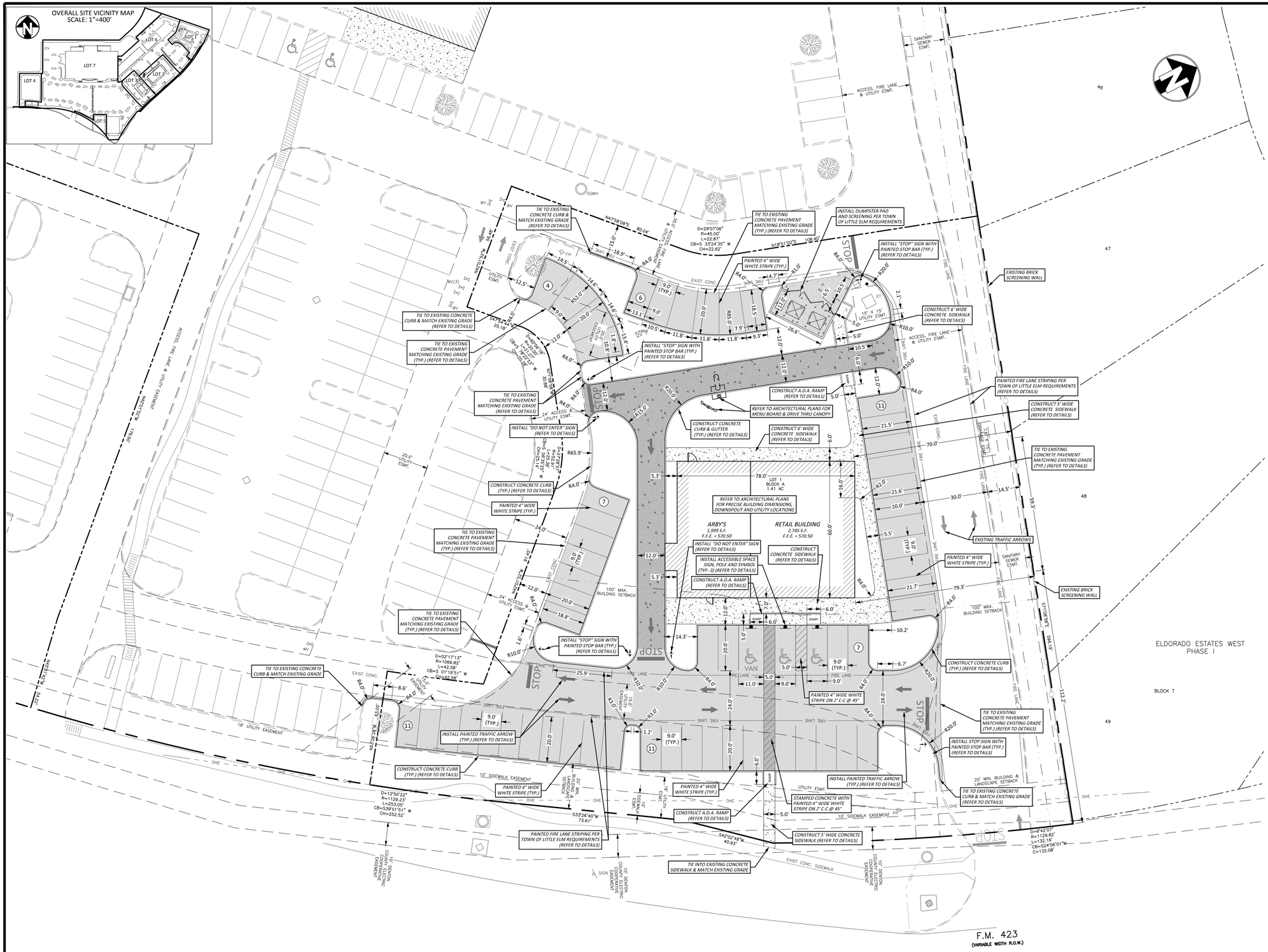

LEGEND

EXISTING	PROPOSED	
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
GM		GAS METER
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
UP		UTILITY POLE
LP		SITE LIGHTING POLE
STMH		STORM MANHOLE
JB		STORM JUNCTION BOX
CI		CURB INLET
GI		GRATE INLET
		SIGN
		PARKING COUNT
		EXISTING CURB
		PROPOSED CURB
	FIRE LANE	PROPOSED FIRE LANE
		PROPOSED CONCRETE SIDEWALK
		PROPOSED CONCRETE PAVEMENT
		PROPOSED INTEGRAL/COLORED STAINED CONCRETE PER CITY REQUIREMENTS

TOWN OF LITTLE ELM STANDARD NOTES

1. ALL SIGNAGE IS APPROVED VIA A SEPARATE PERMITTING PROCESS.
2. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC. SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
3. ALL LIGHT SOURCES, INCLUDING WALL PACKS, LIGHT POLES, AND LIGHTS UNDERNEATH CANOPIES, SHALL BE RECESSED (I.E. FULL CUTOFFS) WITH NO DROP DOWN BULBS SO THAT ALL LIGHT SOURCES ARE SHIELDED AND NO LIGHT SOURCE IS OTHERWISE VISIBLE.
4. ENHANCED PAVING APPLIES TO THIS SITE. PLEASE CONTACT STAFF IS THE PAVING PLAN IS UNCLEAR.
5. ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SITUATIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED SITE PLAN.

PARKING REQUIREMENT INFORMATION

PARKING REQUIRED	
1 PER 200 SF (BASED ON 4,680 SF)	24
PARKING PROVIDED	
STANDARD SPACES	54
ACCESSIBLE SPACES	3
TOTAL PARKING PROVIDED	57

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:50). ACCESSIBLE ROUTE SURFACE SHALL BE SLIP RESISTANT AND CONSTRUCTED IN A MANNER THAT WILL NOT RETAIN WATER AND BE A MINIMUM OF 3 FEET WIDE.
3. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
4. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE TEXTURE AND CONTRASTING COLOR. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12). CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
5. ACCESSIBLE PARKING SPACE SLOPES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SURDUKAN SURVEYING, INC.. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

BENCHMARK

IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN A HORIZONTAL AND VERTICAL TOLERANCE OF 0.10'

BM#1 "X" CUT SET ON TOP OF A CONCRETE RUNNER AT THE SW MEDIAN NOSE AT THE INTERSECTION OF ELDORADO PKWY AND FM 720
ELEVATION = 565.22

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

crosspoint engineering
5620 Old Bullard Road, Suite 130 | Tyler, Texas 75703
903 705 4416 | TPBE Firm Reg. No. F-16245
cp-eng.com

CLIENT:
ROSEBRIAR PROPERTIES
10017 TECHNOLOGY BLVD WEST
DALLAS, TX 75354
214-902-2287

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF *DARREL KOTZUR, P.E.* REGISTRATION No. 83947, ON 12/17/15 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

LITTLE ELM MARKETPLACE
LOT 1 - 4,680 SF RETAIL
NW CORNER FM 423 & FM720
LITTLE ELM, TEXAS 75068
CLIENT: ROSEBRIAR PROPERTIES

SITE PLAN

id studio
1431 GREENWAY RD. SUITE 510
MCKINNEY, TEXAS 75069
TEL. 972.870.1288
WWW.IDSTUDIO4.COM

DATE	DESCRIPTION

DATE	DESCRIPTION

CP PROJECT NO.:	ISSUED:
15-1529-02	XX/XX/XX
DRAWN BY: JP	CHECKED BY: DK
SCALE: 1"=20'	
SHEET: SP2.0	

ID STUDIO 4 PROJECT NUMBER: RHC15002