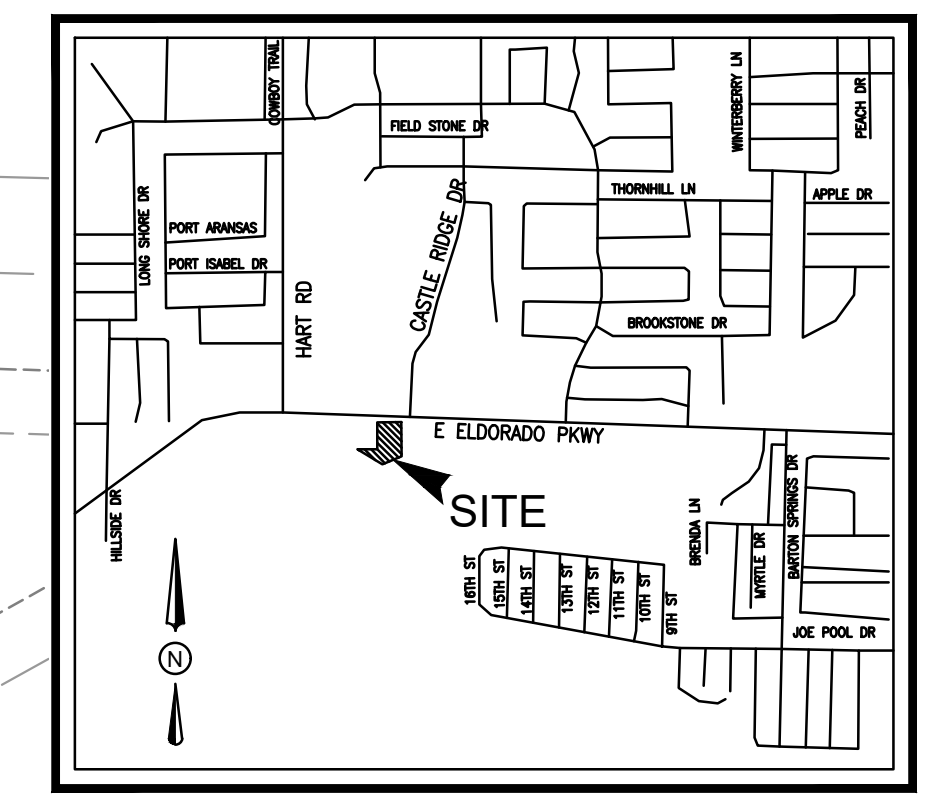
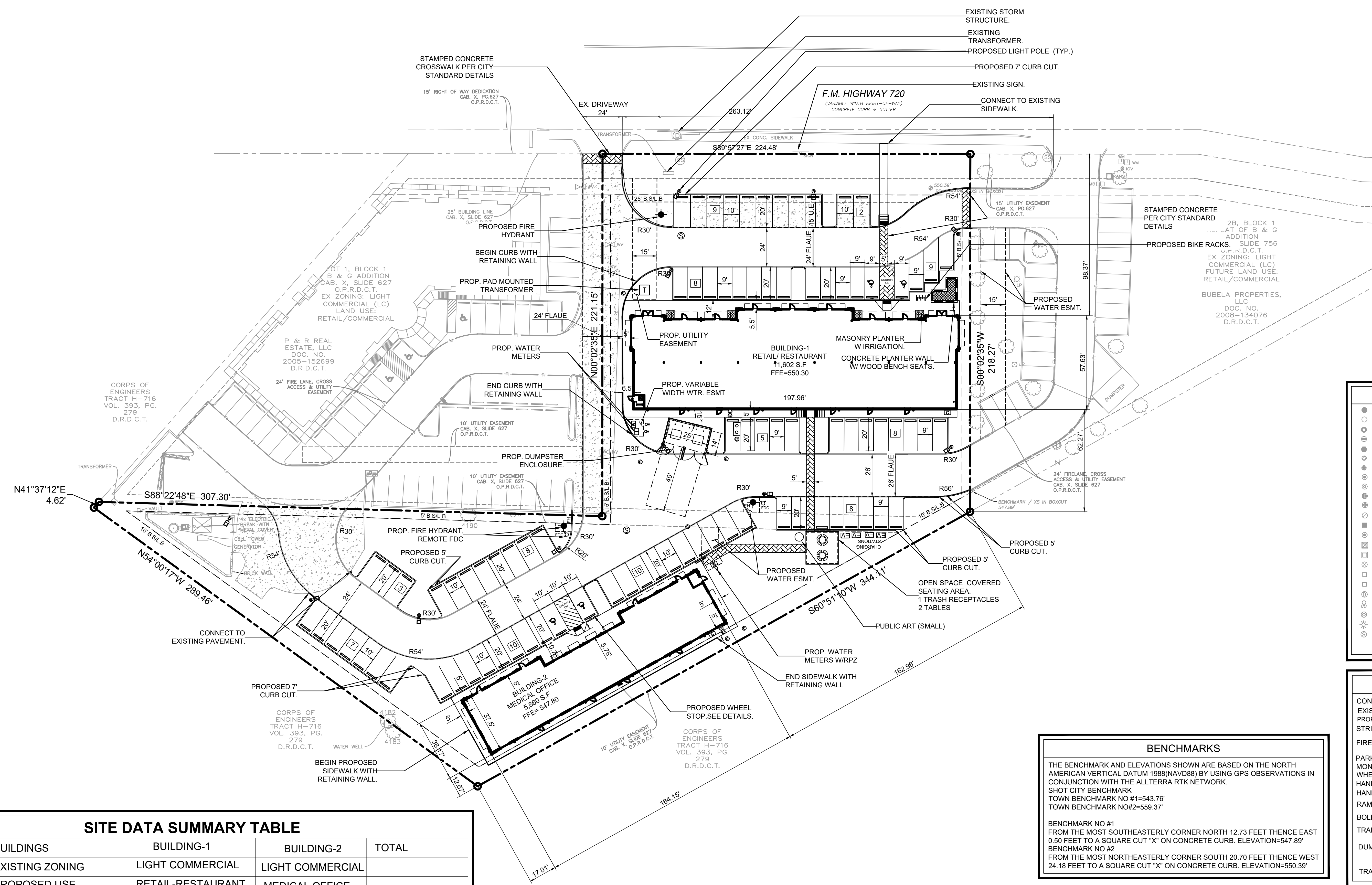


Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.



EXISTING LEGEND

● 1/2" IR FOUND	⊕ IRRIGATION VALVE	▨ NO PARKING
○ 1/2" IR SET	⊕ WATER VALVE	▨ CONCRETE
● 5/8" IR FOUND	⊕ FIRE HYDRANT	▨ GRAVEL
● 3/8" IR FOUND	⊕ IR VALVE	▨ BRICK
● 60-D NAIL FOUND	⊕ UTILITY POLE	▨ STONE
● PK NAIL SET	⊕ WATER METER	▨ WOOD DECK
● 1/2" IP FOUND	⊕ GAS METER	▨ BUILDING WALL
● 62" FOUND	⊕ A.C. PAD	▨ TILE
● X-SET	⊕ TRANS. BOX	▨ BUILDING LINE
● 1" IR FOUND	⊕ GAS MARKER	▨ EASEMENT
● 3/4" IP FOUND	⊕ OVERHEAD UTILITY LINE	▨ BOUNDARY
● POINT FOR CORNER	⊕ GUY WIRE ANCHOR	▨ HIGHBANK LINE
● CON. MONUMENT	⊕ BARBED WIRE FENCE	▨ PARKING STRIPE
● 3/4" IP FOUND	⊕ IRON FENCE	▨ HANDICAP SPACE
● TELE. BOX	⊕ CHAINLINK FENCE	
● CABLE BOX	⊕ WOOD FENCE	
● ELECTRIC BOX	⊕ PIPE RAIL FENCE	
● BRICK COLUMN	⊕ COVERED AREA	
● STONE COLUMN	⊕ ASPHALT	
● STORM DRAIN MH.	⊕ FIRE LANE STRIPE	
● SAN. SEW. CO.	⊕ BRICK RET. WALL	
● BOLLARD POST	⊕ STONE RET. WALL	
● LIGHT POLE	⊕ CON. RET. WALL	
● SAN. SEW. MH.		

