PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

SPECIAL SESSION MEETING

MONDAY, MAY 16, 2016 – 7:00 P.M.

City of Corinth ♦ 3300 Corinth Parkway ♦ Corinth, Texas 76208
940-498-3260 ♦ 940-498-3266 Fax ♦ www.cityofcorinth.com
Bill Heidemann, Mayor

* * * * PUBLIC NOTICE * * * *

NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION SPECIAL SESSION
MONDAY, MAY 16, 2016 7:00 P.M.
CITY HALL – 3300 CORINTH PARKWAY

CALL TO ORDER, INVOCATION

CONSENT AGENDA
All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chairman, Commissioner, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on Minutes from the April 18, 2016 Planning and Zoning Commission Special Session.

BUSINESS AGENDA

2. Consider and act on the G4 Corinth Addition, Lots 1 and 2, Block A Preliminary Plat being 2.21 acres in the City of Corinth, Denton County, Texas. (This site is located at the southeast corner of N. Corinth Street and Walton Drive.

3. Consider and act on the G4 Corinth Addition, Lots 1 and 2, Block A Final Plat being 2.21 acres in the City of Corinth, Denton County, Texas. (This site is located at the southeast corner of N. Corinth Street and Walton Drive.

4. Consider and act on the Site Plan for Domino's Pizza on property legally described as 2.21 acres situated in the J. P. Walton Survey, Abstract Number 1389, City of Corinth, Denton County, Texas. (This property is located on the southeast corner of N. Corinth St. and Walton Dr.)

5. Consider and act on Lot 1, Block A of the Pentecostals of Corinth Addition Preliminary Plat being 2.68 acres out of the J. Baker Survey, Abstract Number 48, in the City of Corinth, Denton County, Texas.

PUBLIC HEARING / BUSINESS AGENDA ITEM

6. TO HEAR PUBLIC OPINION REGARDING A REPLAT OF PENTECOSTALS OF CORINTH ADDITION, LOT 1R, BLOCK A BEING A TOTAL OF 2.68 ACRES LEGALLY DESCRIBED AS ALL OF LOT 1, BLOCK A, PENTECOSTALS OF CORINTH AND A PORTION OF A 0.78-ACRE TRACT OF LAND IN THE J. BAKER SURVEY, ABSTRACT NO. 48, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located on the southeast corner of F.M. 2181 and Crawford Rd.)

6a. Consider and act on Lot 1R, Block A of the Pentecostals of Corinth Addition Replat being a total of 2.68 acres legally described as all of Lot 1, Block A, Pentecostals of Corinth Addition and a portion of a 0.78-acre tract of land out of the J. Baker Survey, Abstract Number 48, in the City of Corinth, Denton County, Texas.

PUBLIC HEARING / BUSINESS AGENDA ITEM

7. TO HEAR PUBLIC OPINION REGARDING THE RODGERS-O'BRIEN BUSINESS PARK ADDITION REPLAT OF LOT 2R, BLOCK B BEING 4.98 ACRES SITUATED IN THE H. H. SWISHER SURVEY, COUNTY ABSTRACT NO 1220 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. This property is located at 3831 FM 2181 behind Aldi Foods.

7a. Consider and act the Rodgers-O'Brien Business Park Addition Replat of Lot 2R, Block B being 4.98 acres situated in the H. H. Swisher Survey, County Abstract No. 1220 in the City of Corinth, Denton County, Texas.

BUSINESS AGENDA

8. Consider and act on the Site Plan for North Texas Storage legally described as Rodgers-O'Brien Business park Addition Lot 2-R zoned Planned Development Commercial (PD 2) being 4.98 acres in the City of Corinth, Denton County, Texas.

9. Consider and act on the Bill Utter Ford Addition Preliminary Plat for Lot 2-R, Block A being 18.417 acres legally described as Bill Utter Ford Addition Block A, Lot 1 and Block A, Lot 2 and including Tract 26 situated in the L. Bates Survey, County Abstract 204, the M.E.P. and P.R.R. Survey, County Abstract 911 and the G. Walker Survey, County Abstract 1330 and the L. H. Bates Survey, County Abstract 204 located in the City of Corinth and the City of Denton, Denton County, Texas.

PUBLIC HEARING / BUSINESS AGENDA ITEM

10. TO HEAR PUBLIC OPINION REGARDING THE BILL UTTER FORD ADDITION LOT 2-R, BLOCK A, 18.417 ACRES BEING A REPLAT OF BILL UTTER FORD ADDITION BLOCK A, LOT 1 AND LOT 2 AND INCLUDING TRACT 26 SITUATED IN THE L. BATES SURVEY, COUNTY ABSTRACT 204, THE M.E.P. AND P.R.R. SURVEY, COUNTY ABSTRACT 911 AND THE G. WALKER SURVEY, COUNTY ABSTRACT 1330 AND THE L. H. BATES SURVEY, COUNTY ABSTRACT 204 IN THE CITY OF CORINTH AND THE CITY OF DENTON, DENTON COUNTY, TEXAS.

10a. Consider and act on the Bill Utter Ford Addition Lot 2-R, Block A being 18.417 acres being a replat Bill Utter Ford Addition Block A, Lot 1 and Lot 2 and including Tract 26 situated in the L. Bates Survey, County Abstract 204, the M.E.P. and P.R.R. Survey, County Abstract 911 and the G. Walker Survey, County Abstract 1330 and the L. H. Bates Survey, County Abstract 204 located in the City of Corinth and the City of Denton, Denton County, Texas.

BUSINESS AGENDA

11. Consider and act on the Site Plan for the Bill Utter Ford Dealership zoned Planned Development C-3 and Planned Development C-2 on 16.652 acres legally described as Bill Utter Ford Addition Block A, Lot 1, Bill Utter Ford Addition Block A, Lot 2 and Tract 26 out of the L. Bates Survey, County Abstract 204 in the City of Corinth, Denton County, Texas.

EXECUTIVE SESSION
As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

ADJOURN REGULAR SESSION

Posted this 10th day of May, 2016 before 5:00 p.m. on the bulletin board at Corinth City Hall.

Nathan Abato
Planning and Zoning Commission
Planning and Development Coordinator
City of Corinth, Texas.

Corinth City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 940.498-3200 or FAX 940.498-7505 for more information.
BRAILLE IS NOT AVAILABLE

CONSENT AGENDA ITEM #1

Planning and Zoning Commission Special Session

May 16, 2016

CONSENT AGENDA ITEM

1. Consider and act on Minutes from the April 18, 2016 Planning and Zoning Commission Regular Session Meeting.

AGENDA ITEM SUMMARY/BACKGROUND

Consideration of the minutes from the April 18, 2016 Planning and Zoning Regular Session Meeting.

ATTACHMENTS / SUPPORTING DOCUMENTS

Copy of the minutes.

Submitted By: Nathan Abato, Planning and Development Department

Finance Review: NA
Legal Review: NA

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this April 18, 2016, The Planning and Zoning Commission of the City of Corinth, Texas, met in a Special Session at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, TX. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members, to wit:

Members Present:	**Members Absent:**
Brian Rush	Haven Hendrik
Bruce Hanson	
Dwayne Zinn	
Breien Velde	
Marc Powell	
Bill Morgan	

CALL TO ORDER

The Special Session Meeting of the Planning & Zoning Commission of the City of Corinth, Texas, was called to order by Brian Rush at 7:00 p.m.

INVOCATION

Mr. Morgan delivered the invocation.

CONSENT AGENDA

1. Consider and act on Minutes from the March 28, 2016 Planning and Zoning Commission Regular Session.

MOTION made by Mr. Hanson to approve the consent agenda.

SECONDED by Mr. Morgan.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

2. Consider and act on the Preliminary Plat of Terrace Oaks Addition Phase I, Lots 1-33, Block 1; Lots 1-30, Block 2; Lots 1-16, Block 3; Lots 1-13, Block 4; Lots 1-16, Block 5, being 31.364 acres situated in the W.M. Wilson Survey, County Abstract 1383, the D.A. Ware Survey, County Abstract 1580, and the W.M. Garrison Survey, County Abstract 0508 in the City of Corinth, Denton County, Texas.

Ms. Cubbage gave a brief overview of the plat request. She also said both the preliminary and final plats have been reviewed by the Development Review Committee and approved by the City's engineering consultant—with only one outstanding issue, an offsite easement that needs to be delineated.

Mr. Upchurch said there was a 50 foot water and sewer easement that was granted before staff could review it, but, during the subdivision review process the City determined it was not what the City needed for its purposes, and are in the process of having portions of it abandoned—and are retaining a sanitary sewer easement.

Ms. Cubbage also said that parkland dedication was approved in August, 2015. Meritage Homes will be maintaining the open space.

Mr. Hanson asked about the vicinity map on the preliminary plat, being inaccurate. Ms. Cubbage said that will be fixed prior to the filing of the plat. She also said the final plat has the correct vicinity map on it.

Mr. Hanson asked about the emergency access through lot three. Ms. Cubbage said that was not required because of the second planned access, however, the Fire Department asked for an emergency access and the developer complied. She said it meets the separations as required by the fire code.

Mr. Hanson asked about the staff recommendation wording. Ms. Cubbage said "City Staff recommends approval of the plat subject to the approval and recordation of an ordinance abandoning a portion of the drainage and sanitary sewer easement by the applicant obtained in accordance with section 3.03 of the Unified Development Code."

MOTION made by Mr. Hanson to approve the plat subject to the approval and recordation of an ordinance abandoning a portion of the drainage and sanitary sewer easement by the applicant obtained in accordance with section 3.03 of the Unified Development Code.

SECONDED by Mr. Zinn.

Mr. Hanson clarified that he was referring to the preliminary plat.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

3. Consider and act on the Final Plat of Terrace Oaks Addition Phase I, Lots 1-33, Block 1; Lots 1-30, Block 2; Lots 1-16, Block 3; Lots 1-13, Block 4; Lots 1-16, Block 5, being 31.364 acres situated in the W.M. Wilson Survey, County Abstract 1383, the D.A. Ware Survey, County Abstract 1580, and the W.M. Garrison Survey, County Abstract 0508 in the City of Corinth, Denton County, Texas.

Ms. Cubbage said this is the same situation as the preliminary plat.

Mr. Hanson asked about the 16 foot sanitary sewer easement—if it is in place of the 50 foot drainage and sanitary sewer easement that is on the preliminary plat. Mr. Upchurch answered his question off mic while looking at plans on the dais.

Mr. Zinn asked if this is a recommendation or approval. Ms. Cubbage said that Staff wants the commission to recommend approval contingent of approval of the ordinance to vacate the easement and subject to the correct date on the plat.

MOTION made Mr. Hanson to approve the final plat dated March 28, 2016 subject to the approval and recordation of an ordinance abandoning a portion of the drainage and sanitary sewer easement the applicant obtained per section 3.03 in the Unified Development Code.

SECONDED by Mr. Powell.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

4. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT DALE RIDINGER, WITH RIDINGER ASSOCIATES, INC, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNERS, JOHN HOEFFLER AND SUSAN TORRIE FOR A ZONING CHANGE FROM SINGLE FAMILY-2 (SF-2) TO PLANNED DEVELOPMENT SINGLE FAMILY-3 PROVIDING A CONCEPT DESIGN MAP ON A TOTAL OF 2.658 ACRES LEGALLY DESCRIBED AS A PORTION OF J. HOEFFLER ADDITION, BEING A PART OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JOHN V. HOEFFLER RECORDED IN VOLUME 2853, PAGE 707 OF THE PRDCT AND BEING TRACT 3 SITUATED IN THE J.M. WALTON SURVEY, COUNTY ABSTRACT 1390 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located on the south side of Fritz Lane - 3618 Fritz Lane).

PUBLIC HEARING opened at 7:26 PM.

Mr. Powell recused himself from this agenda item.

Ms. Cubbage asked the applicant to come up and present. Mr. LaPiene, with Ridinger Associates, gave a brief overview of the request, saying this is a small side project to the existing Parkside Farms addition. He also mentioned the waiver request and temporary access easement.

Patrick Hamilton, 1305 Corinth Bend, had questions and comments—neither for nor against
Mike Santy, 3610 Fritz Lane, had questions and comments—neither for nor against

Mr. LaPiene said the Belle Way cul-de-sac will be a concrete cul-de-sac and will have a 40 foot radius, and will be constructed to the City's standards. He also said the 18 foot road and utility easement is being incorporated into lot one and lot two—and will be the responsibility of the property owners. And, the easement to the east, there are no plans to do anything with it due to it not being a part of their property. He also said they have a tree preservation and protection plan in place.

Mr. Hanson asked about the temporary cul-de-sac. Mr. LaPiene said the cul-de-sac will be taken out when the property to the west develops—the expansion of Belle Way to the west.

PUBLIC HEARING closed at 7:35 PM.

4a. Consider and act on a zoning change from Single Family-2 (SF-2) to Planned Development Single Family-3 on a total of 2.658 acres legally described as a portion of J. Hoeffler Addition, and being a part of a certain tract of land described by deed to John V. Hoeffler recorded in Volume 2853, Page 7-7 of the PRDCT and being Tract 3 situated in the J.M. Walton Survey, County Abstract 1390 in the City of Corinth, Denton County, Texas.

Ms. Cubbage said this is for eight lots, the extension of Belle Way, and gave an overview of the zoning request. She also said the fencing is different from the original subdivision. City Council requested a 30 foot additional buffer for the building setbacks for a bigger separation of the buildings. And, in response to Mr. Santy's question, there are no fencing plans for that residential area. Everything else is the same as the original subdivision regulations. She received one letter in opposition of the development.

Mr. Hanson asked how many letters were mailed out. Ms. Cubbage answered 14. She also said their plats do not show a seven foot easement which staff required them to do so—for a blanket easement that was found during a title search. The Development Review Committee asked them to delineate that easement and to make sure OCNOR is okay with that. And, the cul-de-sac has been reviewed and approved by the Fire Department Engineer.

Mr. Hanson asked if the Fire Department is onboard with the circle. Ms. Cubbage answered yes. He also asked if the circle will go away when the property to the west develops. Ms. Cubbage answered yes.

MOTION made by Mr. Zinn to recommend approval of the zoning as presented.

SECONDED by Mr. Hanson.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Bill Morgan, Breien Velde
Noes:	none
Recused from agenda item:	Marc Powell
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

5. Consider and act on a request from the applicant, Dale Ridinger with Ridinger Associates Inc., authorized representative for the property owner, for a Major Waiver to City of Corinth Ordinance No. 13-05-08-20, Unified Development Code (UDC) to allow an 80 foot turnaround outside paving diameter in lieu of the 100 foot outside paving diameter as required in the UDC; and an 81 foot diameter temporary turnaround easement in lieu of the 120 feet dimension as required for the Right-of-Way in the UDC on a total of 2.658 acres legally described as a portion of J. Hoeffler Addition, and being a part of a certain tract of land described by deed to John V. Hoeffler recorded in Volume 2853, Page 7-7 of the PRDCT and being Tract 3 situated in the J.M. Walton Survey, County Abstract 1390 in the City of Corinth, Denton County, Texas.

Ms. Cubbage gave a brief overview of the request—and that the Fire Department has approved of the proposal—and that the 120 feet takes the right-of-way into consideration as well.

Mr. Rush asked if the measurement takes into consideration that at least one vehicle will be parked along the edge at any time. Mr. Upchurch answered yes.

MOTION made by Mr. Hanson to recommend approval as requested.

SECONDED Mr. Velde.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Bill Morgan, Breien Velde
Noes:	none
Recused from agenda item:	Marc Powell
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

6. Consider and act on the Preliminary Plat of Parkside Farms Phase II Lots 1-4, Block E and Lots 1-4, Block F being 2.658 acres situated in the J.M. Walton Survey, County Abstract 1390 including a portion of J. Hoeffler Addition recorded in Cabinet L, Page 46 PRDCT in the City of Corinth, Denton County, Texas.

Ms. Cubbage addressed the 18 foot ingress/egress that goes to Shady Rest—the maintenance should have been taken care of by the property owner. And, she will notify Code Enforcement of the complaint.

Mr. Hanson asked if lots one and two will be included within the easement. Ms. Cubbage said it is an easement but that that does not determine who is responsible—and that when this is platted it will become a part of their lots.

Mr. Zinn asked about the ownership of the property that was taken into to the two lots. Mr. LaPiene said the seller was. And, he said there is a note on the plat to abandon that easement. Mr. Zinn also asked if the developer would have a problem with the turnaround becoming permanent. Mr. LaPiene said there would be no problem.

MOTION made by Mr. Hanson to approve the preliminary plat subject to City Council's approval of the applicant's requests for a major subdivision waiver and the planned development rezoning and acceptance of the utility easements delineated on the plat.

SECONDED by Mr. Zinn.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Bill Morgan, Breien Velde
Noes:	none
Recused from agenda item:	Marc Powell
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

7. TO HEAR PUBLIC OPINION REGARDING A FINAL PLAT OF PARKSIDE FARMS PHASE II LOTS 1-4, BLOCK E AND LOTS 1-4, BLOCK F BEING 2.658 ACRES SITUATED IN THE J.M. WALTON SURVEY, COUNTY ABSTRACT 1390 INCLUDING A REPLAT OF A PORTION OF J. HOEFFLER ADDITION RECORDED IN CABINET L, PAGE 46 PRDCT IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (his property is located at 3618 Fritz Lane (south side of Fritz and at the end of Belle Way.)

PUBLIC HEARING opened at 8:00 PM.

Mike Santy, 3610 Fritz Lane, had questions and comments—neither for nor against

PUBLIC HEARING closed at 8:03 PM.

7a. Consider and act on the Final Plat of Parkside Farms Phase II Lots 1-4, Block E and Lots 1-4, Block F being 2.658 acres situated in the J.M. Walton Survey, County Abstract 1390 including a Replat of a portion of J. Hoeffler Addition recorded in Cabinet L, Page 46 PRDCT in the City of Corinth, Denton County, Texas.

Ms. Cubbage said the lot one and lot two portion for ingress/egress will be vacated on the plat.

MOTION made by Mr. Zinn to recommend approval of the final plat subject to City Council's approval of the applicant's requests for a major subdivision waiver and the planned development rezoning and acceptance of the utility easements delineated on the plat.

SECONDED by Mr. Velde.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Bill Morgan, Breien Velde
Noes:	none
Recused from agenda item:	Marc Powell
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

8. Consider and act on a request from the applicant Steve Homeyer, authorized representative for the property owner, Redriver Bancorp for a major subdivision waiver to the City of Corinth Ordinance No. 13-05-08-20, Unified Development Code (UDC) to allow a reduction in the minimum required distance from the intersection along a collector to the centerline of a proposed driveway on property legally described as part of Tract 10A being 2.21 acres out of the J.P. Walton Survey, Abstract No. 1389, in the City of Corinth, Denton County, Texas.

Ms. Levy gave an overview of the request—a reduction of four feet from the required measurement—the property will only have one driveway—there is not sufficient room to move the driveway due to the shape of the lot.

Mr. Zinn asked if the developer did a traffic study. Ms. Levy said they did not, but the Development Review Committee and TXDOT both are okay with the reduction.

MOTION made by Mr. Zinn to recommend approval as requested.

SECONDED by Mr. Powell.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

9. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT, KYLE VRLA, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, MONICA UTTER, WITH UTTER PROPERTIES, FOR A ZONING CHANGE ON 12.283 ACRES FROM C-3, COMMERCIAL TO PLANNED DEVELOPMENT C-3 ON PROPERTY LEGALLY DESCRIBED AS BILL UTTER FORD ADDITION BLOCK A, LOT 1 AND A ZONING CHANGE ON APPROXIMATELY 6.255 ACRES FROM C-2, COMMERCIAL TO PLANNED DEVELOPMENT C-2 ON PROPERTY LEGALLY DESCRIBED AS BILL UTTER FORD ADDITION BLOCK A, LOT 2 AND TRACT 26 OUT OF THE L. BATES SURVEY, COUNTY ABSTRACT 204 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

PUBLIC HEARING opened at 8:10 PM.

Mr. Vrla gave a brief overview of the request—after these changes are made the entire site will be replatted to one property.

PUBLIC HEARING closed at 8:13 PM.

9a. Consider and act on a zoning change on 12.283 acres from C-3, Commercial to Planned Development C-3 on property legally described as Bill Utter Ford Addition Block A, Lot 1 AND a zoning change on approximately 6.255 acres from C-2, Commercial to Planned Development C-2 on property legally described as Bill Utter Ford Addition Block A, Lot 2 and Tract 26 out of the L. Bates Survey, County Abstract 204 in the City of Corinth, Denton County, Texas.

RECESS at 8:14 PM.

RECONVENED at 8:27 PM.

Mr. Vrla presented his project in more detail. He said they are adding the use of used automobile sales and an auto inventory lot—requesting some reductions in landscaping requirements from there and the corner lot requirement. And, he talked about permeable pavers for detention purposes. The lighting on the existing site will remain, but, the new portions will meet the current codes—requesting an addition up to a 25% rule for expansion. They are also asking for a change in parking spot sizes—to 10x18.

Mr. Hanson asked about the permeable pavers. Mr. Vrla explained in detail how they work.

Mr. Hanson asked if the inventory cars will be parked on them—Mr. Vrla answered yes.

Mr. Hanson asked if the city engineer has approved of the pavers. Ms. Cubbage said we are still waiting for more information on the pavers. Mr. Gibbs said there are still some outstanding issues they are trying to clean up for the preliminary and final plat approval processes.

Mr. Zinn asked why they did not go for a straight C3 zoning. Ms. Cubbage said they did not want to extend the C3 district and that due to some of the things they were asking for this was a better fit.

Mr. Hanson asked if there was a problem having two different zoning designations on the same lot. Ms. Cubbage said there would be no problem with that. She also said the land use would be commercial, not requiring a comprehensive zone amendment. She also said she received a call from the owner of Caliber Collision and he is in support of it.

Mr. Zinn asked about PD 33 and its zoning designation—she said yes, but it has expired and reverts back to C2.

Mr. Hanson asked about staff's recommendation regarding lighting. Ms. Cubbage said there are different types of shields and other ways to reduce the lighting from extending across the property line at high levels.

Mr. Zinn asked if just the perimeter lighting could use a lower wattage bulb. Mr. Vrla answered that shielding is another way to mitigate the levels.

Mr. Powell asked if the lighting has anything to do with the zoning request. Ms. Cubbage said it is specifically called out in the ordinance regulations/standards. Mr. Gibbs said this ordinance is setting the standard for the development of the site. Mr. Gibbs said the commission can allow them one expansion before having to comply, if they wanted to.

Mr. Mohkamkar, with ASM Architects, said the lighting used to be a ha-lite but has been recently changed to a fluorescent to reduce output.

Mr. Zinn asked if the 35 expansion will affect the front of this property. Mr. Vrla said yes, there are proposed new right-of-ways. Phase one will not have improvements on the site—nothing has been purchased.

MOTION made Mr. Hanson to recommend approval as presented, except to only allow one building expansion without meeting Unified Development Code Lighting regulations and limitations.

SECONDED by Mr. Zinn.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

10. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JOHN THATCHER, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNERS, TOMMY JOSEPH ROBINSON, BRIAN KEITH ROBINSON, RAYMON MANN ROBINSON, BRANDY DENISE ROBINSON, ROBERT MANLEY ROBINSON, THOMAS MANN ROBINSON, AND TIMOTHY MANLEY ROBINSON FOR A ZONING CHANGE FROM C-1, COMMERCIAL TO PLANNED DEVELOPMENT C-2 COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS ON 10.603 ACRES OF LAND LEGALLY DESCRIBED AS

LOT 1, BLOCK A, TRI-STEEL ADDITION, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

PUBLIC HEARING opened at 9:00 PM.

Ms. Levy gave an overview of the request—they are adding auto and truck sales use, minor auto repair and a non-public car wash and an underground storage of fuel. They are also proposing smaller drive aisles and parking spaces, lighting standards and screening requirements. She said staff is recommending denial of the request due to it being too intensive of a use for the area.

Mr. John Thatcher, with CenterPoint Integrated Solutions, gave a short presentation of the request.

Mr. Barry Hudson, with Dunaway Associates, made a more detailed presentation of the proposals. He said the perimeter trees are very important to the developer and neighbors, and will be kept in place. He also said this is an appropriately placed request for this type of proposal. There is no neighborhood access at this site and would limit a neighborhood service use. He pointed out all of the existing dealerships and uses the site is in between and near to strengthen his point of this being a well-placed site for his proposed use. He quoted from the staff report for this item and items 11 and 11a.

Mr. Dahlstrom, with Jackson Walker LLP, said the Comprehensive Plan calls for this site to be commercial, which this proposal will be. He also said he met with the neighbors and addressed their concerns.

Mr. Thatcher said they reviewed the project with adjoining neighbors and they have taken their concerns into consideration in the language of the ordinance. He then gave a PowerPoint presentation of the operations of the dealership project. He also said they have increased setbacks and wall heights throughout the site and a tree preservation area along the perimeter of the site. There will be no public address system, but, a walkie-talkie system will be used. Lowest light levels will be placed close to the adjoining residential areas. They will also be complying with all architectural standards.

JM Dixon, with CarMax, did not speak, is in support of the development
Carla Bowers, 2410 Forest Hills, mailed in a comment and is against the development
Bruce Goodwyn, 2408 Creekwood St., mailed in a comment but was neither for nor against
Kiric Starks, 2409 Aspen St., did not speak, is in support of the development
John Thatcher, with CenterPoint Integrated Solutions, is in support of the development
Barry Hudson, with Dunaway Associates, is in support of the development

PUBLIC HEARING closed at 9:30 PM.

Ms. Levy gave a brief overview of the zoning change request—a new motor vehicle sales dealership for CarMax—and staff recommends denial of the request.

Mr. Hanson asked about Planned Development 28 and if it is based on C2. Mr. Gibbs answered yes. He also asked if the primary change is because of automobile sales are not permitted—Ms. Levy answered yes.

Mr. Gibbs gave a brief history on the zoning of the site in question—Tri-Steel was a C1 and had a very specific Planned Development on the site, and staff recommended the applicant rezone the property for more marketability and flexibility.

Mr. Hanson asked what Tri-Steel's base zoning was. Mr. Gibbs said back then there was no base zoning.

Mr. Zinn asked about the future land use map, that it shows retail near the Church Rd., not near this site. Mr. Gibbs said the commercial designation makes more sense at the site due to the existing dealerships.

Mr. Hanson asked if this area were to stay C1, would it be developable. Mr. Gibbs said those permitted uses can be compatible with the existing uses.

Mr. Hanson asked if C2 encompassed retail. Ms. Levy answered yes.

Mr. Hanson asked about the staff recommendation, about the intensity of the development and the difference between the existing dealerships. Ms. Levy said this site is surrounded by residential—and it is a new use. Mr. Hanson said it is not fully surrounded. Ms. Levy said it is substantially surrounded by developed single family residences.

Mr. Zinn asked about recommendation number three—limited availability. He said there appears to be a lot of vacant land. Ms. Levy said Corinth is eight square miles and a lot of its undeveloped land is along the highway and already has six automobile dealerships in place—and that we only have one chance at this. She also brought up the Gateway Study. Mr. Dahlstrom said that study did not reach this far north.

MOTION made by Mr. Powell to approve the rezoning request to allow C2 with the SUP with conditions.

Mr. Hanson asked if Mr. Powell meant to change from C1 Commercial to Planned Development C2. Mr. Powell answered yes.

SECONDED by Mr. Hanson.

Mr. Powell said that he wishes that everyone that comes in to develop in an area would go above and beyond with buffers and meeting with neighbors. Mr. Zinn said he agrees and said this level of buffering is an excellent presentation in trying to preserve the area as is with the adjoining neighborhood.

