%	
HACKBERRY / CELTIS OCCIDENTALIS	10"	187	ALIVE	REMOVED	4	40%	4.00
HACKBERRY / CELTIS OCCIDENTALIS	10"	188	ALIVE	REMOVED	4	40%	4.00
HACKBERRY / CELTIS OCCIDENTALIS	10"	189	ALIVE	REMOVED	4	40%	4.00
HACKBERRY / CELTIS OCCIDENTALIS	10"	190	ALIVE	REMOVED	4	40%	4.00
SYCAMORE / PLATANUS OCCIDENTALIS	12"	191	ALIVE	REMOVED	4	40%	4.80
GALLERY PEAR MULTI-TRUNK / PYRUS CALLERYANA	15"	192	ALIVE	PRESERVED	4	40%	
SYCAMORE / PLATANUS OCCIDENTALIS	15"	193	ALIVE	PRESERVED	4	40%	
SYCAMORE / PLATANUS OCCIDENTALIS	32"	194	ALIVE	REMOVED	4	40%	12.80
CREPE MYRTLE CLUSTER / LASERIS PROEMA	8"	195	ALIVE	PRESERVED	4	40%	
CREPE MYRTLE CLUSTER / LASERIS PROEMA	8"	196	ALIVE	REMOVED	4	40%	2.40
CREPE MYRTLE CLUSTER / LASERIS PROEMA	8"	197	ALIVE	REMOVED	4	40%	2.40
MITIGATION TOTAL *							739.400000



212 S. Elm St. Ste. 100
Dallas, Texas 75201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

Barbee Enterprises, Inc.
214-535-6479
John@BarbeeEnterprises.com

Project No: 2110474
Drawn By: CTS
Reviewed By: JSA
Issue Date: 09-14-16
Issue Date: 10/20/2011

REVISIONS

Interim review documents.
Not for regulatory approval,
permitting or construction.
Jeremy D. Bland
Texas P.L.A. No. 2734

6/27/2016 10:11:11

PROJECT:
EL DORADO BEND
1816 WEST ELDORADO
FRWY

LITTLE ELAM, TEXAS

SHEET TITLE
TREE PRESERVATION
PLAN

SHEET NUMBER:

TP.02

TRAFFIC IMPACT ANALYSIS CHECKLIST

GENERAL INFORMATION

- (1) The Town of Little Elm's Subdivision Ordinance provides that a Traffic Study may be required with Preliminary Plat applications. If the proposed development exceeds one or more of the three threshold criteria listed below, a traffic study will be required to be submitted. Otherwise, for projects that do not exceed any of the three criteria, a Traffic Study Threshold Worksheet must be submitted and approved by the Town's Engineer prior to submittal of the Preliminary Plat application.
- (2) A Traffic Impact Study may be required by the Town Engineer when an amendment to the Master Thoroughfare Plan is sought (Section 107.08.01(a)(3), *Master Thoroughfare Plan Amendments*).
- (3) Please describe in detail your evaluation of each criteria listed below. Additional sheets should be utilized.
- (4) The Town of Little Elm is completely paperless in terms of submittals and resubmittals. All required materials shall be submitted in electronic formats (Adobe PDF via email) or through the Town's dropbox server, *Hightail*. All digital items may also be submitted on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

APPPLICANT	Staff	Criteria Threshold for Traffic Impact Analysis (TIA)
		CRITERIA
NA		The development exceeds parking 100 spaces average per driveway.
NA		Any driveway in the development is projected to serve 1000 or more vehicles per day.
NA		Any driveway in the development is projected to serve 100 or more vehicles in the design hour.

Unless approved otherwise, trip generation rates should be based on the most recent edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.

I hereby certify that this project does not exceed any of the three threshold criteria shown above and therefore the development would not warrant a Traffic Study in accordance with Section 107.08.01(b)(v) of the Subdivision Ordinance of the Town of Little Elm.

Name: _____ Registration No. _____ Date: _____

Firm: _____ Phone: * _____

For Town Use Only: The requirement for a Traffic Study with this submittal is hereby waived:

Name: _____ Title: _____ Date: _____