SITE LEGEND

CONCRETE CURB	▬
EXISTING FIRE LANE	▬
PROPOSED FIRE LANE	▬
STRIPING	▬
FIRE LANE, ACCESS & UTILITY EASEMENT	▬
PARKING SPACES	▬
MONUMENT/PYLON SIGN	▬
WHEEL STOPS	▬
HANDICAP LOGO	▬
HANDICAP SIGN	▬
RAMP	▬
BOLLARD	▬
TRAFFIC ARROW	▬
DUMPSTER	▬
TRANSFORMER	▬

BENCHMARKS

THE BENCHMARK AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALL TERRA RTK NETWORK.

SHOT CITY BENCHMARK
TOWN BENCHMARK NO #1=543.76'
TOWN BENCHMARK NO#2=559.37'

BENCHMARK NO #1
FROM THE MOST SOUTHEASTERLY CORNER NORTH 12.73 FEET THENCE EAST 0.50 FEET TO A SQUARE CUT "X" ON CONCRETE CURB. ELEVATION=547.89'

BENCHMARK NO #2
FROM THE MOST NORTHEASTERLY CORNER SOUTH 20.70 FEET THENCE WEST 24.18 FEET TO A SQUARE CUT "X" ON CONCRETE CURB. ELEVATION=550.39'

FLOOD PLAIN NOTE

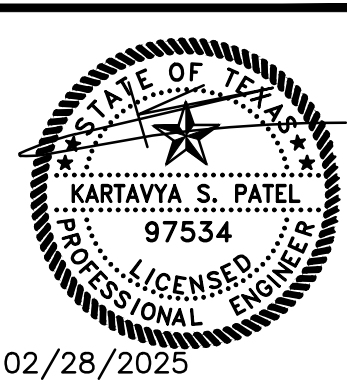
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.48121C0420G, DATED APRIL 18, 2011. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN)

SITE DATA SUMMARY TABLE

BUILDINGS	BUILDING-1	BUILDING-2	TOTAL
EXISTING ZONING	LIGHT COMMERCIAL	LIGHT COMMERCIAL	
PROPOSED USE	RETAIL-RESTAURANT	MEDICAL OFFICE	
LOT AREA (S.F)			94,045 SF
LOT AREA (ACRES)			2.159 ACRES
BUILDING FLOOR AREA	11,602 SF	5,860 SF	
BUILDING HEIGHT	32'	30'	
IMPERVIOUS AREA			68,052 SF (72.37%)
PERVIOUS AREA			25,993 SF (27.63%)
PARKING REQUIREMENTS	1 PER 200 SF	1 PER 200 SF	
PARKING REQUIRED	58 SPACES	29 SPACES	87
ADA PARKING REQUIRED			4
ADA PARKING PROVIDED			4
TOTAL PARKING PROVIDED			87

SITE GENERAL NOTES

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



NO.	DATE	DESCRIPTION	BY
1	10-22-24	1st CITY SUBMITTAL	AP
2	11-18-24	REVISED PER CITY COMMENTS	AP
3	12-09-24	REVISED PER CITY COMMENTS	AP
4	01-15-25	SDV SUBMITTAL	AP
5	02-28-25	REVISED CITY SUBMITTAL	AP

SDV-25-000336

SITE PLAN

THE GROVE AT ELDORADO

ADJ. TO E ELDORADO PKWY

TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS 75068

LOT 2A, BLOCK 1, REPLAT OF B & G ADDITION

TRIANGLE ENGINEERING LLC

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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	AP	07-02-24	SCALE BAR	084-24	C-3.0

TX. P.E. FIRM #11525

02/28/2025