Mr. Hanson said he agrees and also with staff's item number two—but it is not surrounded by residential—and does not agree with recommendation number five.

4-1.

Ayes:	Brian Rush, Dwayne Zinn, Marc Powell
Noes:	Bill Morgan
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

11. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT RAY HUFFINES AUTHORIZED REPRESENTATIVE FOR DWIGHT WALKER, MANAGING GENERAL PARTNER FOR THE PROPERTY OWNERS DOROTHY WILLIAMS FAMILY PS LTD AND R. O. DUNCAN FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION FROM MIXED USE NON-RESIDENTIAL TO COMMERCIAL ON 13.773 ACRES OF LAND SITUATED IN THE E. A. GARRISON

SURVEY, COUNTY ABSTRACT 511 BEING TRACTS 36, 35, 34, 33, AND 24 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

PUBLIC HEARING opened at 10:01 PM.

Mr. Paschal, with Paschal Consulting, presented an overview of the Huffines proposal. **See Exhibit A.**

Charlotte Alexander, 2538 Knightsbridge, Grand Prairie, TX – in support of
Ray Huffines, 906 Parkwood Ct., McKinney, TX 75070 – in support of
Elliott Brackett, 4808 Alta Vista, Dallas, TX 75229 – in support of

PUBLIC HEARING closed at 10:46 PM.

11a. Consider and act on an amendment to the Comprehensive Plan Future Land Use designation from Mixed Use Non-Residential to Commercial on 13.773 acres of land situated in the E. A. Garrison Survey, County Abstract 511 being tracts 36, 35, 34, 33, and 24 in the City of Corinth, Denton County, Texas.

Ms. Cubbage said the land use portion of the project contains no changes from last year. She also said she has not seen some of the changes Mr. Paschal was referring to. And, it is still staff's recommendation that the proposed land use change does not fit the Comprehensive Plan steering committee's vision—and they do not recommend approval.

Ms. Cubbage said the foundation plantings were added with the planning and zoning meeting submittal—with virtually no time to review them. She also said the heavily treed lot provision still has not been addressed. There were seven property owners that were notified of the public hearing.

Ms. Cubbage said the proposed body shop is not permitted in a MXC zoning district. She also said the zoning change is not consistent with the land use. And, this is our one chance to get this right. These proposed uses do not fit in this area of the city.

Mr. Zinn asked if this will replace the existing dealership to the north. Mr. Paschal answered yes—it would be his expectation that after the new dealership is built, they will remarket the property as an extension of the existing office/banking properties that come off of Post Oak, which we would think would be an appropriate use.

Mr. Hanson asked if the existing Huffines site is C2 with an SUP—Ms. Cubbage said it predates the existing UDC, but might have gone through an expansion with an SUP.

Mr. Hanson asked if the property changes hands, and a new dealership wanted to come to the site, would an SUP be required or would they be grandfathered in. Mr. Reinwand said nonconforming uses do transfer to a new owner—so, a new owner would be able to open a new dealership.

MOTION made by Mr. Hanson for the Planning and Zoning Commission to recommend denial of the amendment to the Comprehensive Plan Future Land Use as presented.

SECONDED by Mr. Morgan.

Mr. Hanson said this is almost an exact inverse of the previous applicant. He said at the workshop that was held a couple of weeks ago he did not receive any guidance that things are changing with the plan.

4-1.

Ayes:	Brian Rush, Bruce Hanson, Marc Powell, Bill Morgan
Noes:	Dwayne Zinn
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO RECOMMEND DENIAL PASSES

12. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT RAY HUFFINES AUTHORIZED REPRESENTATIVE FOR DWIGHT WALKER, MANAGING GENERAL PARTNER FOR THE PROPERTY OWNERS DOROTHY WILLIAMS FAMILY PS LTD AND R. O. DUNCAN FOR A ZONING CHANGE FROM MX-C, MIXED USE COMMERCIAL TO PLANNED DEVELOPMENT MX-C ON 13.773 ACRES OF LAND SITUATED IN THE E. A. GARRISON SURVEY, COUNTY ABSTRACT 511 BEING TRACTS 36, 35, 34, 33, AND 24 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

PUBLIC HEARING opened at 11:10 PM.

Elliott Brackett, 4808 Alta Vista, Dallas, TX 75229 – in support of

PUBLIC HEARING closed at 11:11 PM.

12a. Consider and act on a zoning change from MX-C, Commercial to Planned Development MX-C on 13.773 acres of land situated in the E. A. Garrison Survey, County Abstract 511 being tracts 36, 35, 34, 33, and 24 in the City of Corinth, Denton County, Texas.

Ms. Cubbage said the zoning change cannot be approved without approving the Comprehensive Plan amendment.

MOTION made by Mr. Hanson for the Planning and Zoning Commission to recommend denial of the zoning change from MX-C Commercial to Planned Development as listed.

SECONDED by Mr. Rush.

5-0.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

ADJOURN

Meeting adjourned at 11:40 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2016.

_____
Brian Rush, Planning and Zoning Commission Chairman

_____
Nathan Abato, Planning and Zoning Commission Secretary

Huffines Automotive Group Kia/Subaru Dealership

EXHIBIT A

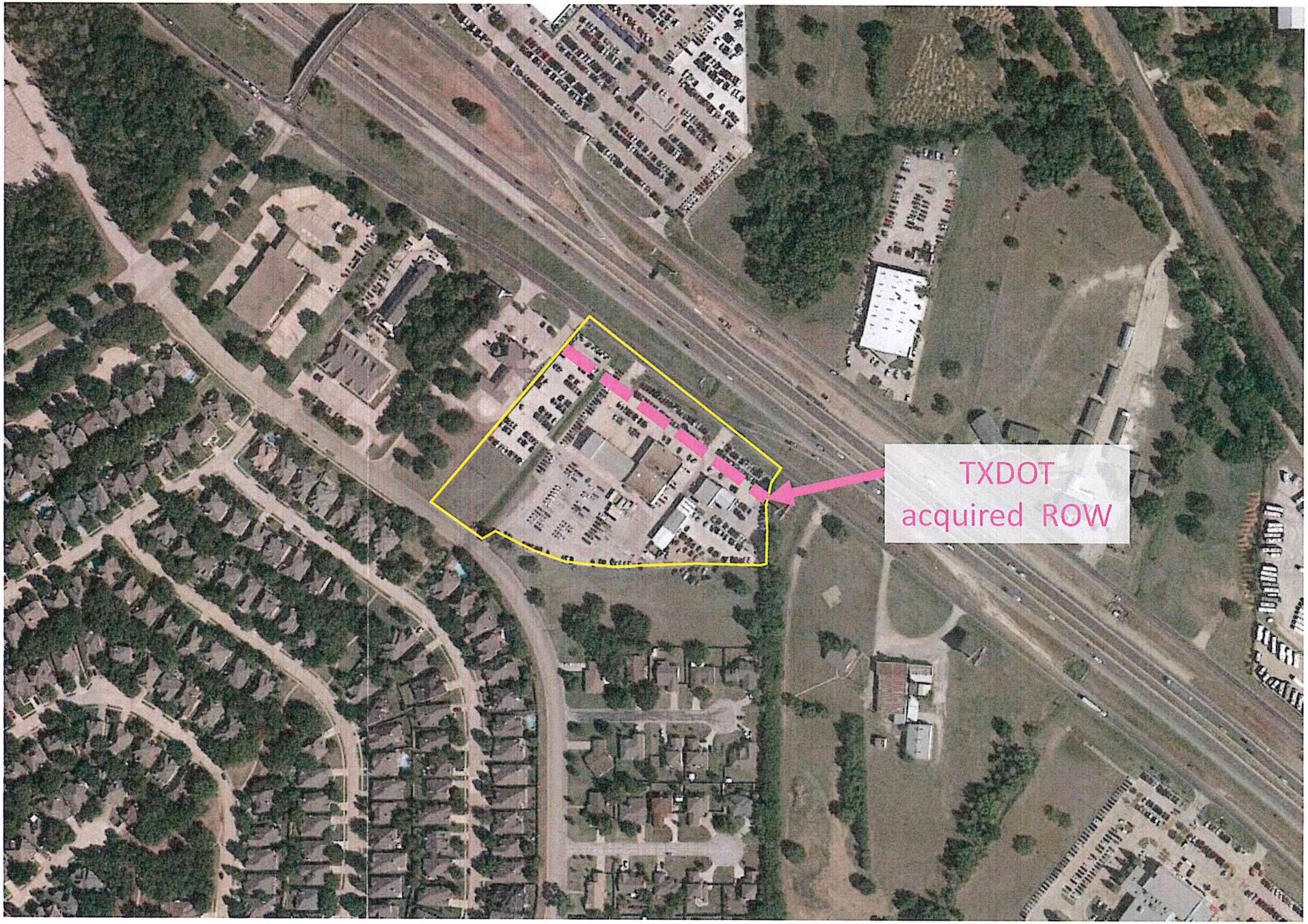
P & Z MEETING

APRIL 18, 2016

History of Application

- Initiated zoning case in Spring of 2015 after extensive land search
- TXDOT ROW acquisition makes current site inadequate:
  - no room for parking in front of buildings; no way to operate
  - to attempt rebuilding on-site while operating
  - remaining acreage is too small
  - current site better suited for reconstruction as office / retail
- Manufacturers require significant enhancements to dealerships in today's market
- Current site inconsistent with newer Huffines Dealerships

Existing Site Aerial



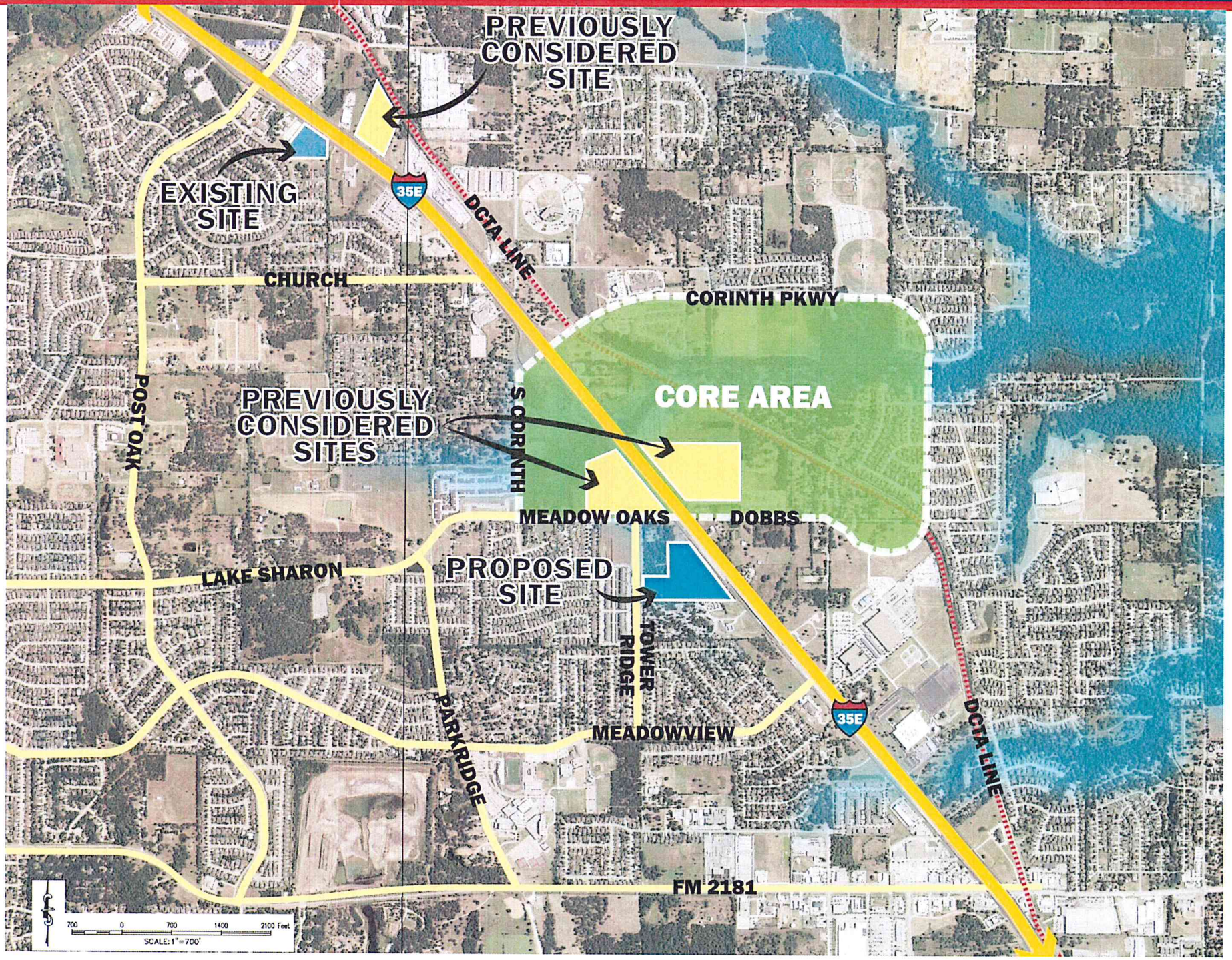
History of Application, continued

- While P & Z recommended approval, City Council had concerns about Comp Plan amendment and did not approve zoning in October 2015

- Met with both Mayor & Mayor Pro Tem last winter to determine:
  - desire to keep Huffines Automotive in Corinth, received positive affirmation
  - Adjustments that might alter view on Comp Plan / PD Ordinance
  - They suggested securing other input from:
    - ✓ Councilmembers & key staff meetings
    - ✓ assess interest & direction from comments

- Resulting Actions:
  - ➢ Considered alternate sites
  - ➢ Enhance common access to stimulate adjacent development
  - ➢ Site Adjustments
  - ➢ Promote / Identify Corinth in advertisements

Avoided Core Area



Alternate Site Findings

- No sites available north of Core Area in total or to piece together
- Avoided Core Area totally as it should be reserved for Office, Retail, and related uses
- Only leaves the area south of Meadows Oak / Dobbs Dr. for consideration
- Thus, have refined proposal / request

Desire to Stay in Corinth

- 20+ year corporate citizen of Corinth
- Strong desire to maintain business in Corinth
- Many employees live in Corinth
- Many customers live in and around Corinth
- Desire to maintain local connection for both customers and employees
- Reassessed compatibility and potential to contribute to Corinth growth and development by bringing consumers from throughout the region

Pursuing Quality Design Objectives

We have exceeded City design objectives while….

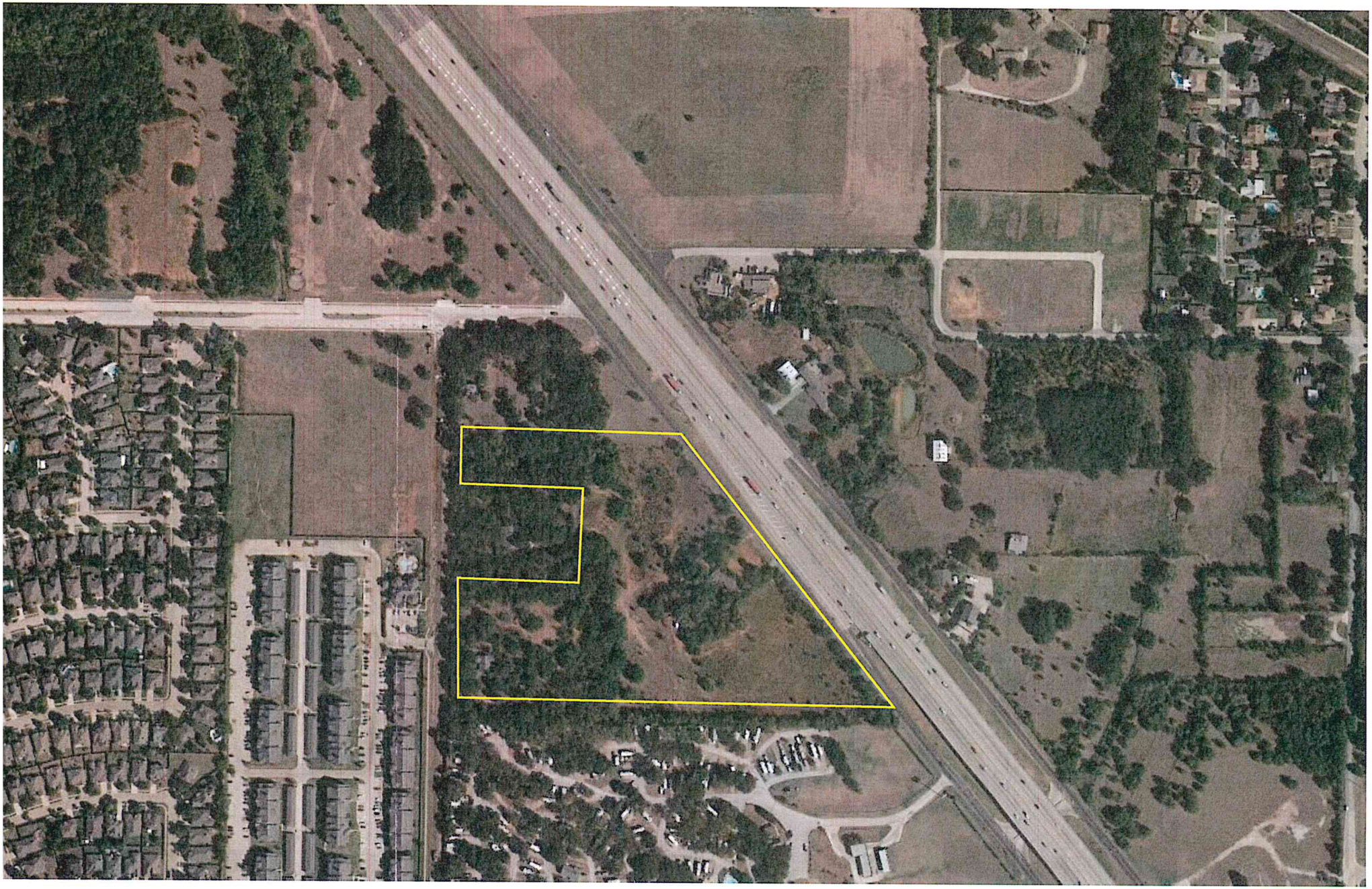
- Providing a unique blend of design with materials and project elements meeting City design standards
- Blending multiple structures into a campus setting with cohesive architectural design
- Designing a site that makes a positive statement for the community
- Providing a strong economic development program
- Implementing a unique sustainable landscape design element that can be extended north and south along the I-35 corridor

Dealership Attributes

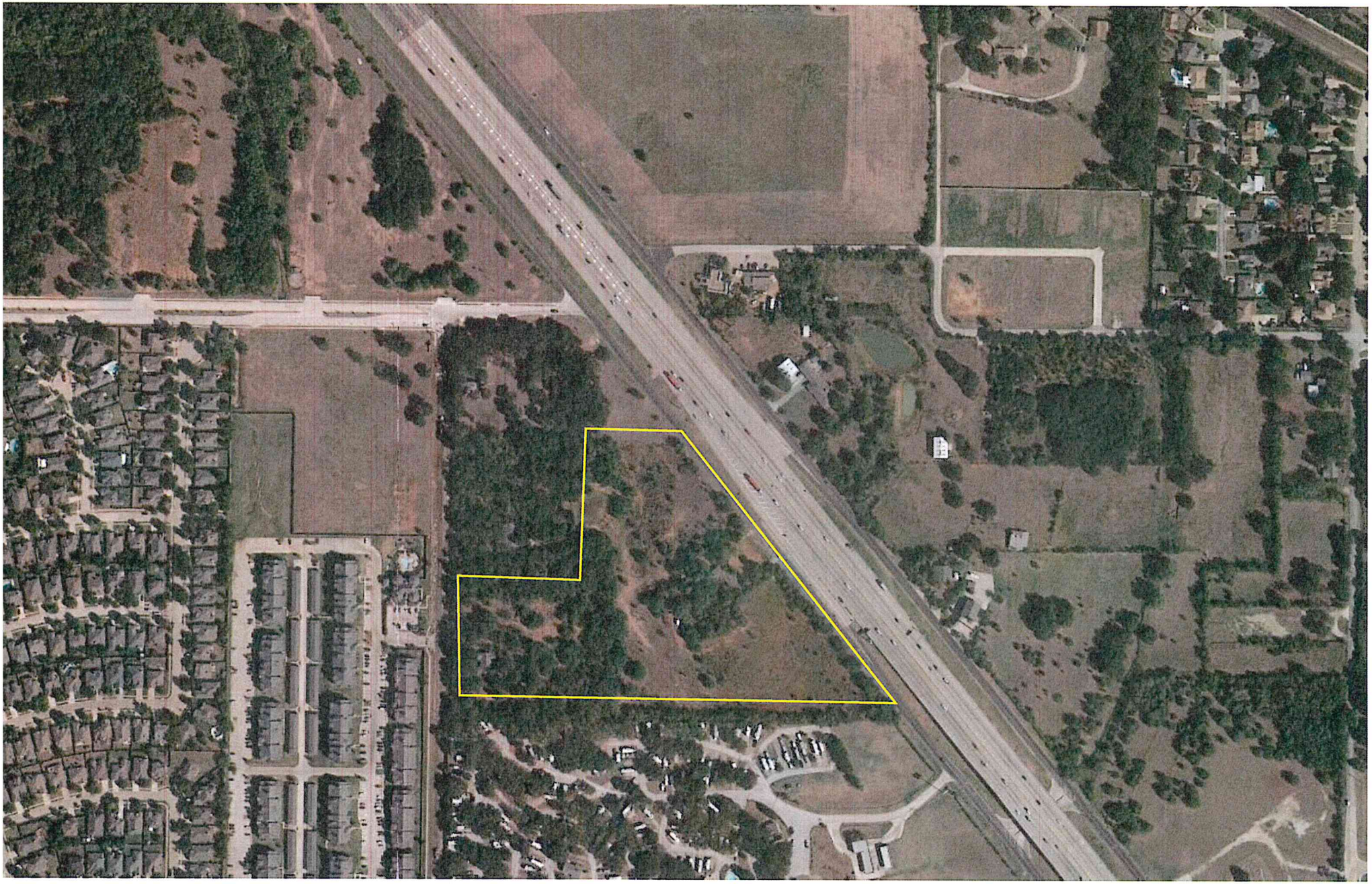
We have...

- Avoided the "Core area" to save for major retail and businesses.
- Selected a site that can contribute to the core area design. We responded to City desire for core area to have a major detention / retention amenity that will be an environmental asset to businesses by incorporating retention flow that appears to be dry creek flowing to core retention amenity.
- Selected a site where Huffines Automotive could develop a unique dealership with a positive image for Corinth.
- Designed a site that could begin a multi-development landscape & drainage program that can connect the I-35 corridor.
- Provided needed transitional use between RV / trailer park and future business uses; opens other areas more quickly.

Original Site Location



Newly Modified Site Location

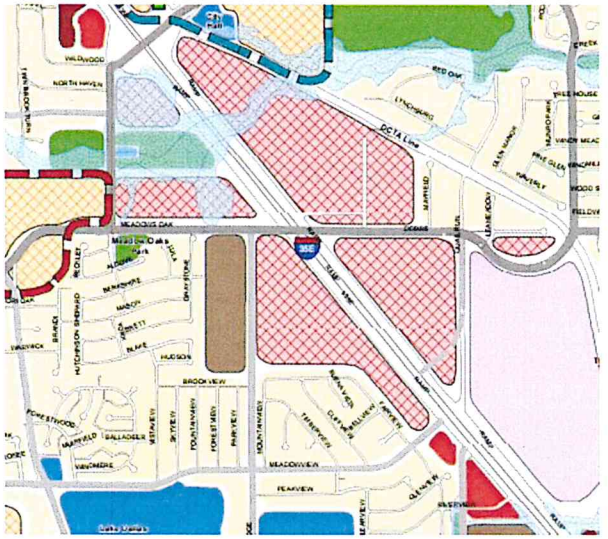


Planning Process, Existing Zoning, & Future Land Use

- Followed staff recommendation for PD Zoning process
- Incorporated multiple enhancements per Staff request
- All property east of Tower Ridge zoned Mixed Use Commercial; compatible & blends with proposed use
- All future land use east of Tower Ridge is planned for Mixed Use Non-Residential; project has virtually no impact on adjacent uses; no known objections
- Adjacent single-family houses (2) are non-conforming & will transition to commercial development; owners support the project

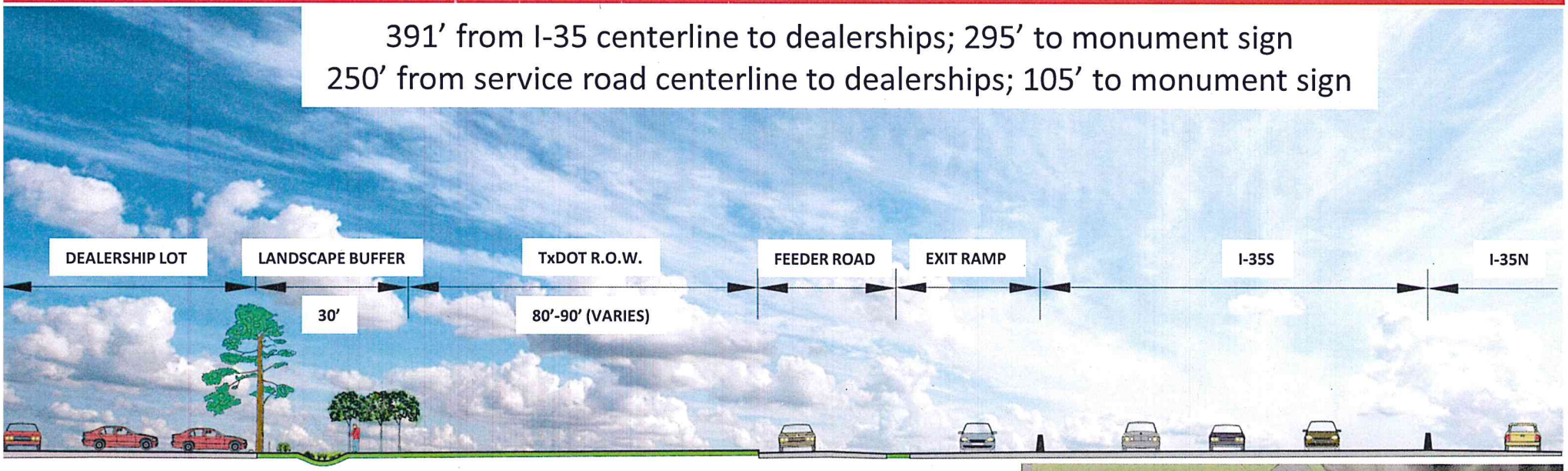
Comprehensive Plan Amendment

- PD request includes companion adjustment of Comprehensive Plan for the site based on Staff direction.
- Stand alone site meets architectural, masonry, fencing, and landscape requirements; project is very compatible with other freeway oriented uses.
- Comprehensive plans are guides, not zoning.
- P&Z Commissions and Councils frequently adjust Comprehensive Plans since the general planning process cannot consider all the economic and qualitative factors that accompany a given project.
- We have agreed to almost all of the Staff, P & Z, & Council Member suggested.



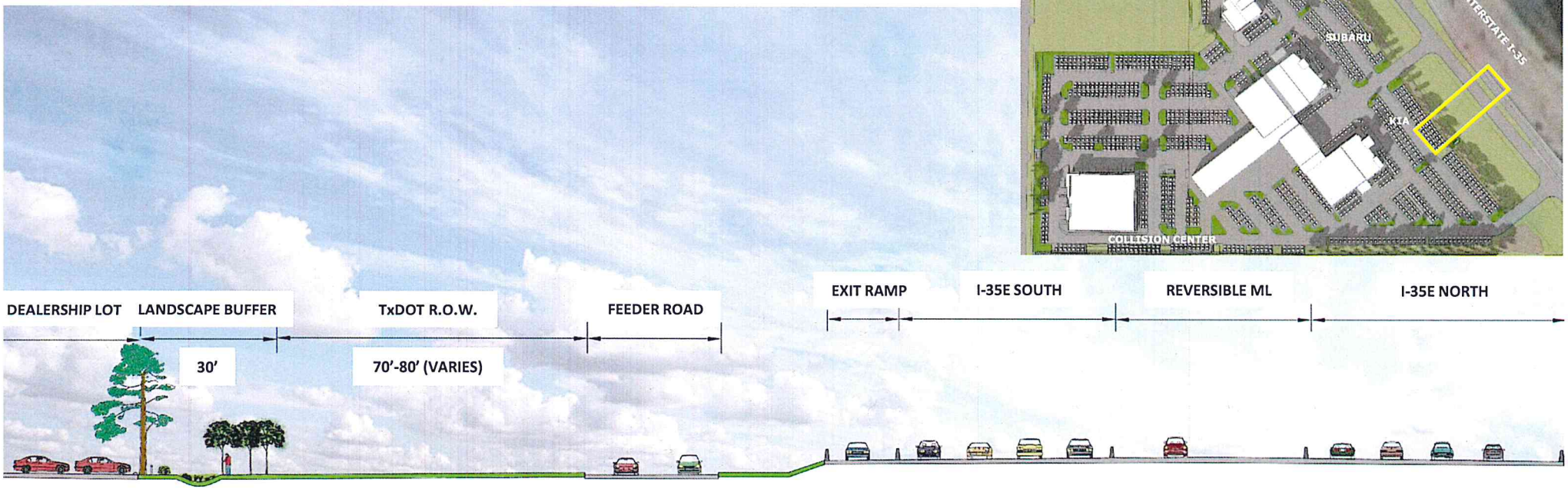
Site Cross-Section

391’ from I-35 centerline to dealerships; 295’ to monument sign
250’ from service road centerline to dealerships; 105’ to monument sign



Existing Section

Future Section



Requested PD Provisions

- Vehicle storage not defined in UDC, thus added provision for 10' x 18'. Customer / employee parking is 10' x 20'
- UDC does not define parking ratios; added as 1 / 350 SF of sales and public space areas (lounge, waiting, etc)
- Provided definition for required employee parking
- Tree preservation regulation – PD defines "heavily treed area" as 4 + acres; considered at plat as subdivision waiver
- All previous exceptions have been modified to meet the UDC per Staff or P&Z recommendation
- Lighting to remain operational instead of turned off hour after closing – a critical security provision; back area reduced to 4.18 fc (very low); meets max fc provisions

Requested PD Provisions, continued

- 20’ landscape buffer eliminated upon residential adjacency elimination; 5’ commercial buffer to remain
- Structures less than 6,000 SF not required to have pitched roof (Residential Adjacency Provision) – to keep entire project consistent
- Added definition for textured concrete walls to match; no smooth concrete block (Residential Adjacency Provision)
- Added foundation plantings in demonstration of good faith, as requested by staff
- Masonry screening to be provided along Tower Ridge & adjacent to south side of Collision Center

Requested PD Provisions that Adjust UDC, continued - Signs

- Monument sign adjustments – slight size & setback adjustment necessary to be seen extraordinary distance from I-35
  - ✓ May have 1 sign per new or pre-owned dealership as would be allowed each building if on separate lot
  - ✓ Min 250' separation between monument signs
  - ✓ 7' max height plus 3' base (10' total); 15' max width
  - ✓ 85 SF maximum per sign face
  - ✓ No min setback from PL due to extreme distance to I-35
- Attached building signage placement modified to blend with building design; meets UDC intent considering ROW / building setback; UDC sign placement incompatible with UDC design objectives, i.e. building articulations
  - ✓ May be placed on 3 sides of building (instead of 1 per frontage) but size is limited to a max of 10% of front façade area (per UDC)
  - ✓ May be located at any place on façade, but cannot exceed 50% of front façade width & 40% of other facades
  - ✓ Max letter size is 36" & is limited by max sign face area per UDC

Projected Subdivision Waivers at Platting

- Display parking at front landscape may have curb stops (instead of curbs) to maximize drainage to front bio-swales
- Tree preservation regulation – PD Ord defines "heavily treed area" as 4+ acres to fit site reality
- At platting will request for full site grubbing, grading, & tree removal as part of phase I – needed to allow fencing, utilities, emergency access, & drainage
- Will provide easement (by separate document) for north mutual access easement opening access to other commercial sites; will be waiver for preliminary plat of adjacent property; Huffines property will be final plat

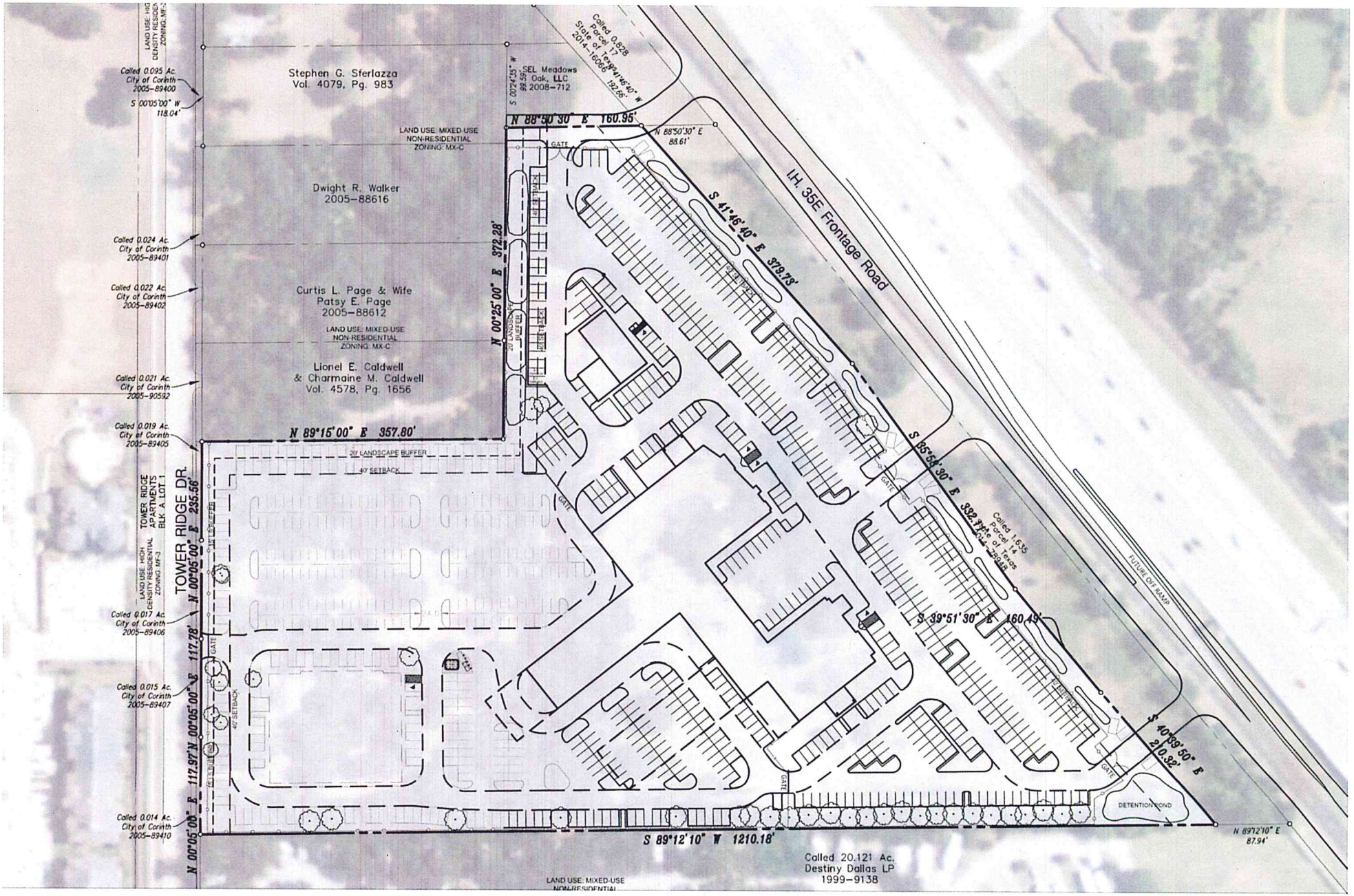
UDC Standards Met

- Project meets:
  - Auto Sales & Service provisions for light sources & basic lighting
  - Masonry materials
  - Articulations, etc.
  - Landscape design & materials
  - Eliminated auditory request from prior case
  - Eliminated all chain link fencing in prior case
- Non-residential design elements fully met
- Front Facades have extensive articulation and present a distinctive entry presence with high quality architecture
- 90% or more masonry on all building facades per UDC ; additional Class I masonry
- Screening walls have been extended

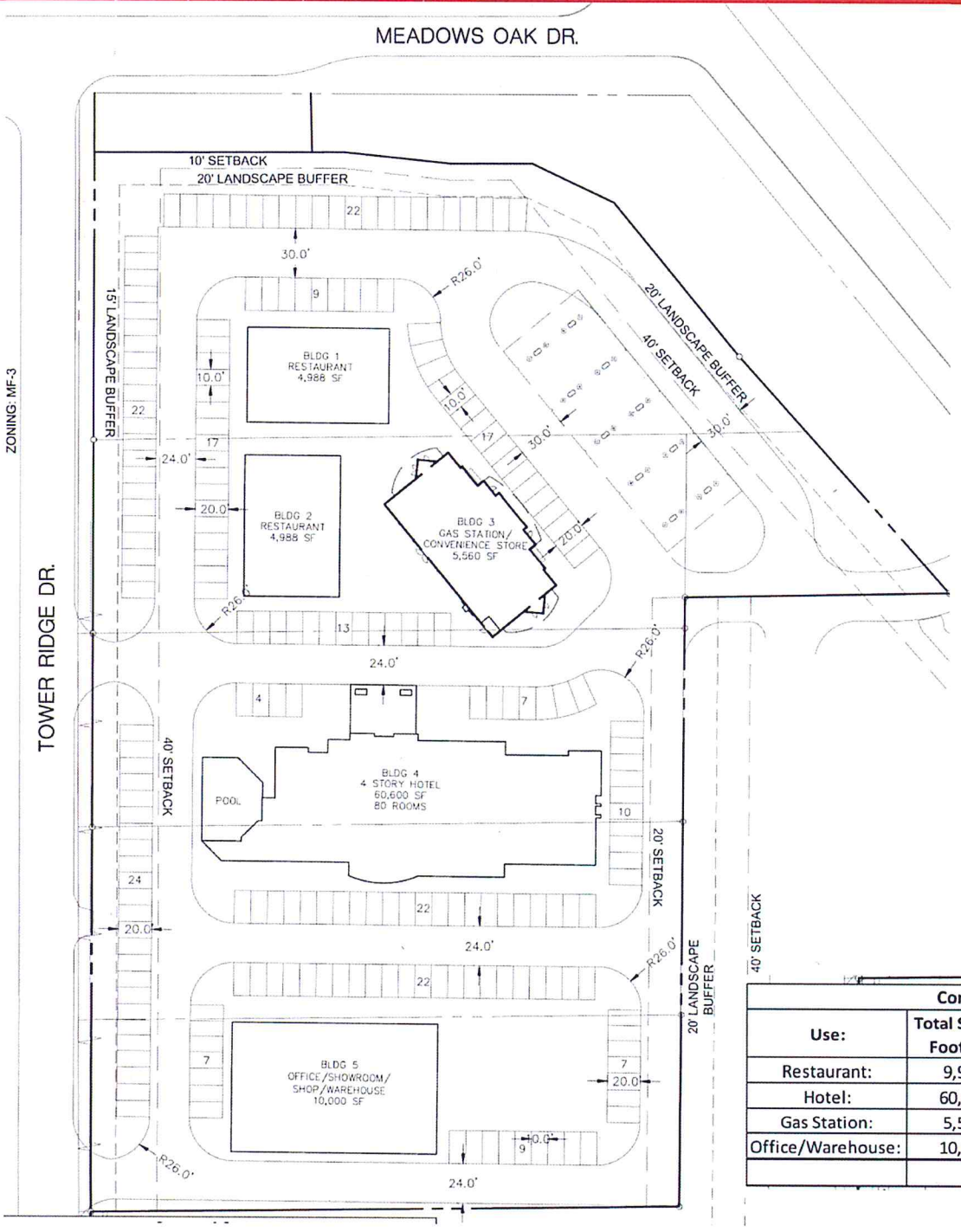
Site Renderings

DRIVERS VIEW OF THE SERVICE BUILDING BETWEEN THE KIA AND SUBARU BUILDINGS

PD Design Map



Blending with Adjacent Commercial

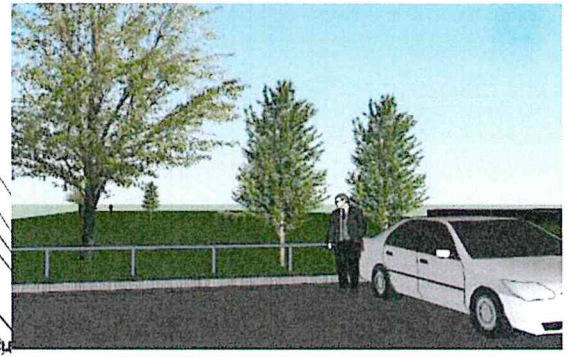


Concept A Summary				
Use:	Total Square Footage:	Parking Ratio:	Required Parking:	Provided Parking:
Restaurant:	9,976	1/100	100	
Hotel:	60,600	1/Room	80	
Gas Station:	5,560	6	6	
Office/Warehouse:	10,000	1/1000	10	
			196	**212**

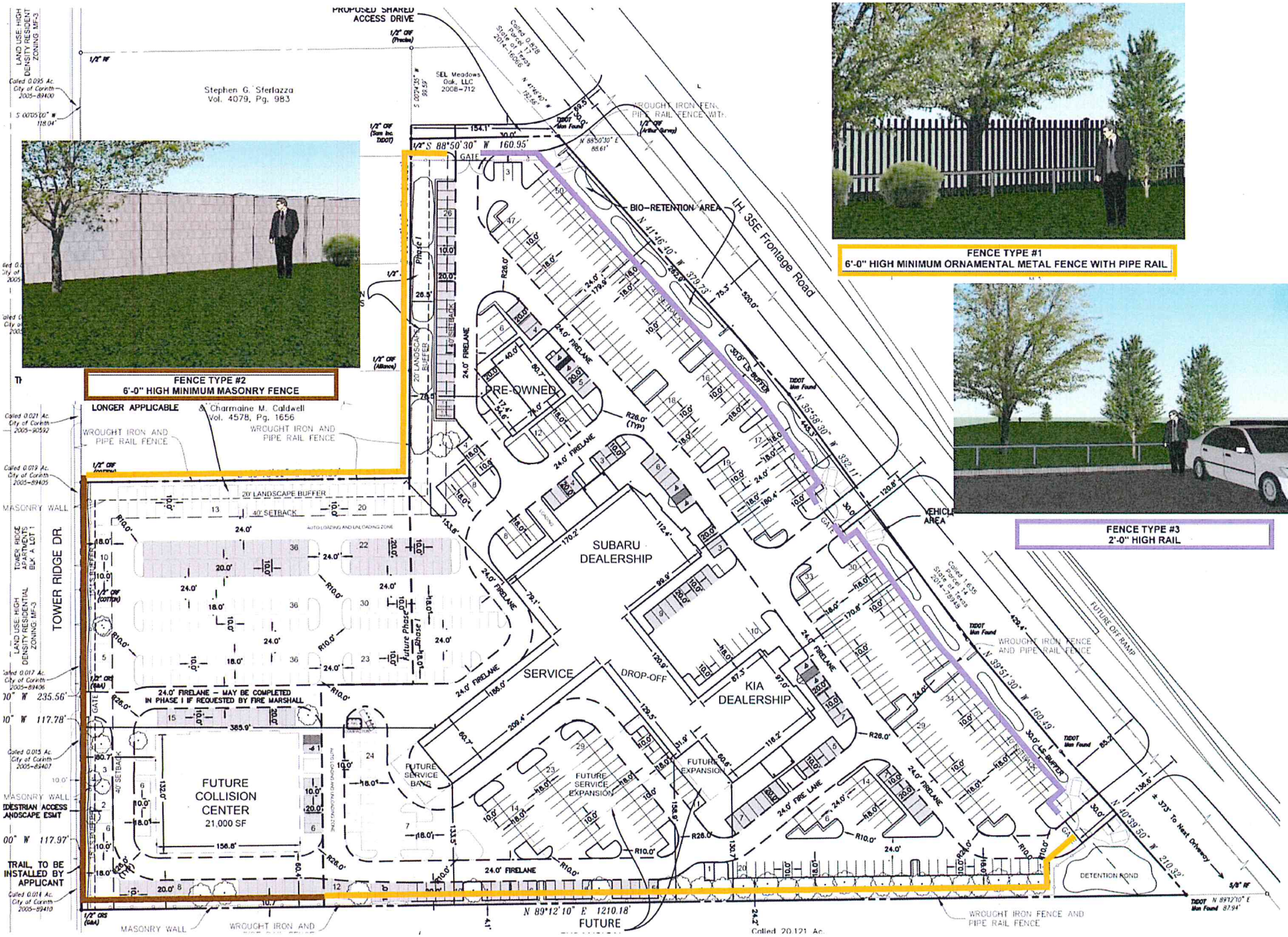
Concept Site Plan with Fencing

FENCE TYPE #2
6'-0" HIGH MINIMUM MASONRY FENCE

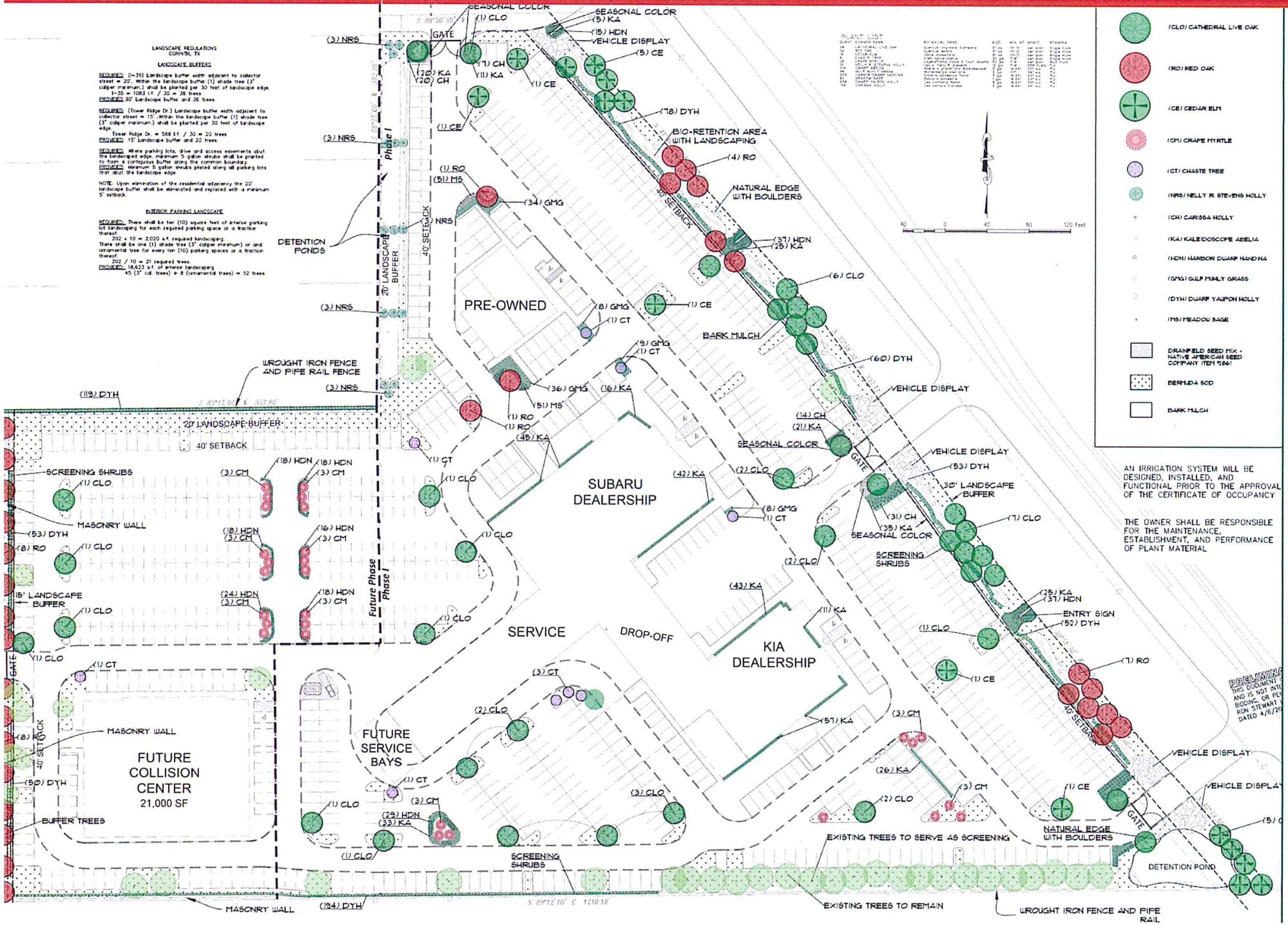
FENCE TYPE #1
6'-0" HIGH MINIMUM ORNAMENTAL METAL FENCE WITH PIPE RAIL



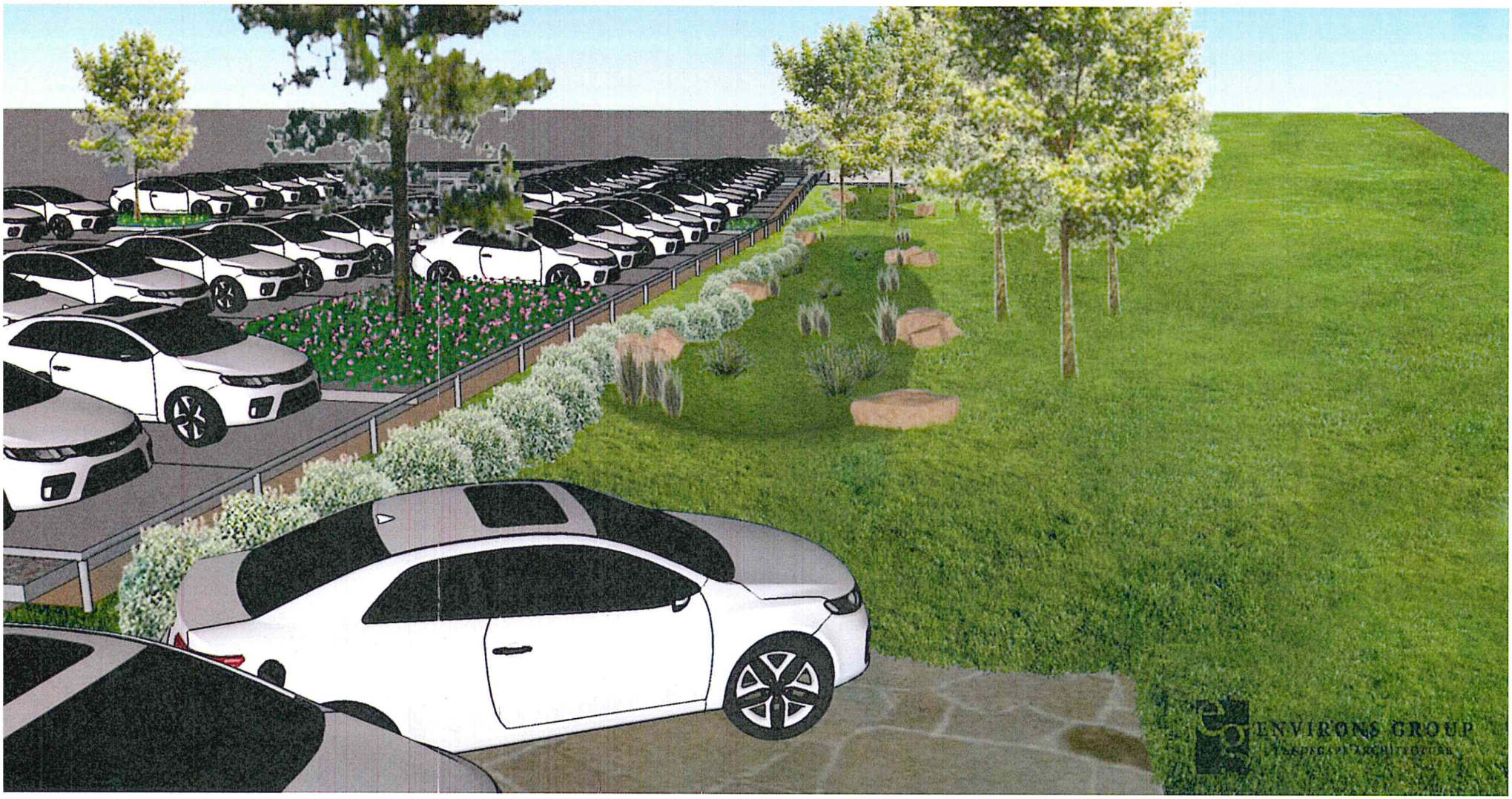
FENCE TYPE #3
2'-0" HIGH RAIL



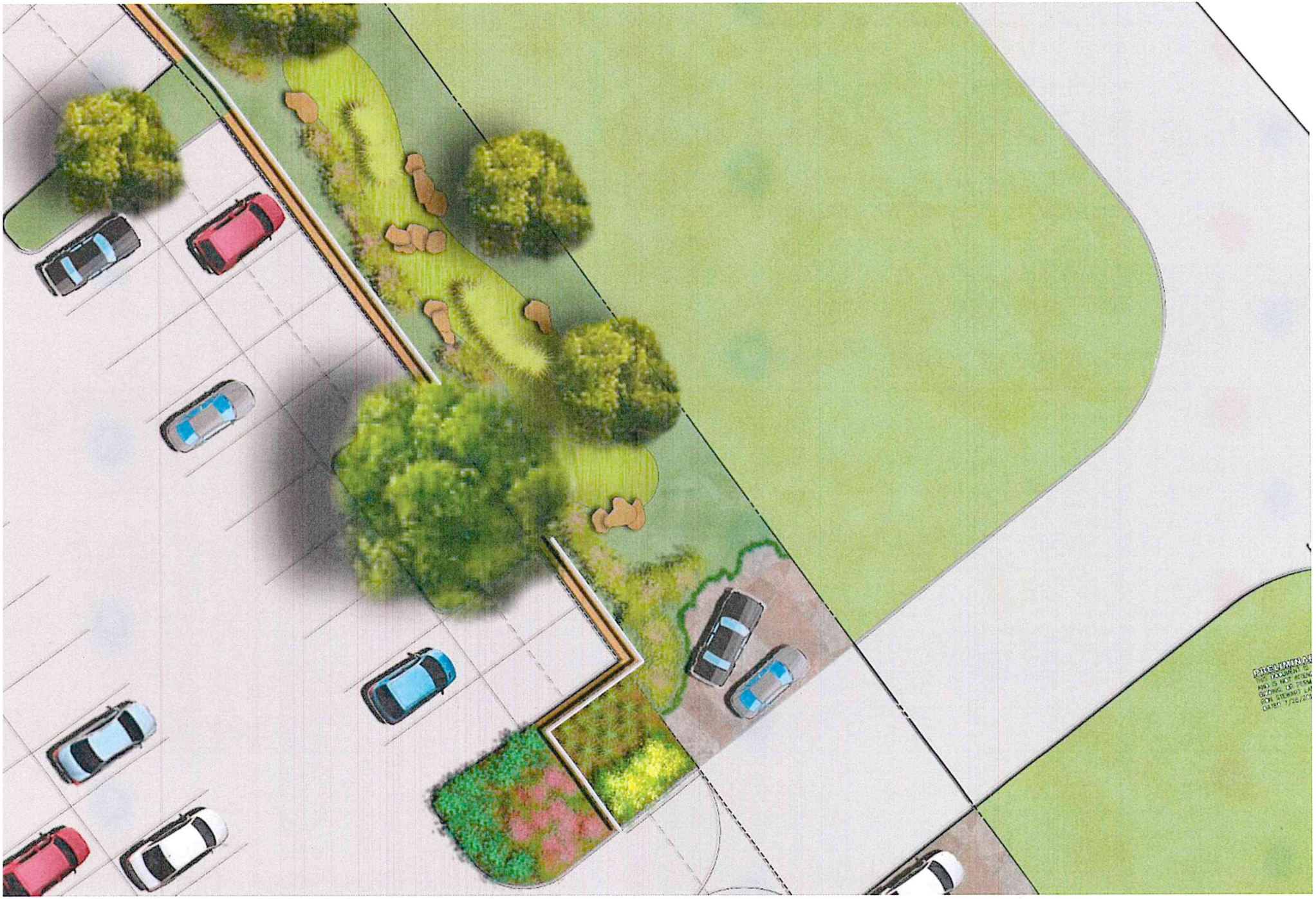
Landscape Plan



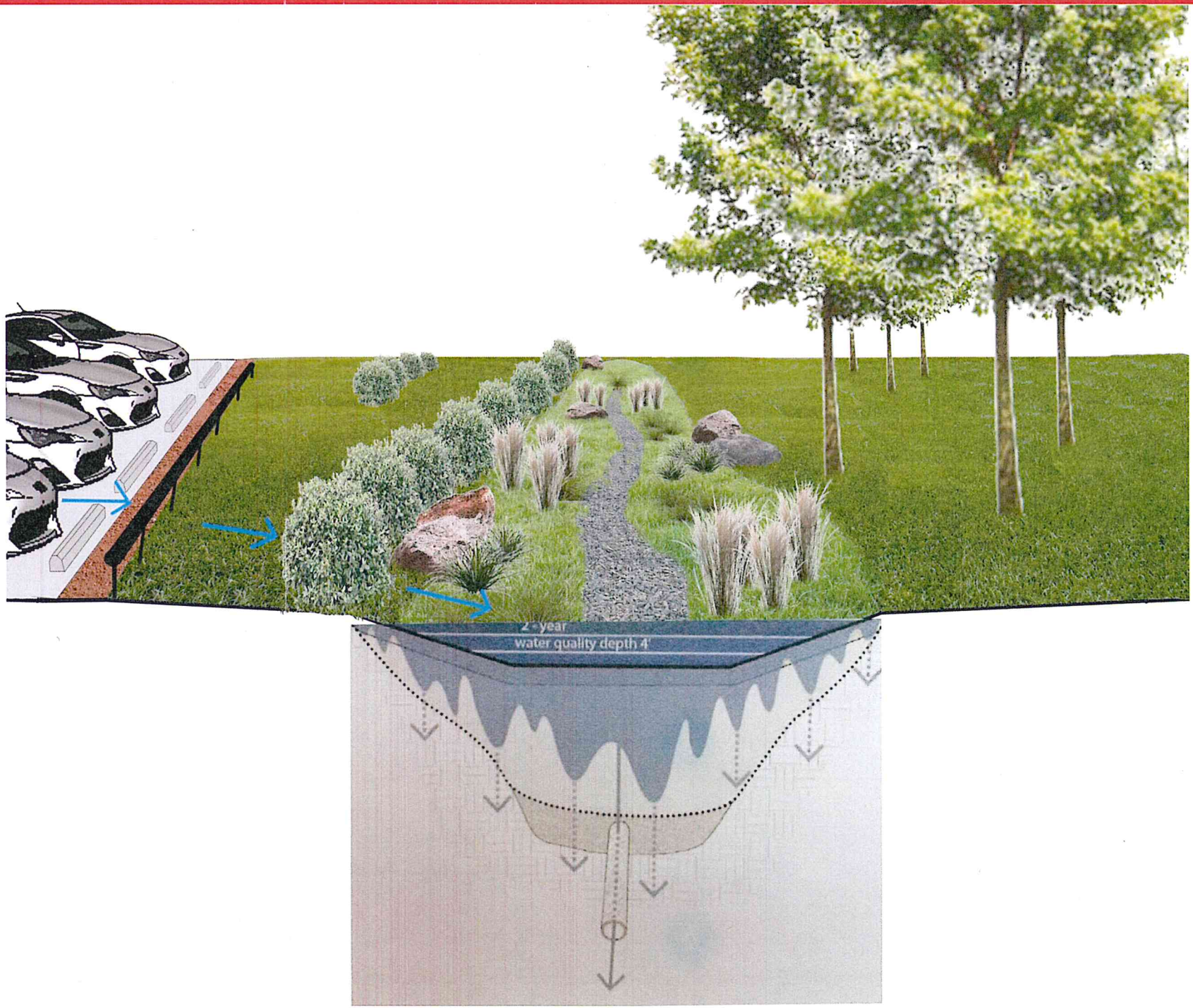
Bio-Retention and Vehicle Display



Bio-Swale and Vehicle Display

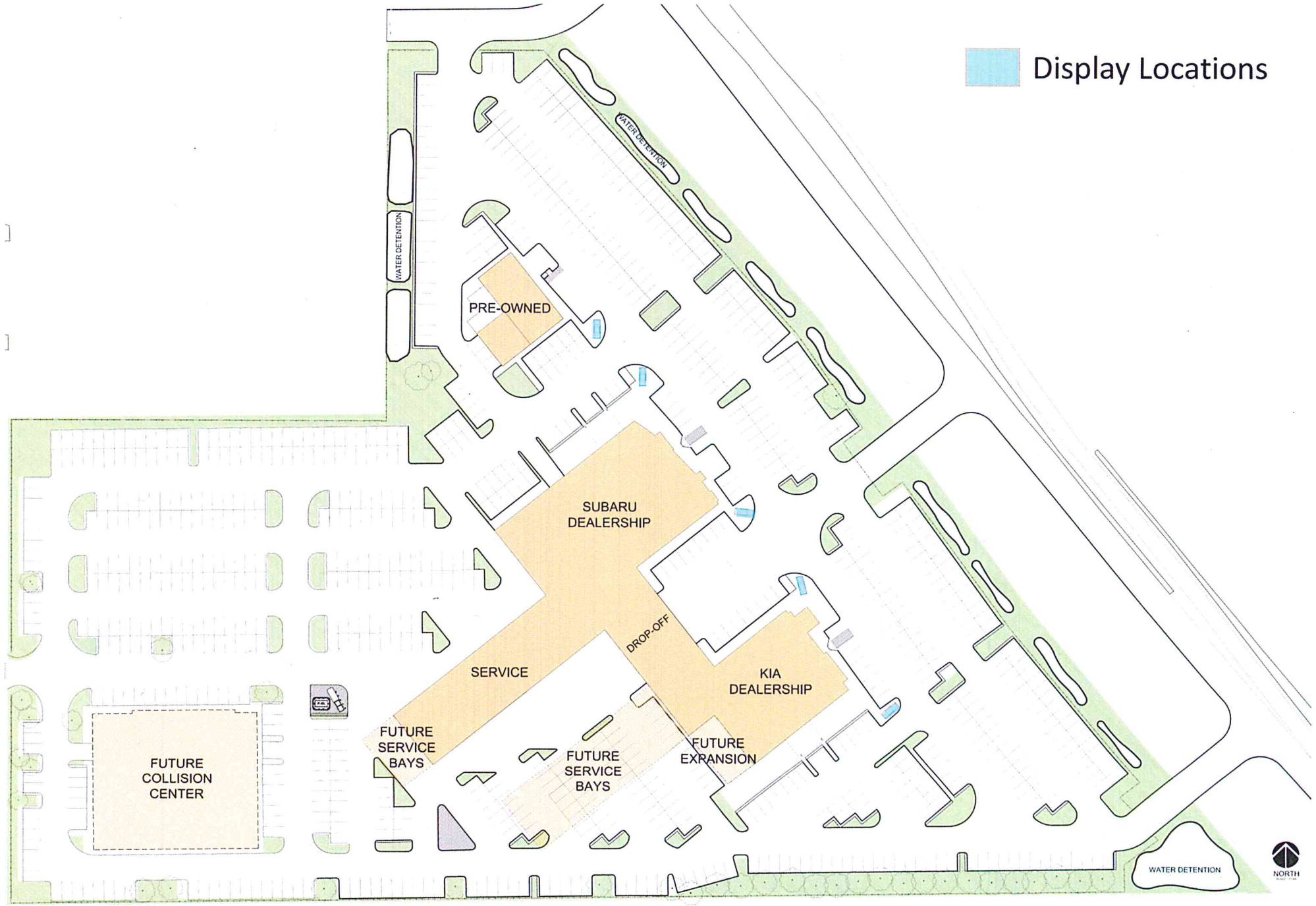


Bio-Retention

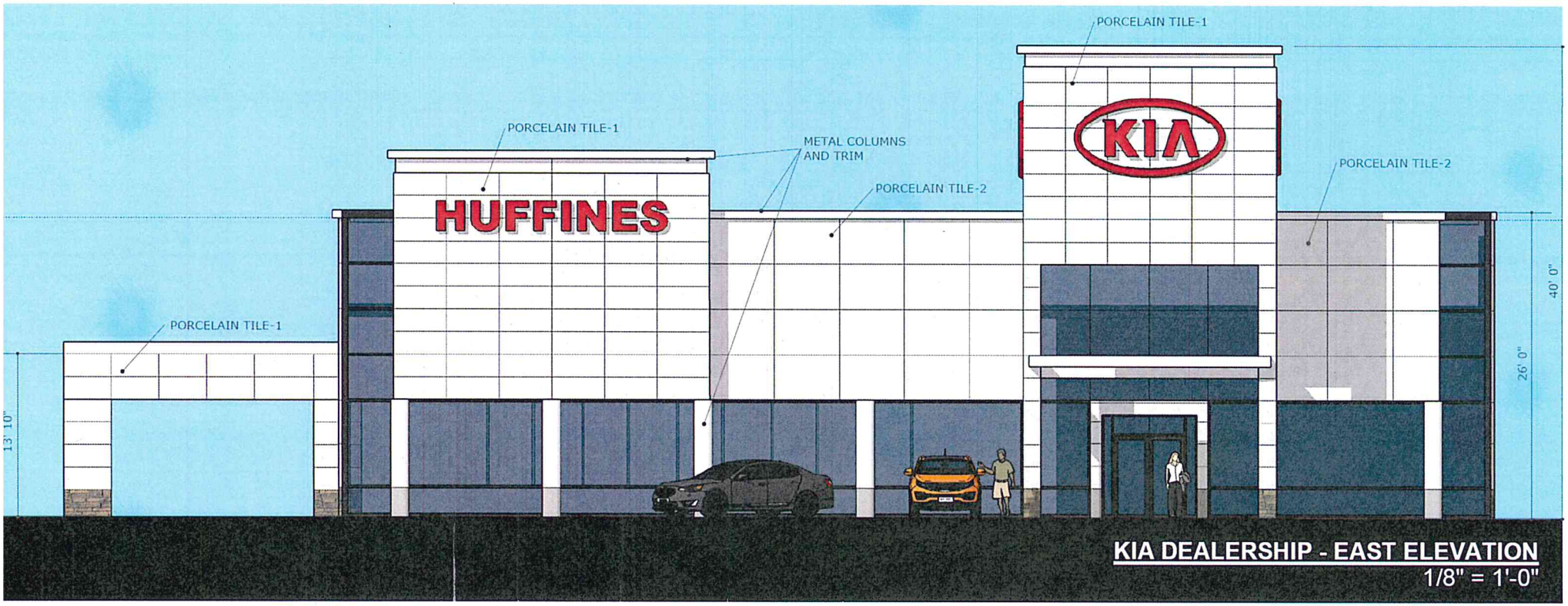


Phasing Plan – Phase 1

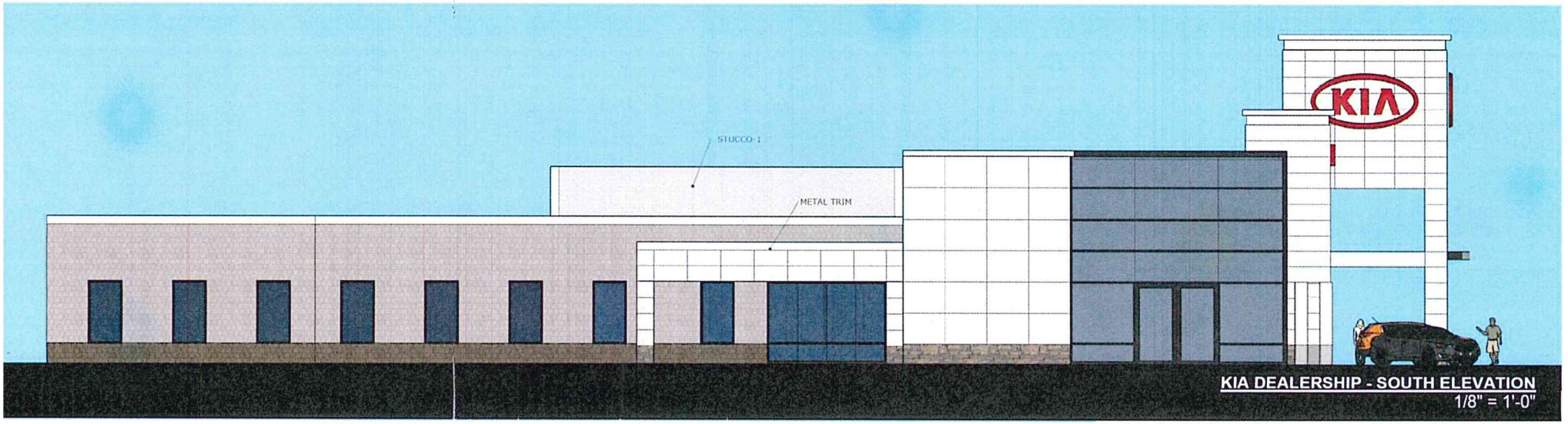
Phasing Plan – Phase 2



Elevations - Kia

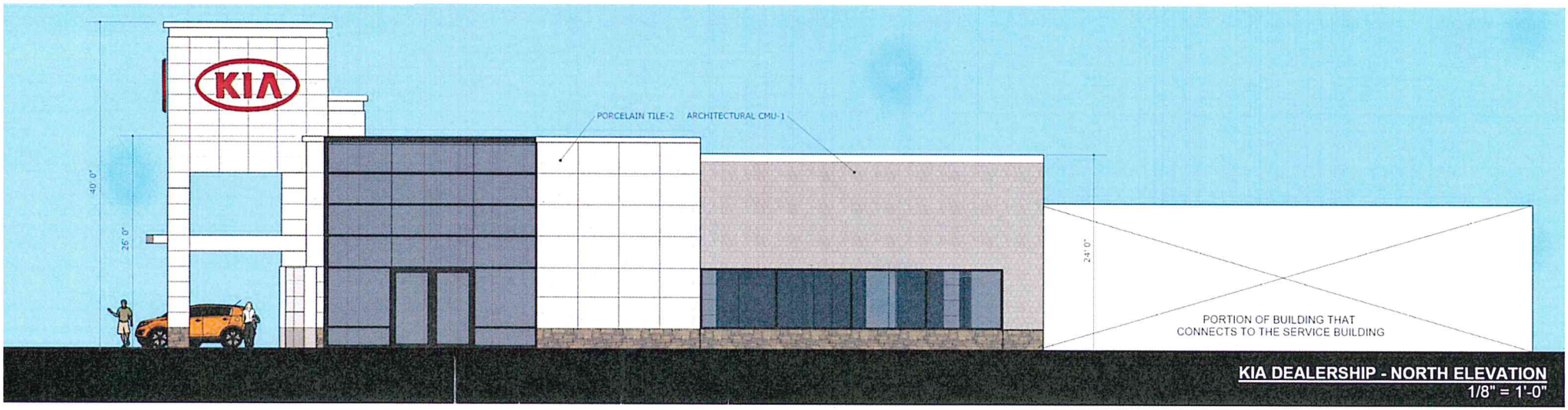


KIA DEALERSHIP - EAST ELEVATION
1/8" = 1'-0"



KIA DEALERSHIP - SOUTH ELEVATION
1/8" = 1'-0"

Elevations - Kia

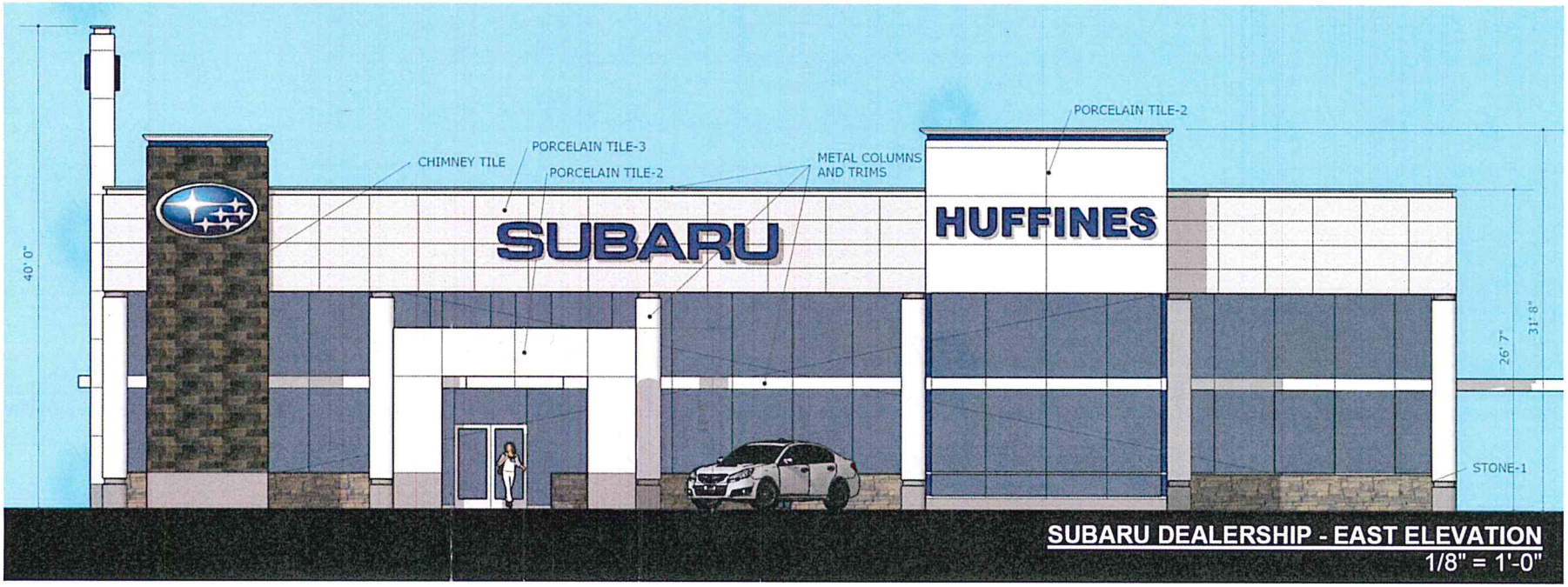


KIA DEALERSHIP - NORTH ELEVATION
1/8" = 1'-0"

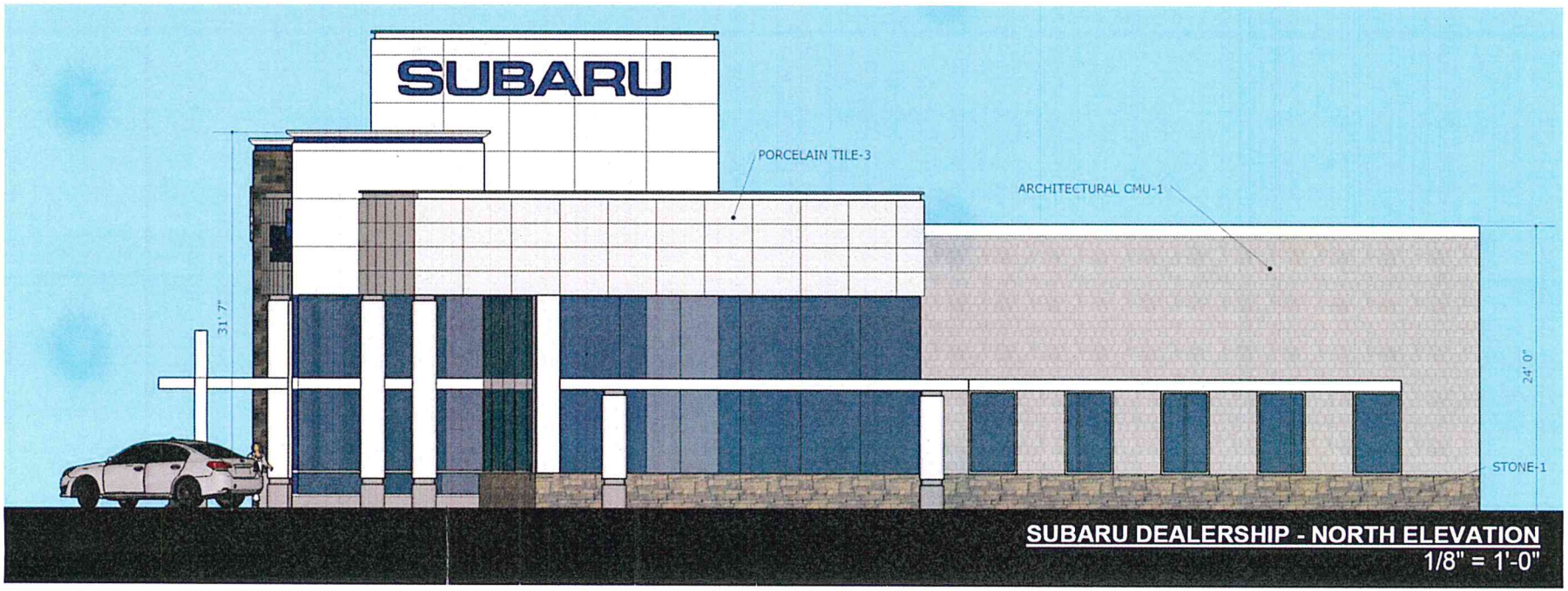
Exterior Materials	Total % all sides	North Sq.Ft.	North %	East Sq.Ft.	East %	South Sq.Ft.	South %	West Sq.Ft.	West %	Total Sq.Ft. all
Glazing	23.1%	790	29.3%	1,010	37.4%	805	29.8%	95	3.5%	2,700
Metal**	7.7%	95	10.6%	405	45.0%	180	20.0%	220	24.4%	900
Stucco	6.4%							750	100.0%	750
Stone	5.3%	265	42.7%	130	21.0%	175	28.2%	50	8.1%	620
Arch. CMU	24.1%	658	23.4%			1,270	45.1%	885	31.5%	2,813
Tile	33.4%	1,207	31.0%	1,410	36.2%	875	22.5%	405	10.4%	3,897
Total	100.0%	3,015		2,955		3,305		2,405		11,680

Total Square Footage of Exterior Wall Area*	8,980	*excludes fenestration and doors
Total Square Footage of Class 1 Masonry Wall Area	4,517	
Total Square Footage of Class 2 Masonry Wall Area	3,563	
Total Percentage of Class 1 Masonry	**50.30%**	
Total Percentage of Class 2 Masonry	**39.7%**	
Total Percentage of Class 1 & 2 Masonry	**90.0%**	** most metals have masonry backing

Elevations - Subaru

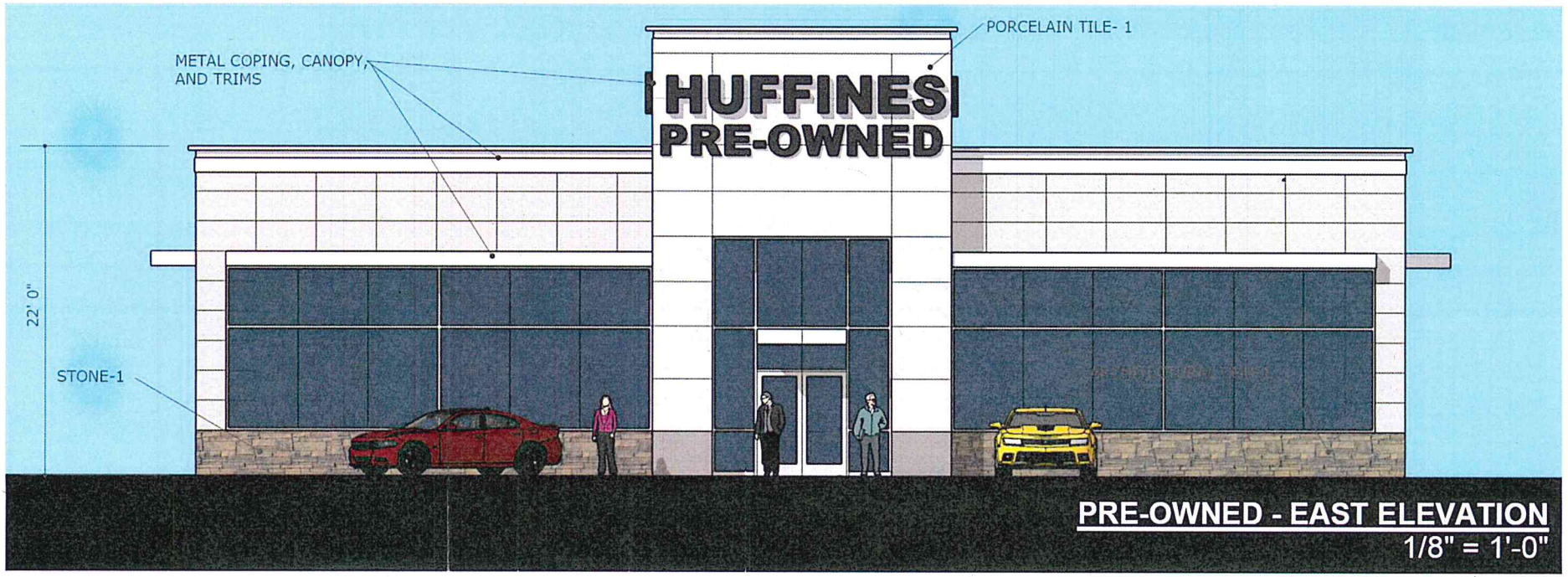


SUBARU DEALERSHIP - EAST ELEVATION
1/8" = 1'-0"

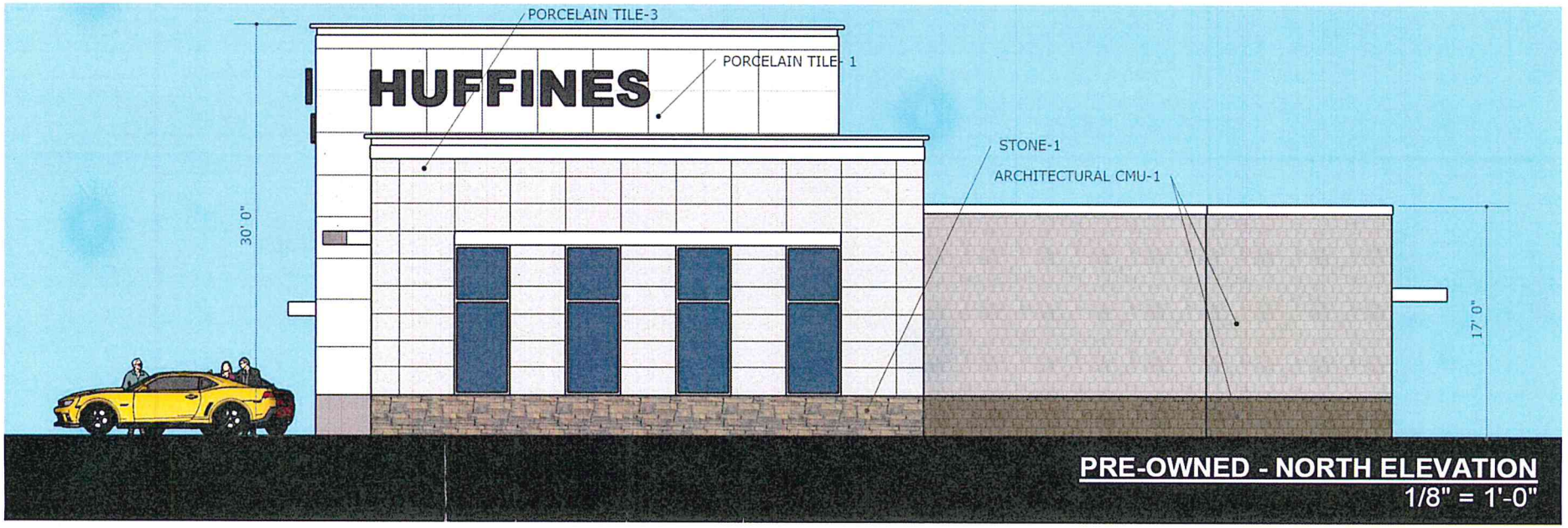


SUBARU DEALERSHIP - NORTH ELEVATION
1/8" = 1'-0"

Elevations – Pre-Owned

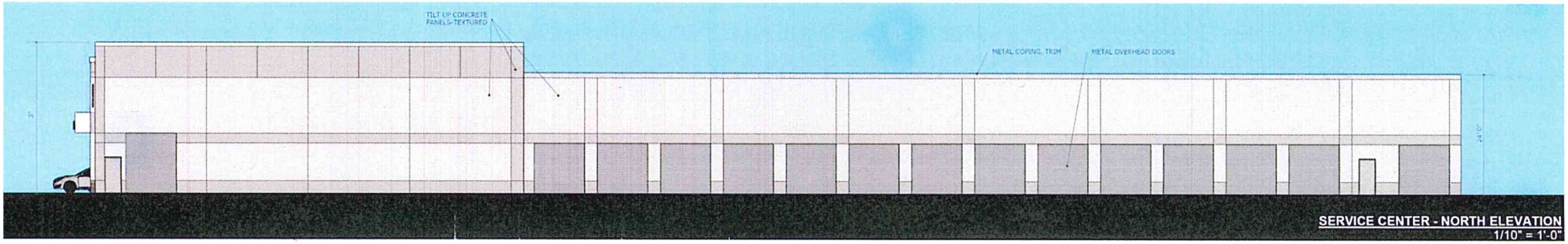


PRE-OWNED - EAST ELEVATION
1/8" = 1'-0"

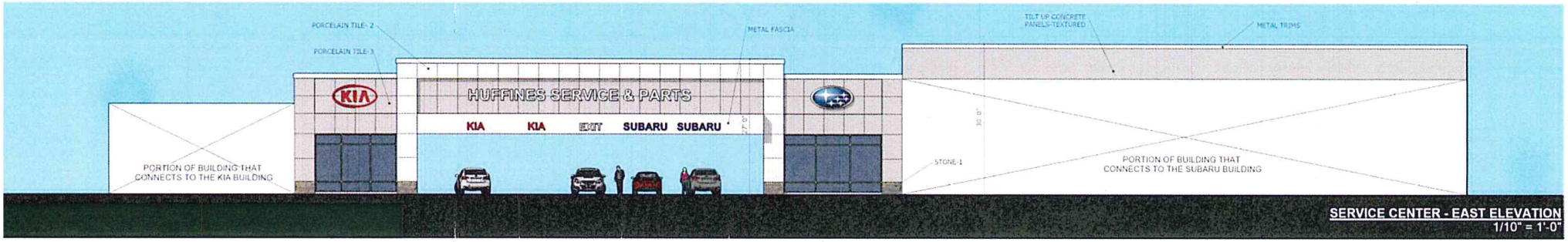


PRE-OWNED - NORTH ELEVATION
1/8" = 1'-0"

Elevations – Service Center

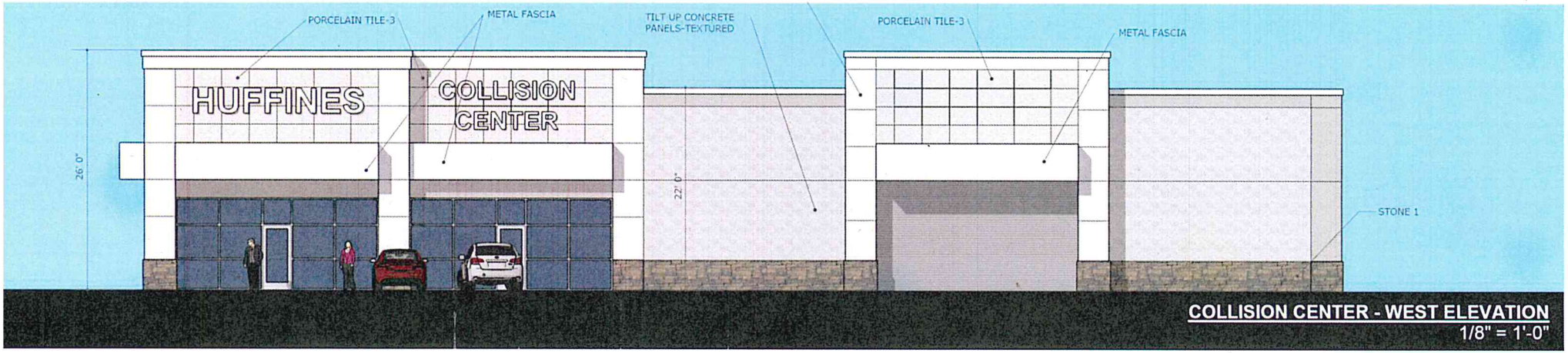


SERVICE CENTER - NORTH ELEVATION
1/10" = 1'-0"

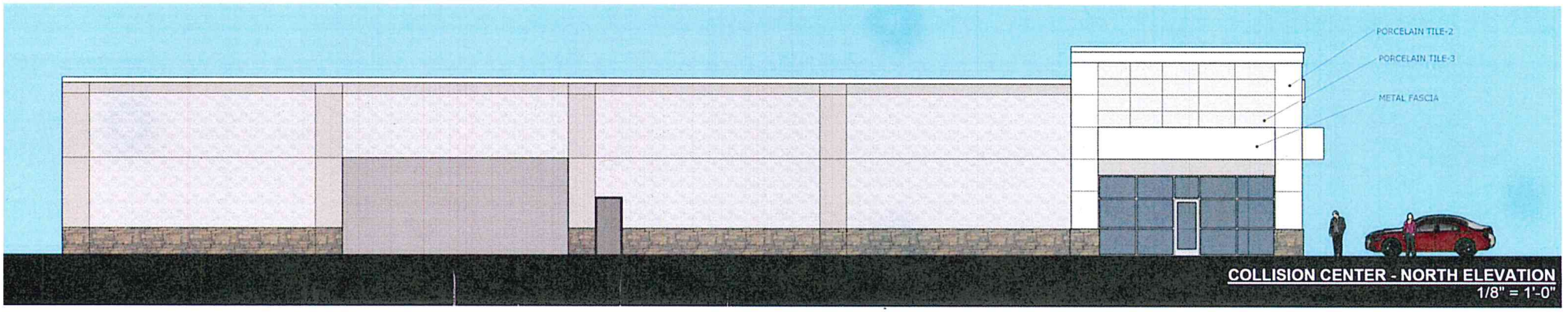


SERVICE CENTER - EAST ELEVATION
1/10" = 1'-0"

Elevations – Collision Center



COLLISION CENTER - WEST ELEVATION
1/8" = 1'-0"



COLLISION CENTER - NORTH ELEVATION
1/8" = 1'-0"

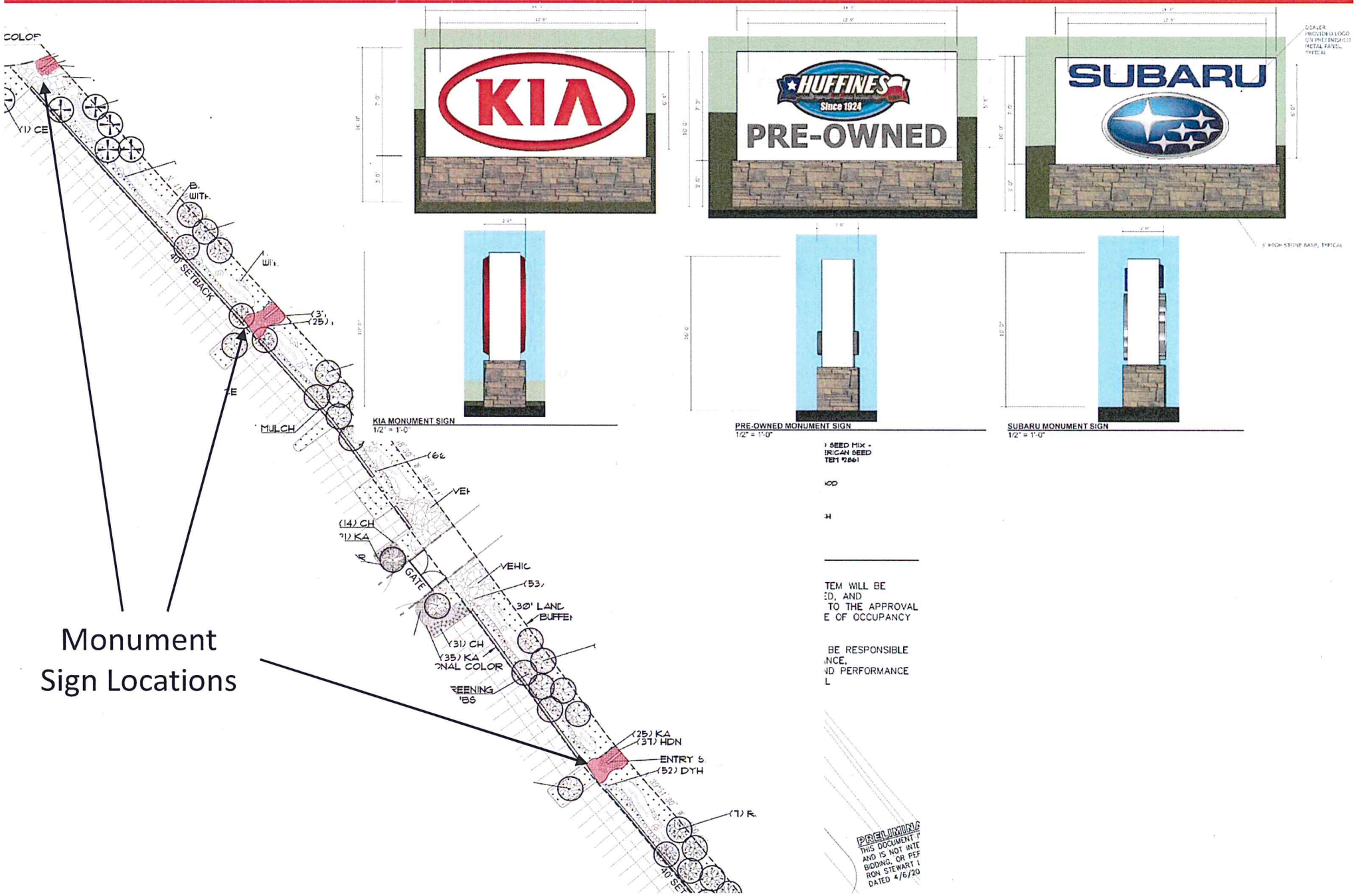
Animation

Site Renderings

DRIVERS VIEW OF THE SERVICE BUILDING BETWEEN THE KIA AND SUBARU BUILDINGS

Project Perspective – view from East

Monument Sign Elevations



Comparison: Existing Site vs. Proposed Site

Facilities

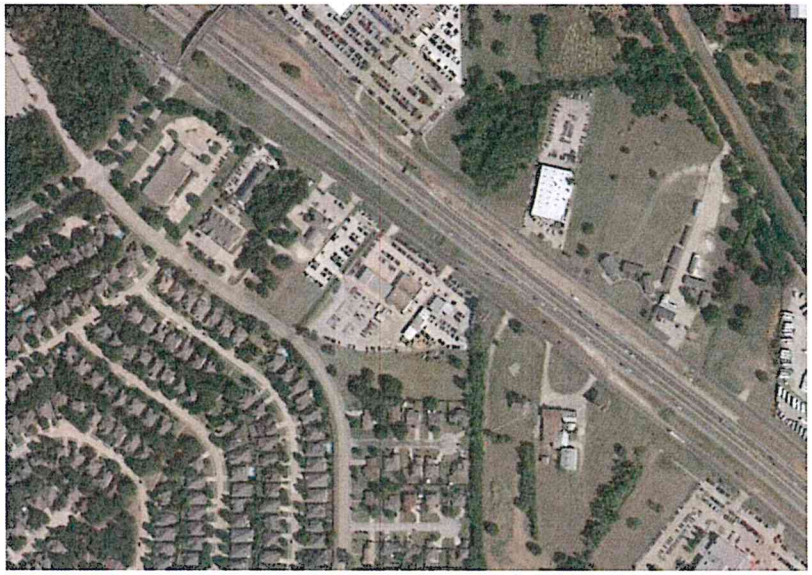
Existing Facilities – approx. 7.1 acres

Building A – 15,000 SF

Building B - 3,200 SF

Building C - 3,500 SF

Total: 21,700 SF



Proposed Facilities – approx. 14.5 acres

	Phase I	Phase II	
KIA	9,100 SF		
Subaru	11,000 SF	Add parking spaces	
Pre-Owned	6,000 SF	Collision Center	21,000 SF
Service	38,570 SF	Addn'l Service	19,085 SF
Total:	64,670 SF		40,085 SF

Phase I and II Total: 104,755 SF

Valuation*

Existing valuation (land, buildings, development, personal property) -
$2,862,844

Projected Valuation (land, buildings, development, personal property) -

Phase I: $11,650,000

Phase II: $ 6,490,000

Total: $18,140,100

Projected valuation is 4 times greater than the current valuation for Phase I and 6 times greater than current with Phase II.

*Valuation is basis for Property Tax

Sales Tax

Huffines Corinth franchises are now **averaging approximately 7% growth in sales tax** per year

All **parts sales** are subject to full local sales tax

Sales tax **will continue to increase** with vehicle sales – more cars sold = more service & more parts sold

Future collision center is **almost 100% subject to parts sales tax;** increasingly, the complexity of vehicles & auto bodies translates into repair by dealerships with special equipment

New, larger, & attractive franchises = strong sales tax growth

Inventory Growth and Tax Projections

Average Vehicle Inventory:

2016 (current)	= 275
2017-18 (phase I)	= 525
2025 (phase II)	= 750+

Projected Inventory tax:

2016 (current facility)	= $ 115,000
2017 / 18 (phase I full yr)	= $ 127,775
2025 (growth & phase II)	= $ 207,900

Note: estimates are believed to be somewhat conservative

Dealership Jobs

- 2016 - Huffines has 55 employees in Corinth
- 2017-18 (phase I completion) - new site will employ 70 or more at Corinth Dealerships
- 2025 (phase II completion) – Huffines will employ 85 or more at Corinth Dealerships
- Many of these are local citizens
- Plus, these are **good** jobs – **will average $55,000+ / year** by opening of new site

Fiscal Impact – Tax Estimates at Build-Out

Source	Co/ISD	City
Property Tax	$356,164	$108,206
Sales Tax	$0	$44,000
Inventory Tax	$156,563	$50,436
Totals:	**$512,727**	**$202,642**

Overview

- Self contained site with landscape and/or tree buffers to adjacent areas
- Lack of E-W thoroughfares make this property unattractive to retail
- Major myth - *Auto Dealerships are not strong economic generators.* To the contrary- project generates economic impact equal to the City's higher revenue generators (per acre) and similar to a 200,000+ SF office park
- The UDC adjustments proposed are necessary for site & PD ordinance
- Followed all other UDC guidelines including: masonry, lighting, landscaping, and masonry screen on Tower Ridge

Summary

Enhanced Proposal with requested changes:

- Maintains a quality business & employer in Corinth
- Provides strong economic impact immediately & in future
- Achieves UDC objectives for quality architecture & design
- Allows appropriate site specific placement of buildings & signage....scaled for extraordinary setback from I-35
- Features innovative bio-swale detention "amenity" blending topography with expansive front landscape - a creative environmental feature City can extend to become a unique community amenity connecting sites along I-35
- Features unusually large setback from highway, which conveys image of massive open space

Requested Action

We request that P & Z:

- Recommend approval as submitted to City Council:
  - supports maintaining Huffines in Corinth
  - allows growth with the market
  - secures positive economic benefits for community
- Recommend approval of Comprehensive Plan change to City Council
- Recommend approval to Council with the proposed development standards & adjustments detailed in PD & on Site Plan based on input from Council Members

Project Team

APDG
A Plus Design Group
ARCHITECTS

HUFFINES
Since 1924

G&A
SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

Paschal Consulting

Project Perspective – view from East

Appendix / Extras

Tree Coverage Exhibit

BUSINESS ITEM # 2

Planning and Zoning Commission Special Session

May 16, 2016

AGENDA ITEM

2. Consider and act on the G4 Corinth Addition, Lots 1 and 2, Block A Preliminary Plat being 2.21 acres in the City of Corinth, Denton County, Texas. (This site is located at the southeast corner of N. Corinth Street and Walton Drive.

APPROVAL PROCESS

The Planning and Zoning Commission shall consider and act on this item. If the plat and the associated construction plans meet the requirements of the City of Corinth, Denton County and the State of Texas, the plat should be approved.

The applicant has submitted a Final Plat and a site plan for a proposed Domino's Pizza restaurant on proposed Lot 1, Block A and these are companion items on this agenda.

The Preliminary Plat and the Final Plat are final action items for the Planning and Zoning Commission. The Commission's recommendation for the site plan will be forwarded to the City Council for final action on May 19, 2016.

AGENDA ITEM DESCRIPTION

The property owned by Red River Bancorp, Inc., proposed Lots 1 and 2, Block A are located on the northeast corner of N. Corinth Street and Walton Drive. A Domino's Pizza with outdoor seating and **without** drive-through service is proposed for Lot 1, Block A. Restaurant uses with outdoor seating and without drive-through service is an allowed use in the PD (C-2) zoning district. The applicant intends to build the 4,458 square foot restaurant building on the 0.97-acre proposed Lot 1, Block A. There is no proposed development for Lot 2, Block A at this time.

A site plan will be required for development on proposed Lot 2, Block A prior to development. Detention will be shared with proposed Lot 2, Block A as provided during that development.

The proposed development is located at both the corner of N. Corinth Street and Walton Drive and I-35E and N. Corinth Street. Therefore, only one driveway is proposed along N. Corinth Street, as the site does not have sufficient room between these two intersections to meet the driveway spacing requirements to allow for additional driveways.

A Major Subdivision Waiver for the driveway spacing was recommended for Approval by the Planning and Zoning Commission on April 18, 2016 and will be forwarded to the City Council as a companion item to the site plan on May 19, 2016.

The applicant is seeking approval of Lots 1 and 2, Block A, G4 Corinth Addition Preliminary Plat at this time.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

RECOMMENDATION

Staff recommends **Approval** of the Preliminary Plat, subject to approval of the Major Subdivision Waiver.

The Major Subdivision Waiver was recommended for approval by the Planning and Zoning Commission on April 18, 2016 and will be forwarded to the City Council on May 19, 2016 along with the Site Plan.

ATTACHMENTS/SUPPORTING DOCUMENTS

Preliminary Plat
Tree Survey
Tree Protection Plan

Submitted By: Lori Levy, AICP
Department: Planning and Development

Finance Review: Yes___ NA _X_
Legal Review: Yes ___ NA _X_

Director Review and Approval

VICINITY MAP
NOT TO SCALE

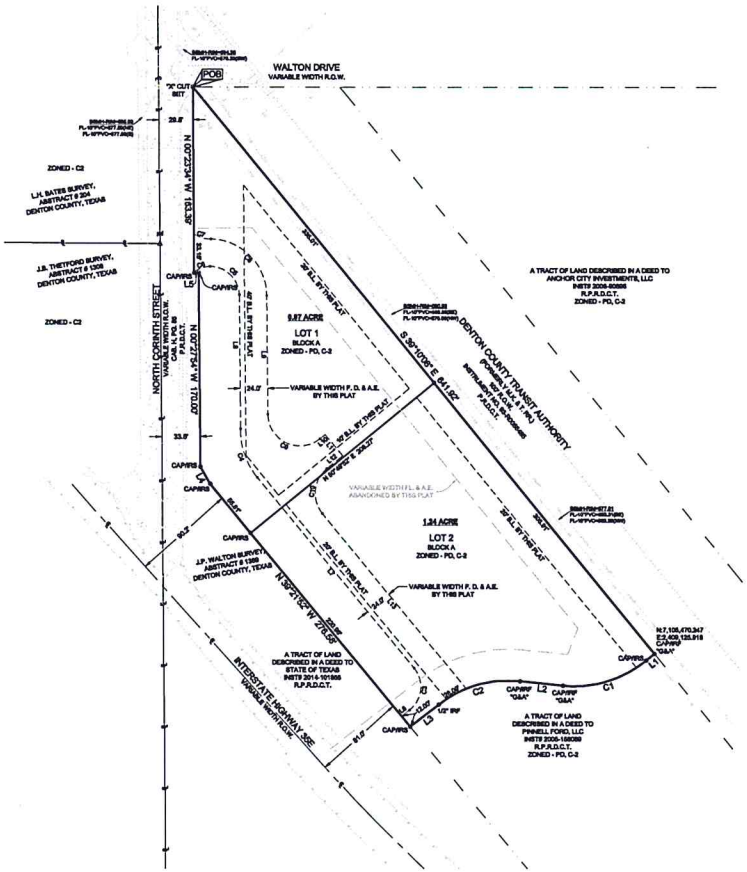
GENERAL NOTES:

1. ALL SET CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. THE CITY OF CORINTH HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CORINTH, COMMUNITY NUMBER 481143 EFFECTIVE DATE 8-23-2001 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 395 G OF SAID MAP..

4. THE PURPOSE OF THIS PLAT IS TO CREATE 2 PLATTED LOTS.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°49'50" W	9.38'
L2	N 84°07'36" W	37.98'
L3	S 62°04'20" W	31.89'
L4	N 29°50'39" W	17.21'
L5	S 89°32'05" W	3.79'
L6	N 62°04'20" E	8.84'
L7	N 39°21'47" W	216.99'
L8	N 00°27'54" W	90.89'
L9	S 00°27'54" E	104.07'
L10	N 50°49'52" E	6.04'
L11	S 39°21'47" E	24.07'
L12	S 50°49'52" W	17.91'
L13	S 39°21'47" E	190.52'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	78.53'	76.53'	S 73°07'08" W	44°59'46"
C2	100.00'	76.46'	74.62'	S 74°00'02" W	43°48'39"
C3	26.00'	41.49'	37.23'	N 06°21'17" E	91°26'07"
C4	64.42'	48.00'	46.03'	N 18°58'54" W	40°54'51"
C5	25.98'	39.41'	35.74'	N 45°54'41" W	86°54'14"
C6	26.00'	14.78'	14.58'	S 71°12'52" W	32°31'06"
C7	26.00'	15.88'	15.44'	S 73°14'32" E	34°33'07"
C8	50.04'	77.04'	69.66'	S 44°26'20" E	88°12'26"
C9	28.00'	62.90'	50.48'	S 64°49'01" E	128°42'14"
C10	28.00'	44.08'	39.67'	S 06°44'07" W	90°11'42"

Certificate of Plat Approval

Approved

_____ _____
Chairman, Planning and Zoning Commission — Date

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner.The owner shall identify the fire lane in accordance with City 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 = _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
§
COUNTY OF DENTON §

RED RIVER BANCORP, INC., the undersigned owners of the land shown on this plat within the area described by metes and bounds as follows:

All that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the J.P. Walton Survey, Abstract number 1389, and being the remainder of a called 2.604 acre tract of land conveyed to Red River Bancorp, Inc. by deed recorded in Instrument 2011-87780, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at an "X" set and the most Northerly corner of said 2.604 acre tract, also being in the South line of Walton Drive, the Westerly line of Denton County Transit Authority and the East line of North Corinth Street;

THENCE along said Westerly line, South 39 degrees 10 minutes 08 seconds East, 841.92 feet to a capped iron rod found stamped "G&A" at the Southeast corner of said 2.604 acre tract;

THENCE South 50 degrees 49 minutes 50 seconds West, 9.38 feet to a capped iron rod set stamped "KAZ" at the P.C. of a curve to the right whose long chord bears, South 73 degrees 07 minutes 08 seconds West, 76.53 feet;

THENCE along said curve whose radius is 100.00 feet and an arc length of 78.53 feet to a capped iron rod found stamped "G&A" at the P.T. of said curve;

THENCE North 84 degrees 07 minutes 36 seconds West, 37.98 feet to a capped iron rod found stamped "G&A" at the P.C. of a curve to the left whose long chord bears, South 74 degree 00 minutes 02 seconds West, 74.62 feet;

THENCE along said curve whose radius is 100.00 feet and an arc length of 76.46 feet to a ½ inch iron rod found at the P.T. of said curve;

THENCE South 52 degrees 04 minutes 20 seconds West, 31.89 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of a called 0.396 acre tract of land described in deed to The State of Texas recorded in Instrument 2014-101855, Real Property Records, Denton County, Texas;

THENCE along the common line of said 0.396 acre tract and this tract, North 39 degrees 21 minutes 52 seconds West, 278.58 feet to a capped iron rod set stamped "KAZ";

THENCE continuing along said common line, North 29 degrees 50 minutes 39 seconds West, 17.21 feet to a capped iron rod set stamped "KAZ";

THENCE continuing along said common line, North 00 degree 27 minutes 54 seconds West, 170.00 feet to a capped iron rod set at the Northeast corner of said 0.396 acre tract;

THENCE continuing along said common line, South 89 degrees 32 minutes 05 seconds West, 3.79 feet to a capped iron rod set stamped "KAZ" at the Northwest corner of said 0.396 acre tract and also being in the East line of the aforementioned North Corinth Street;

THENCE along said East line, North 00 degrees 23 minutes 34 seconds West, 153.39 feet to the PLACE OF BEGINNING and containing 2.21 acres of land more or less, and designated herein as the G4 Corinth Addition, an Addition to the City of Corinth,Texas, and whose names are 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:_____
RED RIVER BANCORP, INC.

Date: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for RED RIVER BANCORP, INC., Denton County, Texas, 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 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 _____2018.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires:_____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
§
COUNTY OF DENTON §

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER / REGISTERED PROFESSIONAL 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.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

PRELIMINARY PLAT FOR REVIEW ONLY

STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2018.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

LEGEND

⊕	= BENCHMARK
⌀	= POWER POLE
⊥	= GUY WIRE
⊹	= FIRE HYDRANT
W	= WATER VALVE
⊛	= SEWER MANHOLE
⊠	= TELEPHONE RISER
⊡	= BURIED TELEPHONE BOX
⊽	= BURIED FIBER OPTIC SIGN
⊞	= TRAFFIC CONTROLS
△	= SURVEY CORNER
OHU	= OVER-HEAD UTILITIES
SS	= SANITARY SEWER
W	= WATERLINE
FIBER	= BURIED FIBER OPTIC LINE
G	= GAS LINE
CATV	= BURIED CABLE
	= ASPHALT
	= CONCRETE

LEGEND

POB = POINT OF BEGINNING
CAPIRF = CAPPED IRON ROD FOUND
CAPIRS = CAPPED IRON ROD SET
B.L. = BUILDING LINE
FL, D, & A.E. = FIRELANE, DRAINAGE & ACCESS EASEMENT
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
R.O.W. = RIGHT OF WAY
= SURVEY LINE
= R.O.W. CENTERLINE

NORTH
1" = 80'
0 40 80 75 100

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10022100
smile@kazsurveying.com

OWNER:
RED RIVER BANCORP, INC.
P.O. BOX 10
GAINESVILLE, TX 76241
CONTACT: MARTY RIVERS
PHONE: (940) 349-9444
rgevill@gmail.com

ENGINEER:
HOMEYER ENGINEERING, INC.
P.O. BOX 294027
LEWISVILLE, TX 75057
PHONE: (972) 906-9986
TBPE FIRM #F-9440
shomeyer@hei.us.com

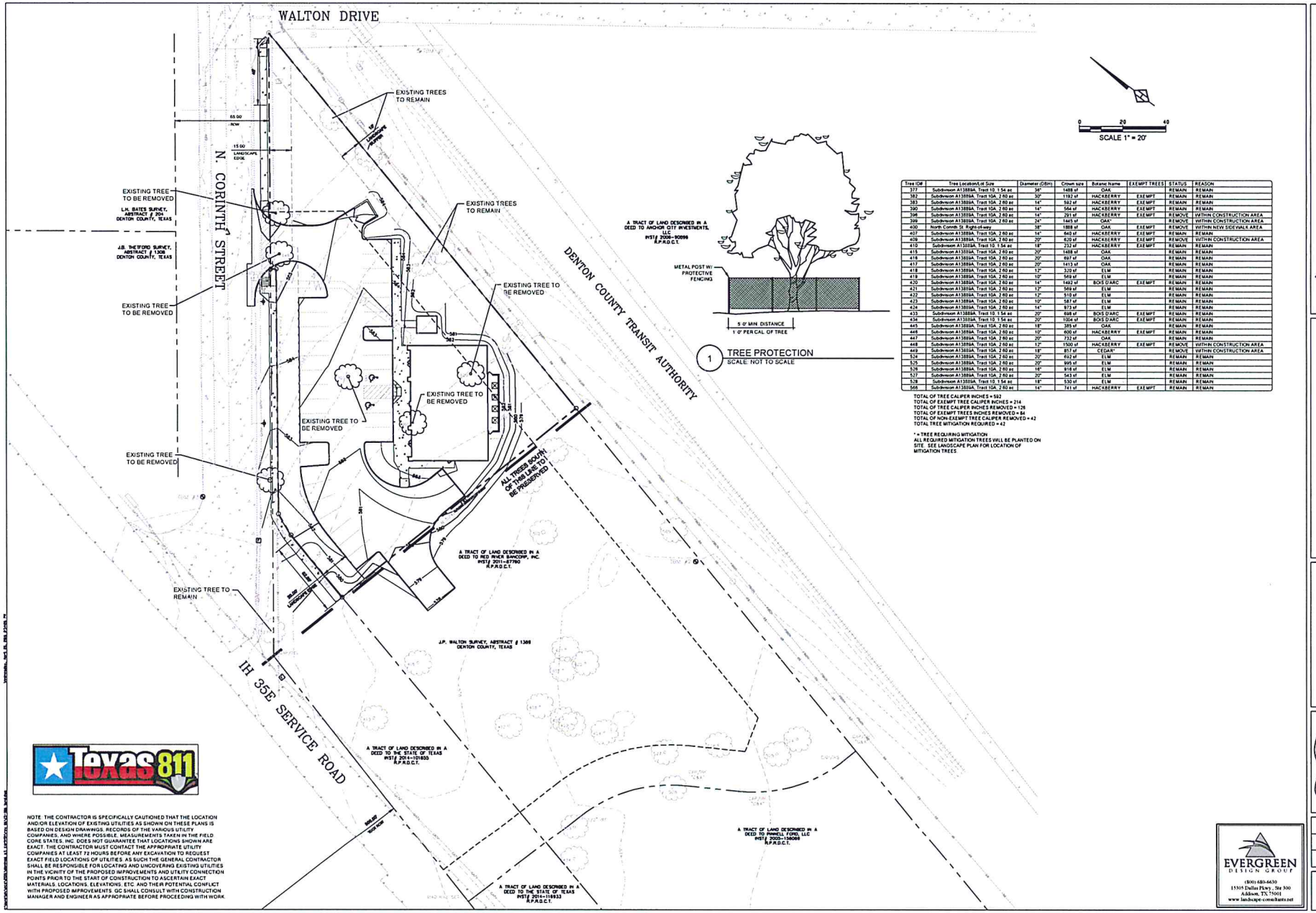
KAZ SURVEYING
TX FIRM REGISTRATION # 10022100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150980-PP
DRAWN BY: TK
DATE: 3-28-2018
R.P.L.S.
KENNETH A. ZOLLINGER

PRELIMINARY PLAT
LOTS 1& 2, BLOCK A
G 4 CORINTH ADDITION

BEING 2.21 ACRES SITUATED IN THE J. P. WALTON SURVEY, ABSTRACT NUMBER 1389, CITY OF CORINTH, DENTON COUNTY, TEXAS



1 TREE PROTECTION
SCALE: NOT TO SCALE

Tree ID#	Tree Location/Lot Size	Diameter (DBH)	Crown size	Botanic Name	EXEMPT TREES	STATUS	REASON
377	Subdivision A1388A, Tract 10, 1.54 ac	36"	1488 sf	OAK		REMAIN	REMAIN
382	Subdivision A1388A, Tract 10A, 2.60 ac	30"	1192 sf	HACKBERRY	EXEMPT	REMAIN	REMAIN
383	Subdivision A1388A, Tract 10A, 2.60 ac	14"	582 sf	HACKBERRY	EXEMPT	REMAIN	REMAIN
390	Subdivision A1388A, Tract 10A, 2.60 ac	14"	564 sf	HACKBERRY	EXEMPT	REMAIN	REMAIN
396	Subdivision A1388A, Tract 10A, 2.60 ac	14"	291 sf	HACKBERRY	EXEMPT	REMOVE	WITHIN CONSTRUCTION AREA
399	Subdivision A1388A, Tract 10A, 2.60 ac	24"	1445 sf	OAK*		REMOVE	WITHIN CONSTRUCTION AREA
400	North Corinth St. Right-of-way	38"	1888 sf	OAK	EXEMPT	REMOVE	WITHIN NEW SIDEWALK AREA
407	Subdivision A1388A, Tract 10A, 2.60 ac	14"	640 sf	HACKBERRY	EXEMPT	REMAIN	REMAIN
409	Subdivision A1388A, Tract 10A, 2.60 ac	20"	620 sf	HACKBERRY	EXEMPT	REMOVE	WITHIN CONSTRUCTION AREA
410	Subdivision A1388A, Tract 10, 1.54 ac	18"	232 sf	HACKBERRY	EXEMPT	REMAIN	REMAIN
415	Subdivision A1388A, Tract 10A, 2.60 ac	20"	1488 sf	OAK		REMAIN	REMAIN
416	Subdivision A1388A, Tract 10A, 2.60 ac	20"	897 sf	OAK		REMAIN	REMAIN
417	Subdivision A1388A, Tract 10A, 2.60 ac	20"	1413 sf	OAK		REMAIN	REMAIN
418	Subdivision A1388A, Tract 10A, 2.60 ac	12"	320 sf	ELM		REMAIN	REMAIN
419	Subdivision A1388A, Tract 10A, 2.60 ac	10"	569 sf	ELM		REMAIN	REMAIN
420	Subdivision A1388A, Tract 10A, 2.60 ac	14"	1492 sf	BOIS D'ARC	EXEMPT	REMAIN	REMAIN
421	Subdivision A1388A, Tract 10A, 2.60 ac	12"	569 sf	ELM		REMAIN	REMAIN
422	Subdivision A1388A, Tract 10A, 2.60 ac	12"	510 sf	ELM		REMAIN	REMAIN
423	Subdivision A1388A, Tract 10A, 2.60 ac	10"	587 sf	ELM		REMAIN	REMAIN
424	Subdivision A1388A, Tract 10A, 2.60 ac	14"	973 sf	ELM		REMAIN	REMAIN
433	Subdivision A1388A, Tract 10, 1.54 ac	20"	698 sf	BOIS D'ARC	EXEMPT	REMAIN	REMAIN
434	Subdivision A1388A, Tract 10, 1.54 ac	20"	1004 sf	BOIS D'ARC	EXEMPT	REMAIN	REMAIN
445	Subdivision A1388A, Tract 10A, 2.60 ac	18"	385 sf	OAK		REMAIN	REMAIN
446	Subdivision A1388A, Tract 10A, 2.60 ac	10"	600 sf	HACKBERRY	EXEMPT	REMAIN	REMAIN
447	Subdivision A1388A, Tract 10A, 2.60 ac	20"	732 sf	OAK		REMAIN	REMAIN
448	Subdivision A1388A, Tract 10A, 2.60 ac	12"	1500 sf	HACKBERRY	EXEMPT	REMOVE	WITHIN CONSTRUCTION AREA
449	Subdivision A1388A, Tract 10A, 2.60 ac	18"	857 sf	CEDAR*		REMOVE	WITHIN CONSTRUCTION AREA
524	Subdivision A1388A, Tract 10A, 2.60 ac	20"	492 sf	ELM		REMAIN	REMAIN
525	Subdivision A1388A, Tract 10A, 2.60 ac	20"	995 sf	ELM		REMAIN	REMAIN
526	Subdivision A1388A, Tract 10A, 2.60 ac	16"	818 sf	ELM		REMAIN	REMAIN
527	Subdivision A1388A, Tract 10A, 2.60 ac	20"	543 sf	ELM		REMAIN	REMAIN
528	Subdivision A1388A, Tract 10, 1.54 ac	18"	530 sf	ELM		REMAIN	REMAIN
566	Subdivision A1388A, Tract 10A, 2.60 ac	14"	741 sf	HACKBERRY	EXEMPT	REMAIN	REMAIN

TOTAL OF TREE CALIPER INCHES = 592
TOTAL OF EXEMPT TREE CALIPER INCHES = 214
TOTAL OF TREE CALIPER INCHES REMOVED = 126
TOTAL OF EXEMPT TREES INCHES REMOVED = 86
TOTAL OF NON-EXEMPT TREE CALIPER REMOVED = 42
TOTAL TREE MITIGATION REQUIRED = 42

* = TREE REQUIRING MITIGATION
ALL REQUIRED MITIGATION TREES WILL BE PLANTED ON SITE. SEE LANDSCAPE PLAN FOR LOCATION OF MITIGATION TREES.

Texas 811

NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.landscape-consultants.net

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9988 OFFICE • 972-906-9987 FAX
WWW.HEI.US.COM

DOMINO'S CORINTH
0.97 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

TREE SURVEY/
TREE PROTECTION
PLAN

JAMES W. GRAY 5005 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS
DATE: 4/20/2016

DRAWN: JWG
DATE: 03/23/16
HEI #: 15-186

SHEET NO:
TP1

BUSINESS ITEM # 3

Planning and Zoning Commission Special Session

May 16, 2016

AGENDA ITEM

3. Consider and act on the G4 Corinth Addition, Lots 1 and 2, Block A Final Plat being 2.21 acres in the City of Corinth, Denton County, Texas. (This site is located at the southeast corner of N. Corinth Street and Walton Drive).

APPROVAL PROCESS

The Planning and Zoning Commission shall consider and act on this item. If the plat and the associated construction plans meet the requirements of the City of Corinth, Denton County and the State of Texas, the plat should be approved.

The applicant has also submitted a Preliminary Plat and a Site Plan for a proposed Domino's Pizza restaurant on proposed Lot 1, Block A and these are companion items on this agenda.

The Preliminary Plat and the Final Plat are final action items for the Planning and Zoning Commission. The Commission's recommendation for the Site Plan will be forwarded to the City Council for final action on May 19, 2016.

AGENDA ITEM DESCRIPTION

The property owned by Red River Bancorp, Inc., proposed Lots 1 and 2, Block A are located on the southeast corner of N. Corinth Street and Walton Drive. A Domino's Pizza with outdoor seating and **without** drive-through service is proposed for Lot 1, Block A. Restaurant uses with outdoor seating and without drive-through service is an allowed use in the PD (C-2) zoning district. The applicant intends to build the 4,458 square foot restaurant building on the 0.97-acre proposed Lot 1, Block A. There is no proposed development for Lot 2, Block A at this time.

A site plan will be required for development on proposed Lot 2, Block A prior to development. Detention will be shared with proposed Lot 2, Block A as provided during that development.

The proposed development is located at both the corner of N. Corinth Street and Walton Drive and I-35E and N. Corinth Street. Therefore, only one driveway is proposed along N. Corinth Street, as the site does not have sufficient room between these two intersections to meet the driveway spacing requirements to allow for additional driveways.

A Major Subdivision Waiver for the driveway spacing was recommended for Approval by the Planning and Zoning Commission on April 18, 2016 and will be forwarded to the City Council as a companion item to the Site Plan on May 19, 2016.

The applicant is seeking approval of Lots 1 and 2, Block A, G4 Corinth Addition Final Plat at this time.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

RECOMMENDATION

Staff recommends **Approval** of the Final Plat, subject to approval of the Preliminary Plat and the Major Subdivision Waiver.

The Major Subdivision Waiver was recommended for approval by the Planning and Zoning Commission on April 18, 2016 and will be forwarded to the City Council on May 19, 2016 along with the Site Plan.

ATTACHMENTS/SUPPORTING DOCUMENTS

Final Plat

Submitted By: Lori Levy, AICP
Department: Planning and Development

Finance Review: Yes___ NA _X_
Legal Review: Yes ___ NA _X_

Director Review and Approval:

VICINITY MAP
NOT TO SCALE

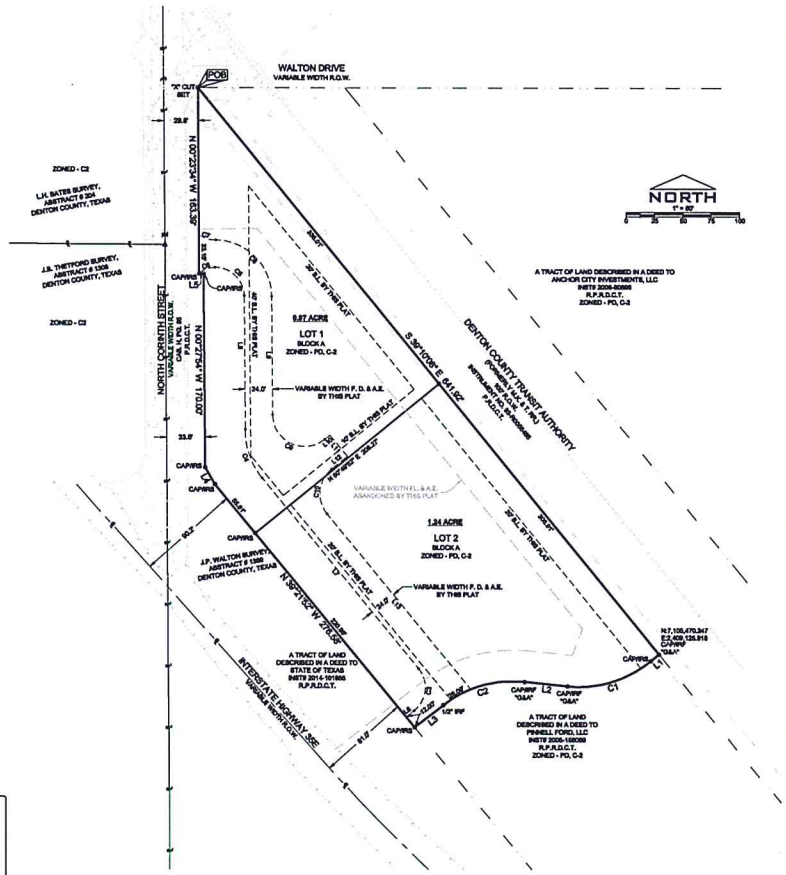
GENERAL NOTES:

1. ALL SET CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. THE CITY OF CORINTH HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CORINTH, COMMUNITY NUMBER 481143 EFFECTIVE DATE 8-23-2001 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 366 G OF SAID MAP.

4. THE PURPOSE OF THIS PLAT IS TO CREATE 2 PLATTED LOTS.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	78.53'	76.53'	S 73°07'08" W	44°58'48"
C2	100.00'	76.42'	74.62'	S 74°00'02" W	43°46'36"
C3	26.00'	41.49'	37.23'	N 08°21'17" E	91°26'07"
C4	64.42'	48.00'	46.93'	N 18°58'54" W	40°54'51"
C5	25.98'	39.41'	35.74'	N 45°54'41" W	86°54'14"
C6	26.00'	14.79'	14.59'	S 71°12'52" W	32°31'09"
C7	26.00'	15.68'	15.44'	S 73°14'32" E	34°33'07"
C8	60.04'	77.04'	69.88'	S 44°36'20" E	88°12'26"
C9	28.00'	62.50'	50.48'	S 84°49'01" E	128°47'41"
C10	28.00'	44.06'	39.67'	S 06°44'07" W	90°11'42"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°49'05" W	8.38'
L2	N 84°07'36" W	37.98'
L3	S 52°04'20" W	31.89'
L4	N 29°50'36" W	17.21'
L5	S 80°32'06" W	3.79'
L6	N 52°04'20" E	8.84'
L7	N 39°21'47" W	216.99'
L8	N 00°27'54" W	90.86'
L9	S 00°27'54" E	104.07'
L10	N 50°49'52" E	6.04'
L11	S 39°21'47" E	24.00'
L12	S 50°49'52" W	17.91'
L13	S 39°21'47" E	199.52'

CERTIFICATE OF FINAL PLAT APPROVAL

Approved

_____ _____
Chairman, Planning and Zoning Commission Date
City of Corinth, Texas

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the G 4 CORINTH ADDITION, an addition to the City of Corinth was submitted to the Planning and Zoning Commission on the ____ day of _____, 2016, 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 Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ____ day of _____, 2016.

_____
City Secretary
City of Corinth, Texas

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, 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 ____, 2016.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF COMPLETION AND AUTHORIZATION TO FILE

Approved

_____ _____
Chairman, Planning and Zoning Commission Date
City of Corinth,Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the G 4 CORINTH Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____, 2016, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, 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 as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as herein above subscribed..

Witness by hand this _____ day of _____, 2016.

_____
City Secretary
City of Corinth, Texas

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, 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 ____, 2016.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires: _____

Certificate of Plat Approval

Recommended for Approval

_____ _____
Chairman, Planning and Zoning Commission Date

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner.The owner shall identify the fire lane in accordance with City 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 = _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

RED RIVER BANCORP, INC., the undersigned owners of the land shown on this plat within the area described by metes and bounds as follows:

All that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the J.P. Walton Survey, Abstract number 1389, and being the remainder of a called 2.804 acre tract of land conveyed to Red River Bancorp, Inc. by deed recorded in Instrument 2011-87760, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at an "X" set and the most Northerly corner of said 2.804 acre tract, also being in the South line of Walton Drive, the Westerly line of Denton County Transit Authority and the East line of North Corinth Street;

THENCE along said Westerly line, South 39 degrees 10 minutes 08 seconds East, 641.92 feet to a capped iron rod found stamped "G&A" at the Southeast corner of said 2.804 acre tract;

THENCE South 50 degrees 49 minutes 50 seconds West, 9.38 feet to a capped iron rod set stamped "KAZ" at the P.C. of a curve to the right whose long chord bears, South 73 degree 07 minutes 08 seconds West, 78.53 feet;

THENCE along said curve whose radius is 100.00 feet and an arc length of 78.53 feet to a capped iron rod found stamped "G&A" at the P.T. of said curve;

THENCE North 84 degree 07 minutes 36 seconds West, 37.98 feet to a capped iron rod found stamped "G&A" at the P.C. of a curve to the left whose long chord bears, South 74 degrees 00 minutes 02 seconds West, 74.62 feet;

THENCE along said curve whose radius is 100.00 feet and an arc length of 76.46 feet to a ½ inch iron rod found at the P.T. of said curve;

THENCE South 52 degrees 04 minutes 20 seconds West, 31.89 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of a called 0.398 acre tract of land described in deed to The State of Texas recorded in Instrument 2014-101655, Real Property Records, Denton County, Texas;

THENCE along the common line of said 0.398 acre tract and this tract, North 39 degrees 21 minutes 52 seconds West, 276.58 feet to a capped iron rod set stamped "KAZ";

THENCE continuing along said common line, North 29 degree 50 minutes 36 seconds West, 17.21 feet to a capped iron rod set stamped "KAZ";

THENCE continuing along said common line, North 00 degree 27 minutes 54 seconds West, 170.00 feet to a capped iron rod set at the Northeast corner of said 0.398 acre tract;

THENCE continuing along said common line, South 89 degree 32 minutes 06 seconds West, 3.79 feet to a capped iron rod set stamped "KAZ" at the Northwest corner of said 0.398 acre tract and also being in the East line of the aforementioned North Corinth Street;

THENCE along said East line, North 00 degree 23 minutes 34 seconds West, 183.39 feet to the PLACE OF BEGINNING and containing 2.21 acres of land more or less, and designated herein as the G4 Corinth Addition, an Addition to the City of Corinth,Texas, and whose names are 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 therein shown for the purpose and consideration therein expressed.

Owner: _____
RED RIVER BANCORP, INC.

Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for RED RIVER BANCORP, INC., Denton County, Texas, 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 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 _____2016.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER / REGISTERED PROFESSIONAL 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.

FOR REVIEW ONLY

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2016.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

LEGEND

POB = POINT OF BEGINNING
CAPIRF = CAPPED IRON ROD FOUND
CAPIRS = CAPPED IRON ROD SET
B.L. = BUILDING LINE
FL, D. & A.E. = FIRELANE, DRAINAGE & ACCESS EASEMENT
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
R.O.W. = RIGHT OF WAY
_____ ℄ _____ = SURVEY LINE
_____ ℄ _____ = R.O.W. CENTERLINE

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100
smile@kazsurveying.com

OWNER:
RED RIVER BANCORP, INC.
P.O. BOX 10
GAINESVILLE, TX 76241
CONTACT: MARTY RIVERS
PHONE: (940) 348-6444
rgarvitz@gmail.com

ENGINEER:
HOMEYER ENGINEERING, INC.
P.O. BOX 294827
LEWISVILLE, TX 75057
PHONE: (972) 905-0995
TBPE FIRM #F-8440
shomeyer@hei.us.com

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150980-FP
DRAWN BY: TK
DATE: 4-19-2018
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
LOTS 1& 2, BLOCK A
G 4 CORINTH ADDITION

BEING 2.21 ACRES SITUATED IN THE J. P. WALTON SURVEY, ABSTRACT NUMBER 1389, CITY OF CORINTH, DENTON COUNTY, TEXAS

BUSINESS AGENDA ITEM #4

Planning and Zoning Commission Special Session
May 16, 2016

AGENDA ITEM

4. Consider and act on the Site Plan for Domino's Pizza on property legally described as 2.21 acres situated in the J. P. Walton Survey, Abstract Number 1389, City of Corinth, Denton County, Texas. (This property is located on the southeast corner of N. Corinth St. and Walton Dr.)

AGENDA ITEM DESCRIPTION

The Preliminary Plat and Final Plat are also companion items on this agenda. The property owned by Red River Bancorp, Inc. includes proposed Lot 1, Block A and is located on the southeast corner of N. Corinth St. and Walton Dr. A Domino's Pizza with outdoor seating and **without** drive-through service is proposed for Lot 1, Block A. Restaurant uses with outdoor seating and without drive-through service is an allowed use in the PD (C-2) zoning district. The applicant intends to build the 4,458 square foot restaurant building on the 0.97-acre proposed Lot 1, Block A.

Detention will be shared with proposed Lot 2, Block A as provided during that development. A site plan will be required for development on proposed Lot 2, Block A prior to development on that lot.

The applicant is seeking approval of proposed Lot 1, Block A, G4 Corinth Addition for the Domino's Pizza restaurant at this time. The proposed restaurant is a non-residential use and is required to develop with the Residential Adjacency Standards; therefore, the building is required to be setback a minimum of 134' feet from the adjacent residentially zoned and developed property line, and the dumpster is required to be a minimum of 50' feet away from the property lines. The proposed thirty-three and a half (33 1/2") foot tall building is setback approximately 257' feet from the nearest developed single family residence, and the dumpster is approximately 158' feet from the nearest developed single family residence.

The proposed development is located at both the corner of N. Corinth Street and Walton Drive and I-35E and N. Corinth Street. Therefore, only one driveway is proposed along N. Corinth Street, as the site does not have sufficient room between these two intersections in order to meet the driveway spacing requirements to allow for additional driveways.

A Major Subdivision Waiver for the driveway spacing was recommended for Approval by the Planning and Zoning Commission on April 18, 2016 and will be forwarded to the City Council as a companion item to the site plan on May 19, 2016.

The applicant is meeting all other development requirements; however, the applicant is proposing an alternative to the required corner lot landscaping requirement. Section **2.09.01 Landscaping Requirements** of the Unified Development Code provides that corner lots shall have a minimum of 900 sq. ft. of area in landscape at the intersections. The required area is to be measured a minimum distance of 40 feet from the projected corner of the intersection of both sides of the lot and extending out 175 feet or to the nearest driveway.

The applicant is proposing 1,280 sq. ft. of landscaping at the corner of N. Corinth St. and I-35E and 900 sq. ft. at the corner of N. Corinth St. and Walton Dr. However, since the site has two corners, there is not sufficient room to meet the minimum distance of 40 feet from the projected corner of the intersections of both sides of the lot and extending out 175 feet or to the nearest driveway.

Therefore, the applicant is requesting alternative compliance by meeting the area of landscaping at the corner of N. Corinth St. and I-35E, and is exceeding the area at the corner of N. Corinth St. and Walton Drive. The applicant is also providing additional shrubs at the corner of N. Corinth St. and Walton Drive, along N. Corinth St. and the driveway entrance into the site along N. Corinth St.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

RECOMMENDATION

Staff recommends **Approval** of the Site Plan, subject to approval of the Preliminary Plat, Final Plat and the Major Subdivision Waiver.

The Major Subdivision Waiver was recommended for approval by the Planning and Zoning Commission on April 18, 2016 and will be forwarded to the City Council on May 19, 2016 along with the Site Plan.

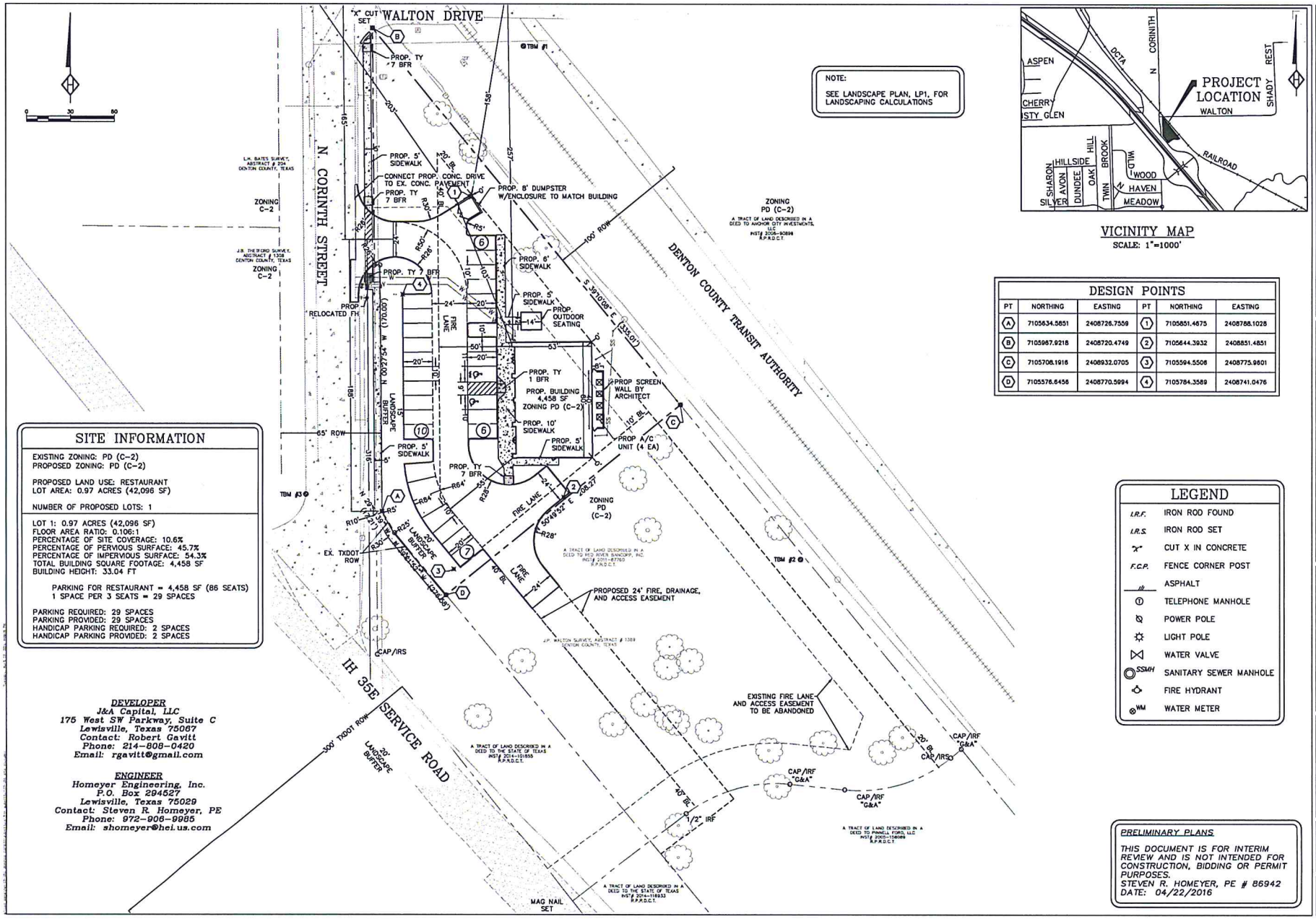
ATTACHMENTS/SUPPORTING DOCUMENTS

Site Plan
Color Rendering/Perspective
Landscape Plan
Elevations
Lighting Plan

Submitted By: Lori Levy, AICP
Department: Planning and Development

Finance Review: Yes___ NA _X_
Legal Review: Yes ___ NA _X_

Director Review and Approval:



VICINITY MAP
SCALE: 1"=1000'

DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7105634.5851	2408726.7559	1	7105851.4675	2408788.1028
B	7105967.9218	2408720.4749	2	7105644.3932	2408851.4851
C	7105708.1918	2408932.0705	3	7105594.5508	2408775.9801
D	7105576.6456	2408770.5994	4	7105784.3589	2408741.0476

SITE INFORMATION

EXISTING ZONING: PD (C-2)
PROPOSED ZONING: PD (C-2)

PROPOSED LAND USE: RESTAURANT
LOT AREA: 0.97 ACRES (42,096 SF)

NUMBER OF PROPOSED LOTS: 1

LOT 1: 0.97 ACRES (42,096 SF)
FLOOR AREA RATIO: 0.106:1
PERCENTAGE OF SITE COVERAGE: 10.6%
PERCENTAGE OF PERVIOUS SURFACE: 45.7%
PERCENTAGE OF IMPERVIOUS SURFACE: 54.3%
TOTAL BUILDING SQUARE FOOTAGE: 4,458 SF
BUILDING HEIGHT: 33.04 FT

PARKING FOR RESTAURANT = 4,458 SF (86 SEATS)
1 SPACE PER 3 SEATS = 29 SPACES

PARKING REQUIRED: 29 SPACES
PARKING PROVIDED: 29 SPACES
HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES

LEGEND

I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
"X"	CUT X IN CONCRETE
F.C.P.	FENCE CORNER POST
	ASPHALT
T	TELEPHONE MANHOLE
	POWER POLE
	LIGHT POLE
	WATER VALVE
SSMH	SANITARY SEWER MANHOLE
	FIRE HYDRANT
WM	WATER METER

DEVELOPER
J&A Capital, LLC
175 West SW Parkway, Suite C
Lewisville, Texas 75067
Contact: Robert Gavitt
Phone: 214-808-0420
Email: rgavitt@gmail.com

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985
Email: shomeyer@hei.us.com

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 04/22/2016

HOMEYER ENGINEERING, INC
TBPE SIRM REGISTRATION NO. 5-8550
P.O. BOX 294527 LEWISVILLE, TEXAS 75029
972-906-9985 PHONE 972-906-9987 FAX
WWW.HEI.US.COM

DOMINO'S
G4 CORINTH ADDITION
LOT 1, BLOCK A
0.97 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

SITE PLAN

DRAWN: CAB/JDH
DATE: 12/29/2015
HEI #: 15-186

SHEET NO:
C2

Corinth Dominos 1-dv2.jpg

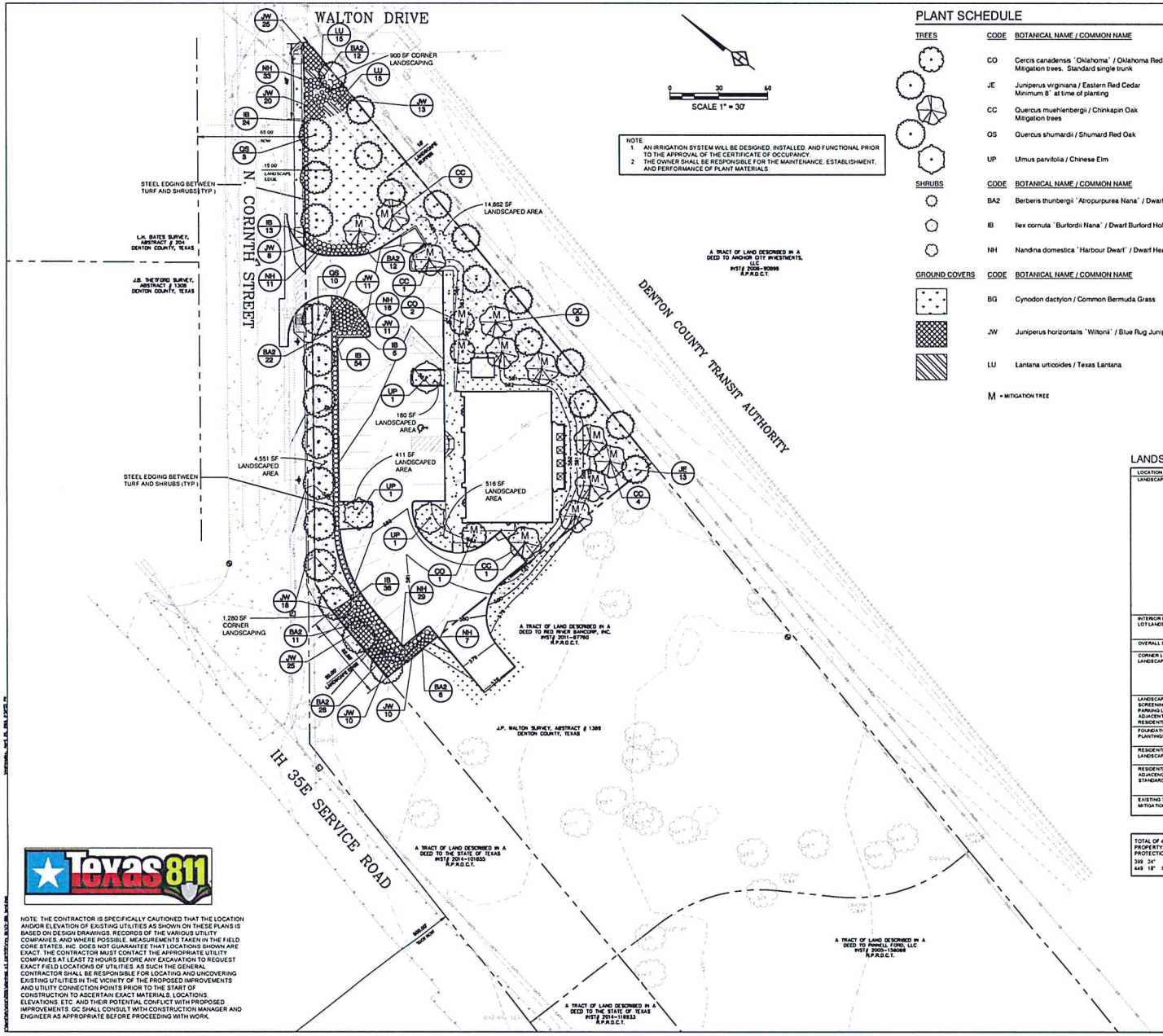
Corinth Dominos rirhtinr rtrrr | Francis Commercial | 20-Apr-16

UR UNITED RENDERWORKS

Corinth Dominos 1-dv1.jpg

Corinth Dominos rirhtinr rtrrr | Francis Commercial | 20-Apr-16

UNITED RENDERWORKS



NOTE
1. AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIALS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SPACING	QTY
	CO	Cercis canadensis `Oklahoma` / Oklahoma Redbud Mitigation trees. Standard single trunk	B & B	3"Cal	20` o.c. minimum	3
	JE	Juniperus virginiana / Eastern Red Cedar Minimum 8` at time of planting	B & B	3"Cal	50` o.c.	13
	CC	Quercus muehlenbergii / Chinkapin Oak Mitigation trees	B & B	3"Cal	25` o.c. minimum	11
	QS	Quercus shumardii / Shumard Red Oak	B & B	3"Cal	25` o.c. minimum	13
	UP	Ulmus parvifolia / Chinese Elm	B & B	3"Cal	20` o.c. minimum	3

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	BA2	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry	3 gal	30" o.c.	91
	IB	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly	5 gal	36" o.c.	132
	NH	Nandina domestica `Harbour Dwarf` / Dwarf Heavenly Bamboo	3 gal	30" o.c.	96

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	BG	Cynodon dactylon / Common Bermuda Grass	sod		18,577 sf
	JW	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	3 gal	30" o.c.	151
	LU	Lantana urticoides / Texas Lantana	1 gal	30" o.c.	30

M = MITIGATION TREE

LANDSCAPE CALCULATIONS

LOCATION	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE EDGE	LANDSCAPE EDGE EXCLUSIVE OF ROW ADJACENT TO ROAD	N. CORINTH ST. (COLLECTOR ROAD) = 15' LANDSCAPE EDGE HWY I-35 (FREEWAY) = 20' LANDSCAPE EDGE	15' LANDSCAPE EDGE PROVIDED 20' LANDSCAPE EDGE PROVIDED
	1 TREE PER EVERY 30' OF LANDSCAPE EDGE	N. CORINTH ST. 333 LF LANDSCAPE EDGE = 11 TREES REQUIRED HWY I-35 LF LANDSCAPE EDGE 76 LF = 2 TREES REQUIRED	11 TREES PROVIDED 2 TREES PROVIDED
	VEHICLE HEADLIGHT SCREENING	WHERE PARKING LOTS, DRIVES, AND ACCESS EASEMENTS ABUT THE LANDSCAPED EDGE, SHRUBS (5 GALLON MINIMUM) SHALL BE PLANTED TO FORM A CONTIGUOUS BUFFER ALONG THE COMMON BOUNDARY LINE	48 - 5 GALLON EVERGREEN SHRUBS FORMING A CONTINUOUS BUFFER ALONG PARKING LOT
	PERMEABLE SURFACE REQUIREMENT WITHIN LANDSCAPE EDGE	ANY PERMEABLE SURFACE NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, SIGNS OR OTHER PERMITTED FIXTURES SHALL BE PLANTED WITH TURF OR OTHER LIVING GROUND COVER	ALL NON TREE OR SHRUB AREAS ARE PLANTED WITH TURF GRASS
INTERIOR PARKING LOT LANDSCAPING	10 SF OF INTERIOR LANDSCAPE PER PARKING STALL	29 PARKING SPACES x 10 SF = 290 SF OF LANDSCAPE AREA	1,107 SF OF LANDSCAPE AREA PROVIDED
	1 SHADE OR ORNAMENTAL TREE PER EVERY 10 SPACES	29 PARKING SPACES / 10 = THREE TREES	3 PARKING LOT TREES PROVIDED
OVERALL SITE	10% OF OVERALL SITE SHALL BE DEDICATED TO LANDSCAPE	42,095 S. 10 = 4,210 SF OF LANDSCAPE AREA	28,330 SF OF LANDSCAPE AREA PROVIDED
CORNER LOT LANDSCAPING	A MINIMUM OF 900 SF OF LANDSCAPING SHALL BE LOCATED AT THE INTERSECTION OF THE CORNER LOT.	A MINIMUM DISTANCE OF 40 FEET FROM THE PROJECTED CORNER OF THE INTERSECTION ON BOTH SIDES OF THE LOT.	1,280 SF OF LANDSCAPE AREA PROVIDED AT I-35 AND N CORINTH ST. 900 SF OF LANDSCAPE AREA PROVIDED AT WALTON DR. AND N CORINTH ST.
LANDSCAPING/ SCREENING FOR PARKING LOTS ADJACENT TO RESIDENTIAL AREAS	PARKING LOTS WITHIN 50' OF RESIDENTIALLY ZONED PROPERTY	N/A - PARKING LOT NOT WITHIN 50' OF RESIDENTIALLY ZONED PROPERTY	
FOUNDATION PLANTINGS	FOUNDATION PLANTING REQUIRED FOR BUILDING LARGER THAN 50,000 SF.	N/A - BUILDING LESS THAN 50,000 SF.	
RESIDENTIAL LANDSCAPE BUFFER	20' LANDSCAPE BUFFER REQUIRED ADJACENT TO RESIDENTIAL HOUSING	20' LANDSCAPE BUFFER REQUIRED AT REAR PROPERTY LINE	20' LANDSCAPE BUFFER PROVIDED AT REAR PROPERTY LINE
RESIDENTIAL ADJACENCY STANDARDS	ALL FACADES OF A BUILDING SHALL BE FINISHED ON ALL FOUR SIDES WITH THE SAME MASONRY MATERIALS OR EVERGREEN TREES REQUIRED	DOUBLE ROW OF LARGE EVERGREEN TREES ON 50' CENTERS REQUIRED	DOUBLE ROW OF LARGE EVERGREEN TREES ON 50' CENTERS PROVIDED
EXISTING TREE MITIGATION	ANY NON EXEMPT REMOVED TREE OVER 6" SHALL BE MITIGATED FOR	42 CALIPER INCHES REQUIRED FOR MITIGATION	42 CALIPER INCHES PROVIDED

TOTAL OF 42" OF TREE MITIGATION REQUIRED. ALL TREE MITIGATION WILL BE WITHIN THE PROPERTY. TREES MITIGATED FOR ARE LISTED BELOW. SEE TREE SURVEY/TREE PROTECTION PLAN FOR FULL LIST OF TREES

399	24" OAK	REMOVE	WITHIN CONSTRUCTION AREA
449	18" CEDAR	REMOVE	WITHIN CONSTRUCTION AREA

Texas 811

NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

EVERGREEN DESIGN GROUP
(800) 683-6630
15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.landscape-consultants.net

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9971 OFFICE • 972-906-9587 FAX
WWW.HEI.US.COM

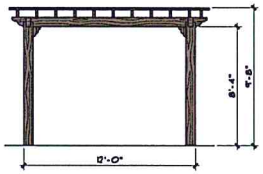
DOMINO'S CORINTH
0.97 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

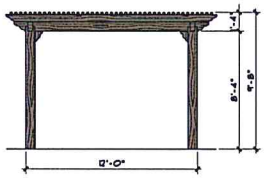
JAMES WILLIAM GOODWIN 5869 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
DATE: 4/20/2016

DRAWN: JWG
DATE: 04/13/16
HEI #: 15-186

SHEET NO:
LP1



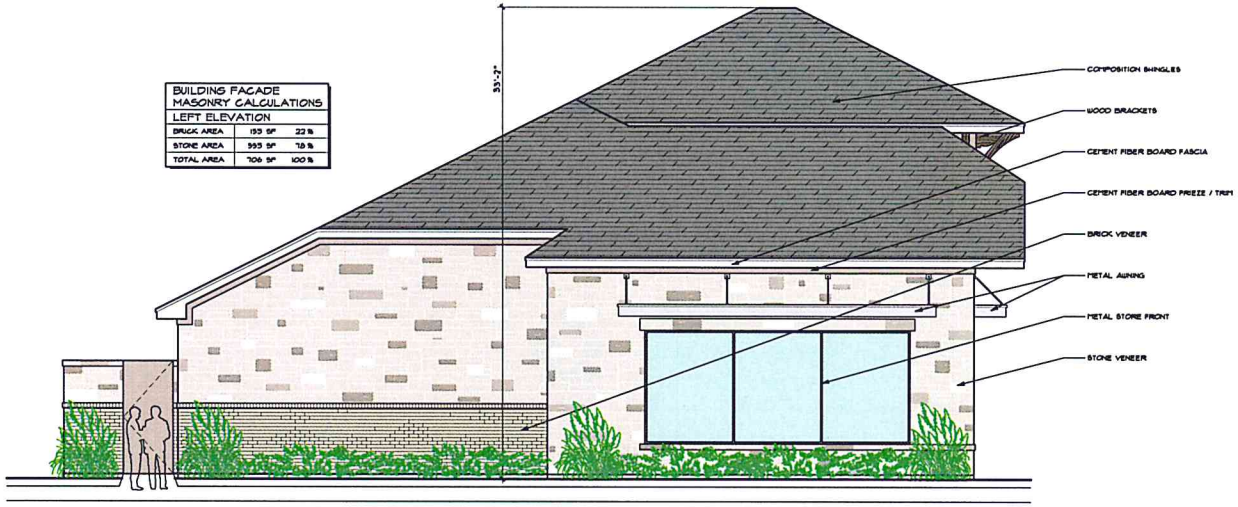
SIDES



FRONT / REAR

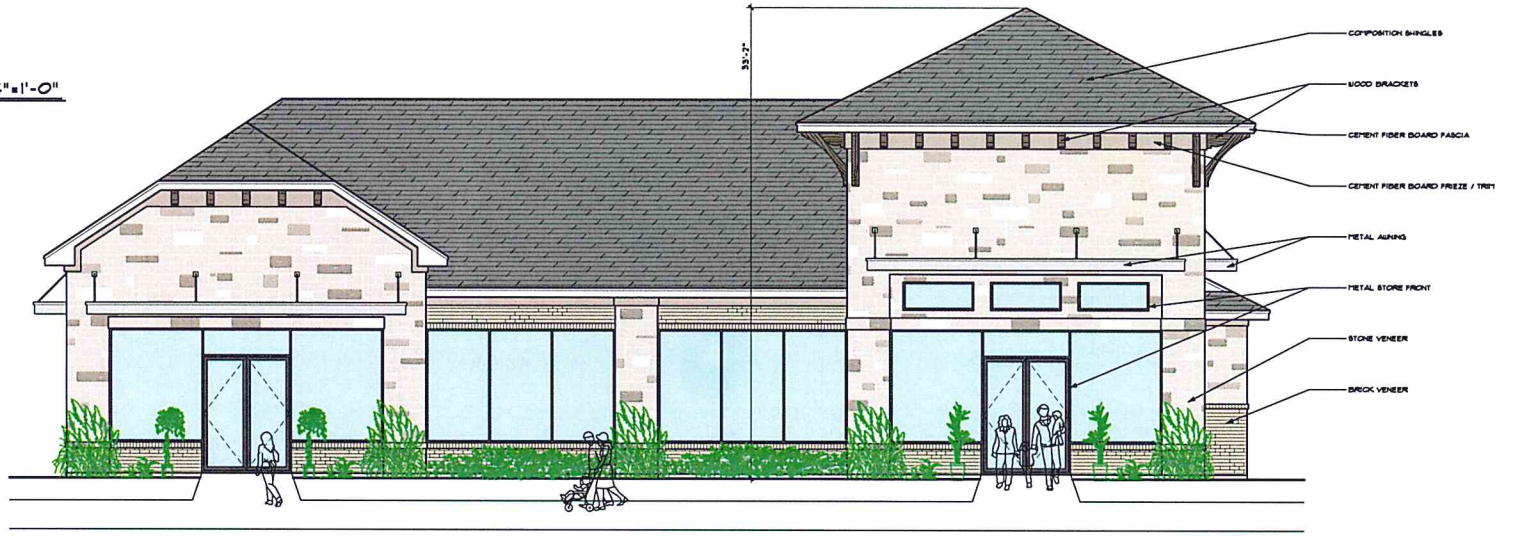
TRELLIS ELEVATIONS SCALE 1/4"=1'-0"

BUILDINGS FACADE MASONRY CALCULATIONS		
LEFT ELEVATION		
BRICK AREA	153 SF	22 %
STONE AREA	553 SF	78 %
TOTAL AREA	706 SF	100 %



LEFT ELEVATION SCALE 1/4"=1'-0"

BUILDINGS FACADE MASONRY CALCULATIONS		
FRONT ELEVATION		
BRICK AREA	173 SF	21%
STONE AREA	657 SF	79%
TOTAL AREA	830 SF	100%

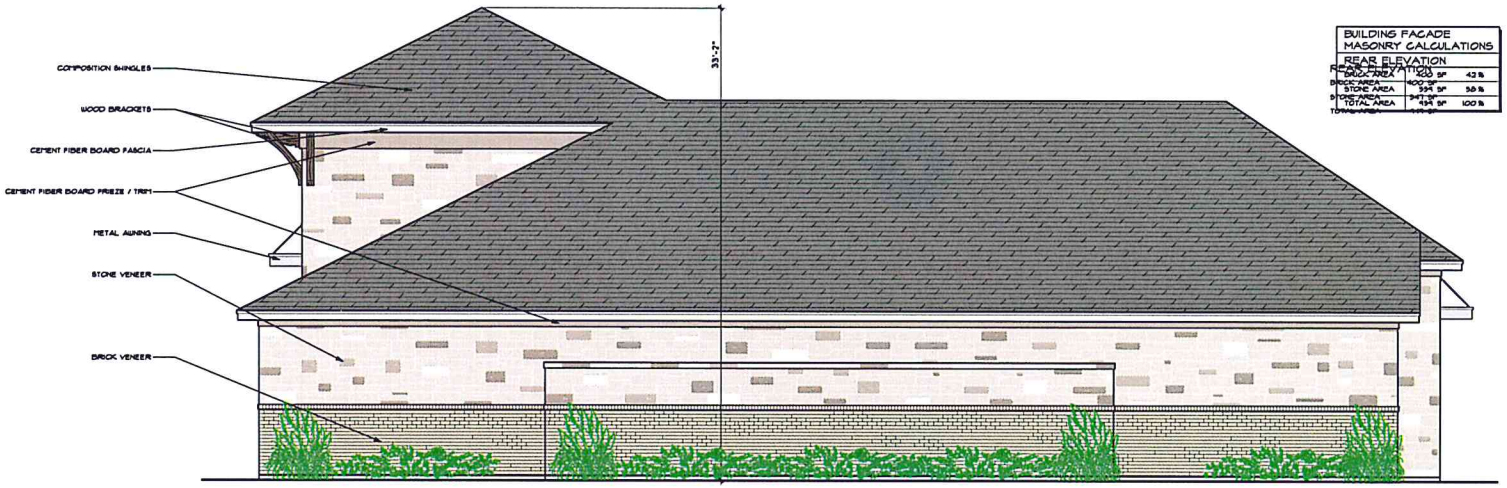


FRONT ELEVATION SCALE 1/4"=1'-0"

DOMINO'S

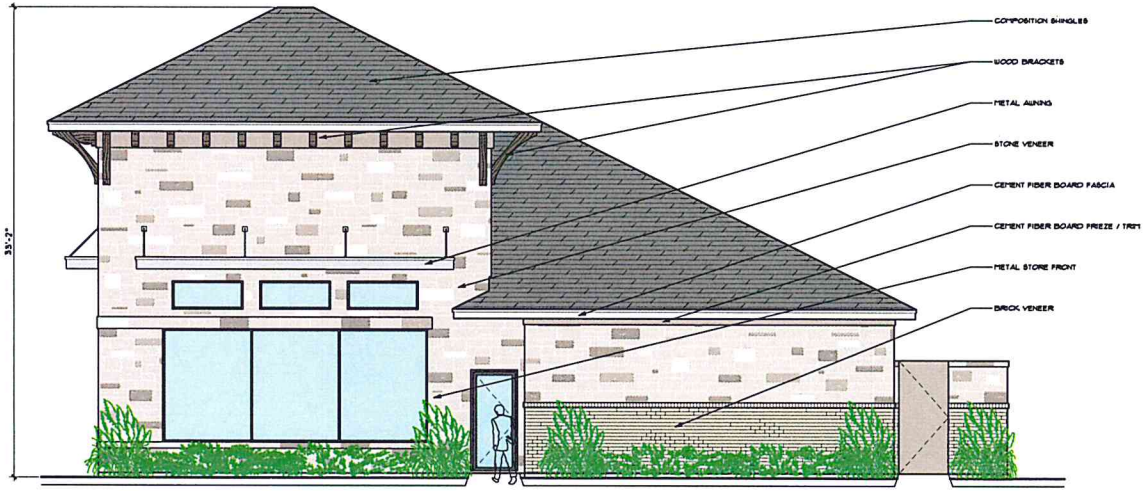
CORINTH, TEXAS

FRANCIS COMMERCIAL
P.O. BOX 570097
FLOWER MOUND, TX. 75057
214-733-7151



BUILDING FACADE MASONRY CALCULATIONS		
REAR ELEVATION		
FACADE ELEVATION		
BRICK AREA	420 SF	42 %
STONE AREA	594 SF	58 %
STONE AREA	341 SF	
TOTAL AREA	494 SF	100 %

REAR ELEVATION SCALE 1/4"=1'-0"



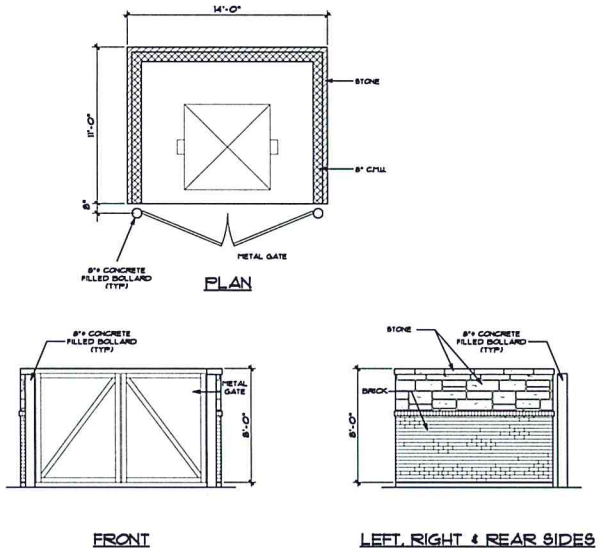
BUILDING FACADE MASONRY CALCULATIONS		
RIGHT ELEVATION		
BRICK AREA	193 SF	20 %
STONE AREA	612 SF	80 %
TOTAL AREA	783 SF	100 %

RIGHT ELEVATION SCALE 1/4"=1'-0"

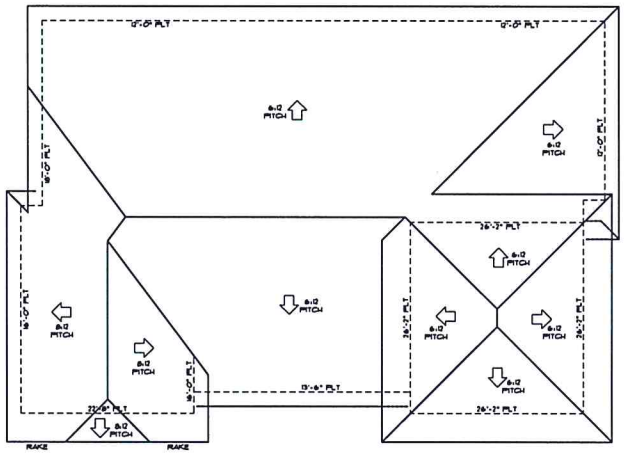
DOMINO'S

CORINTH, TEXAS

FRANCIS COMMERCIAL
P.O. BOX 270007
FLOWER MOUND, TX. 75027
214-720-7151
keith@francescommercial.com

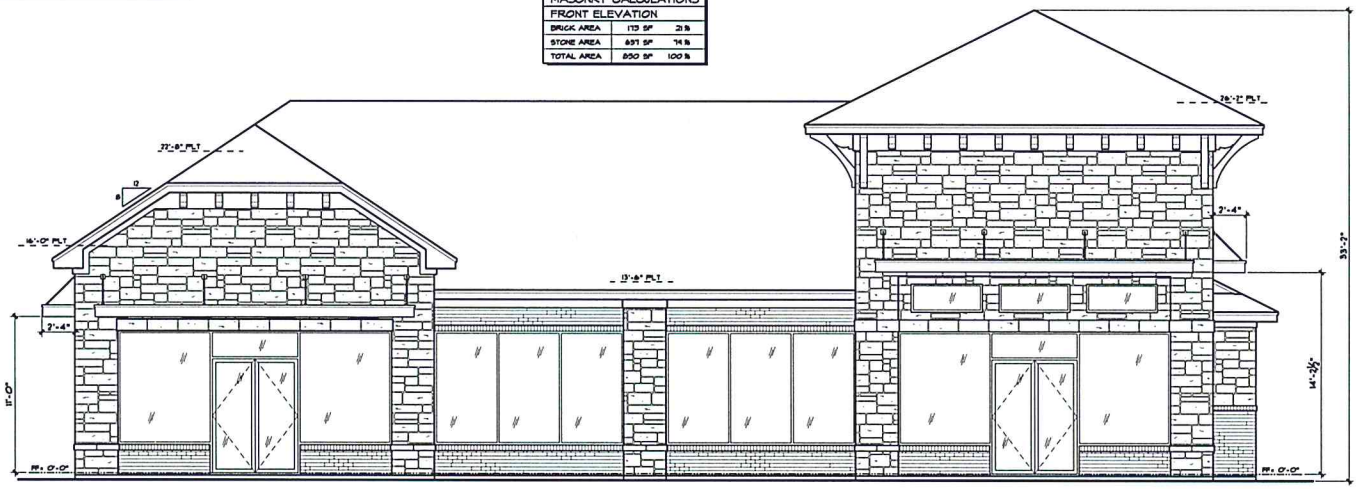


DUMPSTER ENCLOSURE SCALE 1/4"=1'-0"



ROOF PLAN SCALE 1/8"=1'-0"

BUILDING FACADE MASONRY CALCULATIONS		
FRONT ELEVATION		
BRICK AREA	175 SF	21 %
STONE AREA	657 SF	74 %
TOTAL AREA	850 SF	100 %

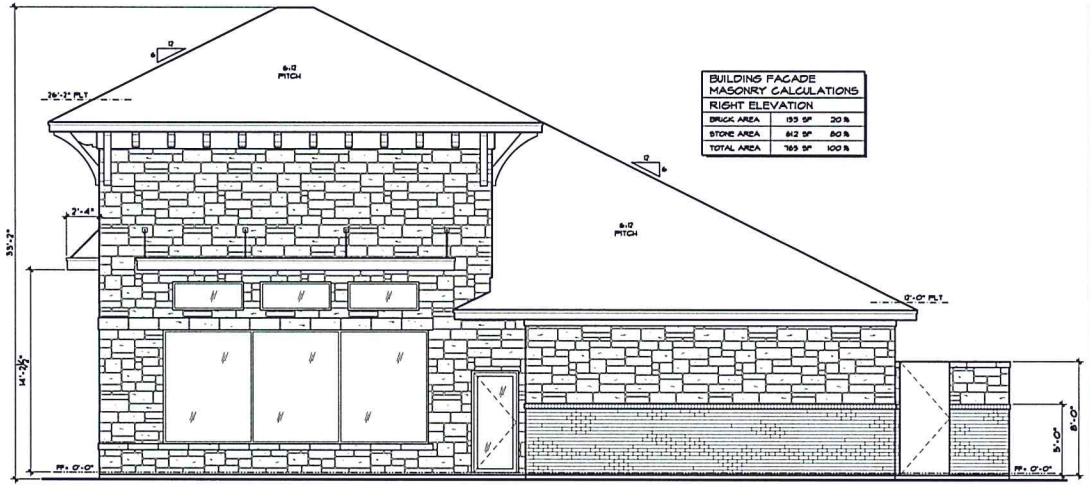


FRONT ELEVATION SCALE 1/4"=1'-0"

FRANCIS COMMERCIAL
P.O. BOX 270007
FLOWER MOUND, TX. 75027
214-728-7151
keith@francis-commercial.com

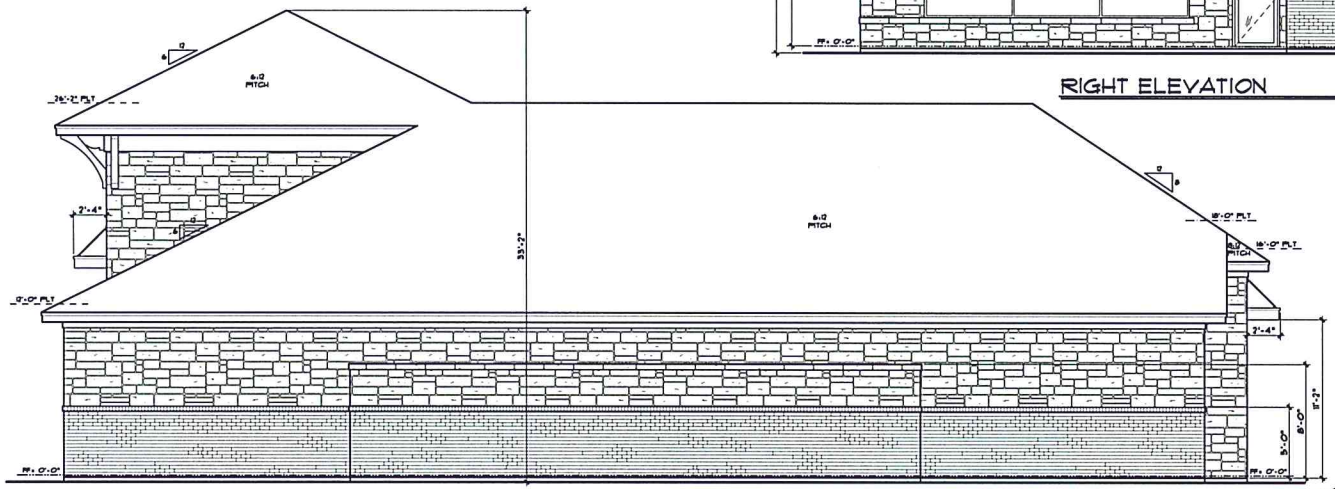
G 4 CORINTH ADDITION
N CORINTH STREET
CORINTH, TEXAS

DATE: 3/30/06
REV. DATE:
SHEET:
A2



BUILDING FACADE MASONRY CALCULATIONS		
RIGHT ELEVATION		
BRICK AREA	155 SF	20 %
STONE AREA	612 SF	80 %
TOTAL AREA	765 SF	100 %

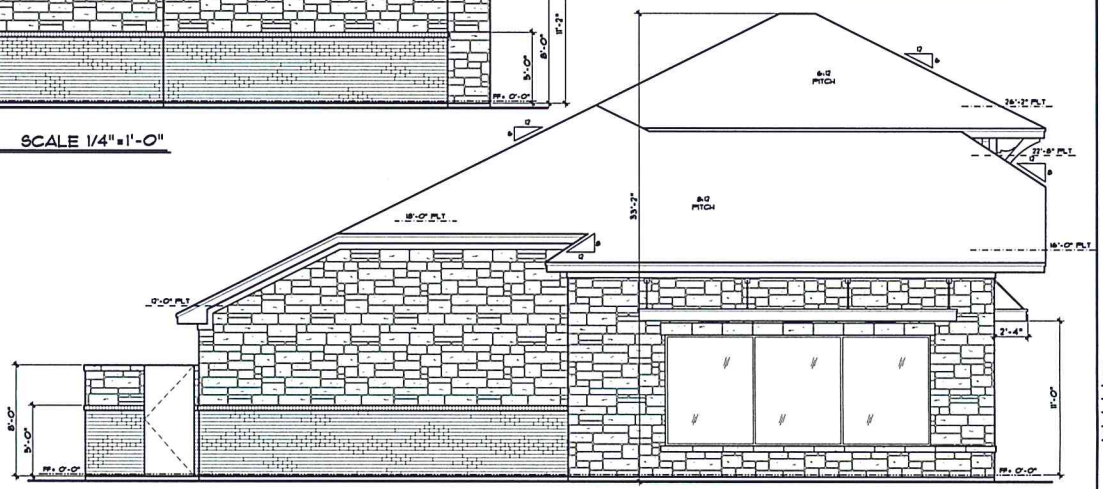
RIGHT ELEVATION SCALE 1/4"=1'-0"



BUILDING FACADE MASONRY CALCULATIONS		
LEFT ELEVATION		
BRICK AREA	155 SF	22 %
STONE AREA	555 SF	78 %
TOTAL AREA	706 SF	100 %

REAR ELEVATION SCALE 1/4"=1'-0"

BUILDING FACADE MASONRY CALCULATIONS		
REAR ELEVATION		
BRICK AREA	400 SF	42 %
STONE AREA	554 SF	58 %
TOTAL AREA	454 SF	100 %



LEFT ELEVATION SCALE 1/4"=1'-0"

FRANCIS COMMERCIAL

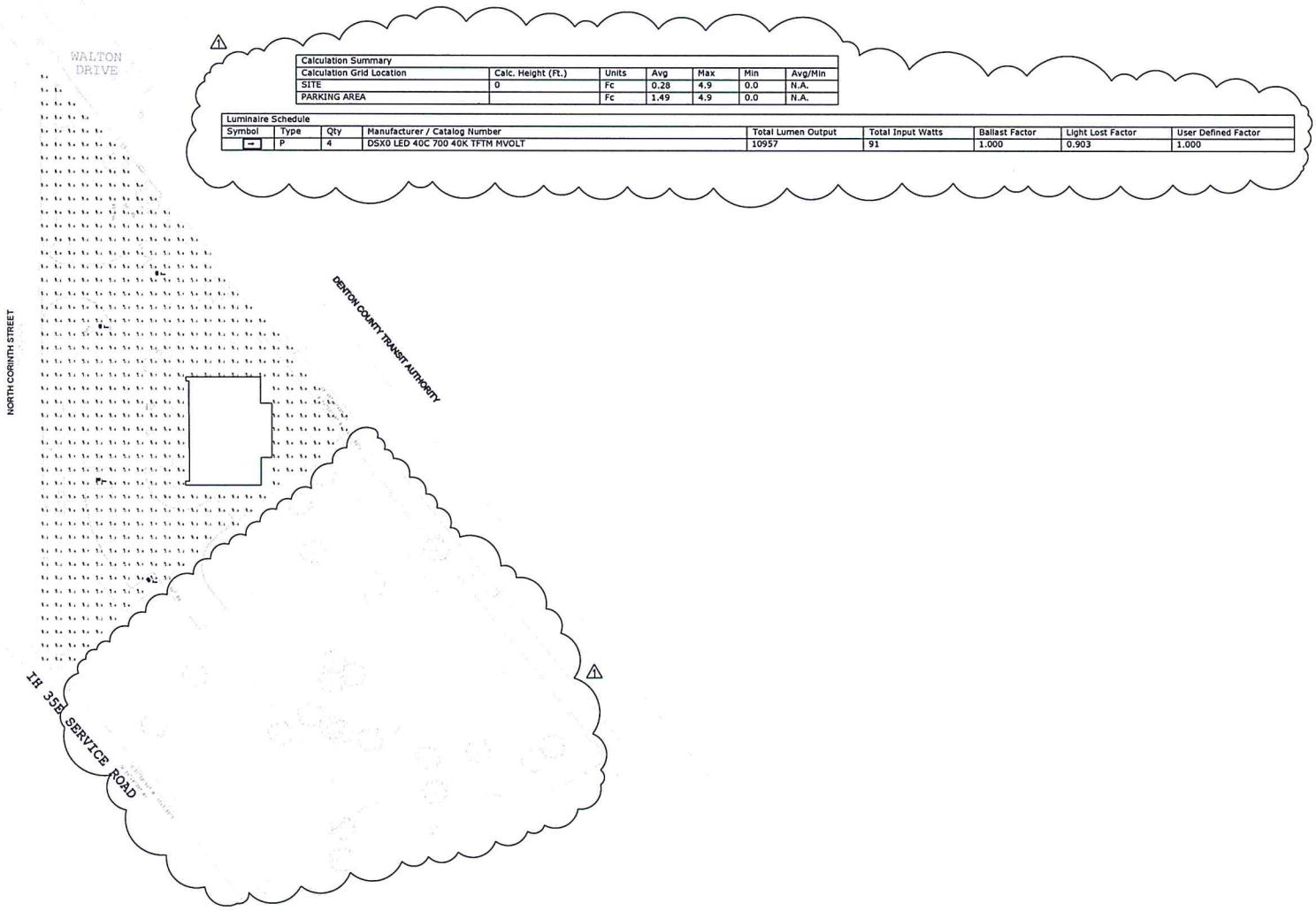
P.O. BOX 270007
FLOWER MOUND, TX. 75027

214-728-7151
keith@francis-commercial.com

G 4 CORINTH ADDITION
N CORINTH STREET
CORINTH, TEXAS

DATE: 1/30/06
REV. DATE:
SHEET:

A3



Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
SITE	0	Fc	0.28	4.9	0.0	N.A.
PARKING AREA		Fc	1.49	4.9	0.0	N.A.

Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	P	4	DSX0 LED 40C 700 40K TFTM MVOLT	10957	91	1.000	0.903	1.000

LIGHTING PLAN
SCALE: N.T.S.

THE SEAL APPEARING ON THIS DOCUMENTS WAS AUTHORIZED BY BHUPENDRA-V-PATEL P.E. #47399 FOR THE PURPOSE OF PERMITTING AND CONSTRUCTION. THIS DRAWING SHALL NOT BE USED FOR ANY OTHER PURPOSE. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER WRITTEN NOTIFICATION TO THE ABOVE ENGINEER IS AN OFFENCE TO THE TEXAS STATE BOARD RULES.

B. V. PATEL
Engineering Services, LLC
804 BRIGHTON AVENUE
SOUTHLAKE, TEXAS 76092
(214)-450-3843 (CELL)
BVP1947@AOL.COM
REGISTRATION NUMBER F-5618

FRANCIS COMMERCIAL
PO BOX 270067
FLOWER MOUND, TX 75027
214-729-7151

DOMINO'S PIZZA
G4 CORINTH ADDITION
LOT 1, BLOCK A
CITY OF CORINTH
DENTON COUNTY, TEXAS

REVISION:
1 4/20/2016

E–01

BUSINESS ITEM # 5

Planning and Zoning Commission Special Session

May 16, 2016

AGENDA ITEM

5. Consider and act on Lot 1, Block A of the Pentecostals of Corinth Addition Preliminary Plat being 2.68 acres out of the J. Baker Survey, Abstract Number 48, in the City of Corinth, Denton County, Texas. (This site is located at the southeast corner of F.M. 2181 and Crawford Road).

APPROVAL PROCESS

The Planning and Zoning Commission shall consider and act on this item. If the plat and the associated construction plans meet the requirements of the City of Corinth, Denton County and the State of Texas, the plat should be approved.

The applicant has submitted a Final Plat and it is a companion item on this agenda. The applicant will be submitting a site plan for the church expansion.

AGENDA ITEM DESCRIPTION

The property owned by Victory Life Church of Corinth, proposed Lot 1, Block A is located on the southeast corner of F.M. 2181 and Crawford Road. Victory Life Church intends to expand the existing church facility with an 82,726 sq. ft. sanctuary and additional parking onto the 2.68-acre site. Church or institutional uses are an allowable use in the SF-2 Single Family Residential zoning district.

The Title Commitment shows several easements to Texas Power & Light Company, some of which date back from the 1940's, cannot be located, and are no longer needed by Oncor. The applicant has provided the attached letter from the appropriate Oncor representative stating that the easements will be abandoned by separate instrument.

Detention will be provided on the proposed 0.78-acre tract that is being incorporated into the previously platted Lot 1, Block A, Pentecostals of Corinth Addition, along with an access and fire lane out to Crawford Road.

The applicant is seeking approval of Lot 1, Block A, Pentecostals of Corinth Addition Preliminary Plat at this time.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

RECOMMENDATION

Staff recommends **Approval** of the Preliminary Plat.

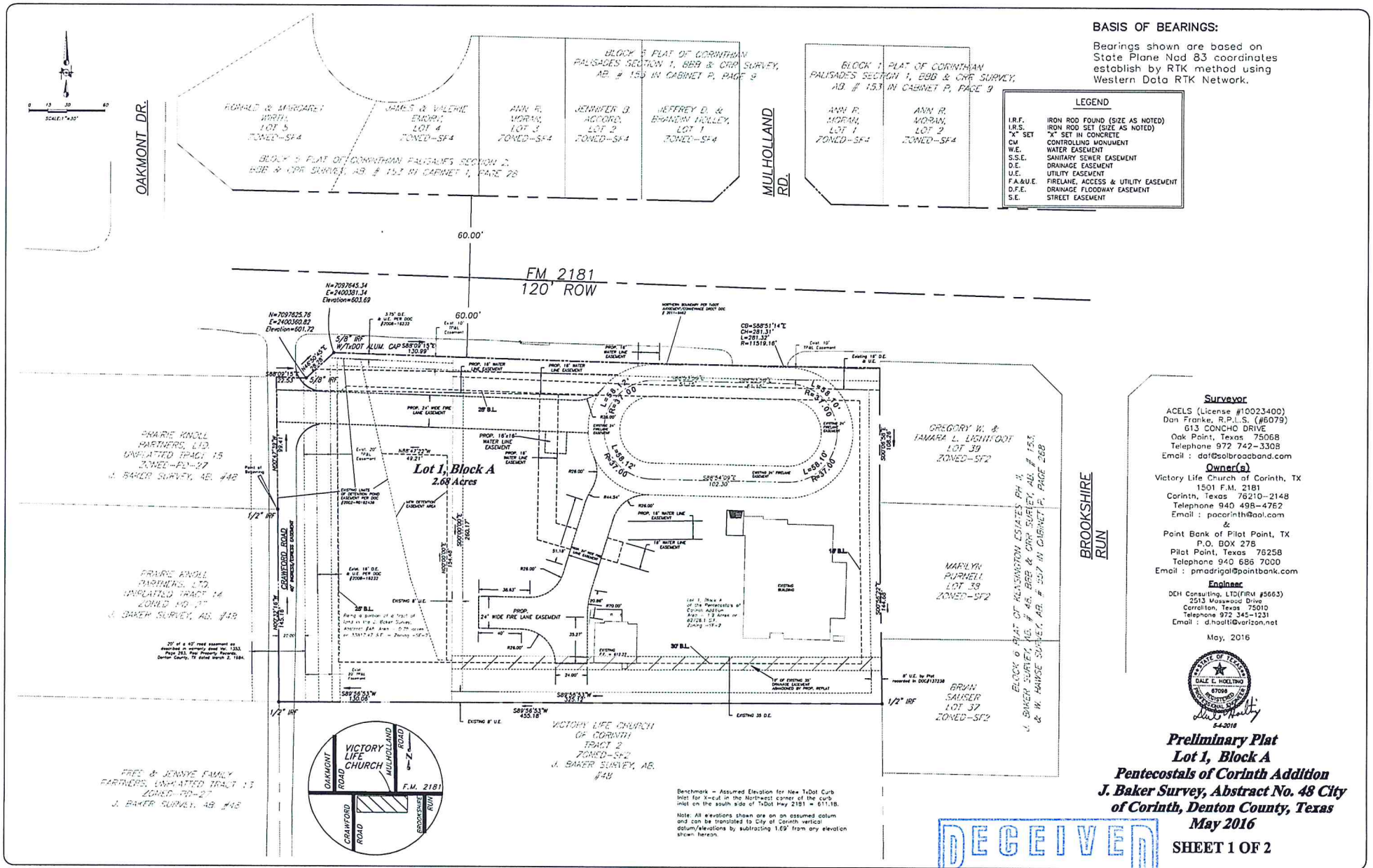
ATTACHMENTS/SUPPORTING DOCUMENTS

Preliminary Plat
Letter from Oncor
Tree Survey
Tree Protection Plan

Submitted By: Lori Levy, AICP
Department: Planning and Development

Finance Review: Yes____ NA _X_
Legal Review: Yes ____ NA _X_

Director Review and Approval:



BASIS OF BEARINGS:

Bearings shown are based on State Plane Nad 83 coordinates establish by RTK method using Western Data RTK Network.

LEGEND

I.R.F.	IRON ROD FOUND (SIZE AS NOTED)
I.R.S.	IRON ROD SET (SIZE AS NOTED)
"X" SET	"X" SET IN CONCRETE
CM	CONTROLLING MONUMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
F.A.&U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
D.F.E.	DRAINAGE FLOODWAY EASEMENT
S.E.	STREET EASEMENT

Surveyor

ACELS (License #10023400)
Dan Franke, R.P.L.S. (#6079)
613 CONCHO DRIVE
Oak Point, Texas 75068
Telephone 972 742-3308
Email : daf@solbroadband.com

Owner(s)

Victory Life Church of Corinth, TX
1501 F.M. 2181
Corinth, Texas 76210-2148
Telephone 940 498-4762
Email : pacorinth@aol.com
&
Point Bank of Pilot Point, TX
P.O. BOX 278
Pilot Point, Texas 76258
Telephone 940 686 7000
Email : pmadrigal@pointbank.com

Engineer

DEH Consulting, LTD(FIRM #5663)
2513 Masswood Drive
Carrollton, Texas 75010
Telephone 972 345-1231
Email : d.hoelti@verizon.net

May, 2016

STATE OF TEXAS
DALE E. HOELTING
87098
REGISTERED
PROFESSIONAL ENGINEER
5-4-2016

Preliminary Plat
Lot 1, Block A
Pentecostals of Corinth Addition
J. Baker Survey, Abstract No. 48 City of Corinth, Denton County, Texas
May 2016

SHEET 1 OF 2

RECEIVED
MAY 04 2016
By

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

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

WHEREAS Victory Life Church is the owner of a tract of land situated in the J. Baker Survey, Abstract No. 48, City of Corinth, Denton County, Texas conveyed by deed to The Pentecostals of Corinth, as recorded in Volume 4763, Page 1562 of the Deed Records of Denton County, Texas(D.R.D.C.T.) and being all of Lot 1, Block A, The Pentecostals of Corinth Addition, an addition to the City of Corinth as recorded in Denton County Plat Records, Cabinet Y, Page 794 and Document No. 137236, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the West Line of said Pentecostals of Corinth tract, said rod being the southeast corner of a tract of land conveyed by deed to Fred and Jennye Cosset Family Partners, Ltd., Tract No. 3, as recorded in Volume 5064, Page 2328(D.R.D.C.T.);

THENCE, North 00 Degrees 47 Minutes 39 Seconds West, along the West Line of said Pentecostals of Corinth Tract, a distance of 99.41 feet to a point for corner on the new South right-of-way line of Farm to Market Road 2181 as described in the TxDot Condemnation Judgement in the Document Number 2011-6462 of the (O.R.D.C.T.);

THENCE, South 88 Degrees 09 Minutes 15 Seconds East, along the North Line of the said Pentecostals of Corinth Tract and the South right-of-way line of the said Farm to Market Road 2181, a distance of 22.53 feet to a found 5/8 inch iron rod;

THENCE, North 46 Degrees 50 Minutes 45 Seconds East, continuing along the North Line of the said Pentecostals of Corinth Tract and the South right-of-way line of the said Farm to Market Road 2181, a distance of 28.28 feet to a found 5/8 inch iron rod with TxDot aluminum cap;

THENCE, South 88 Degrees 09 Minutes 15 Seconds East, continuing along the North Line of the said Pentecostals of Corinth Tract and Lot 1, Block A of the Pentecostals of Corinth Addition and the South right-of-way line of the said Farm to Market Road 2181, a distance of 130.99 feet to a point for corner;

THENCE, continuing along a curve of the North Line of Lot 1, Block A of the Pentecostals of Corinth Addition and the South right-of-way line of the said Farm to Market Road 2181, along said curve to the left having a radius of 11519.16' and an arch distance of 281.32 feet and subtended by a chord bearing South 88 Degrees 51 Minutes 14 Seconds East, a chord distance of 281.31 feet to a point for corner;

THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 00 Degrees 06 Minutes 58 Seconds East along the East Line of Lot 1, Block A of the Pentecostals of Corinth Addition and the West line of the platted property of Kensington Estates Phase II as recorded in Cabinet P Page 268 of the (D.R.D.C.T.), a distance of 108.26 Feet to a point;

THENCE, South 00 Degrees 25 Minutes 27 Seconds East along the East Line of Lot 1, Block A of the Pentecostals of Corinth Addition and the West line of the platted property of Kensington Estates Phase II, a distance of 144.68 Feet to a found 1/2" Iron Rod for Corner, said corner also being the Northeast corner of a tract of Land described in the Deed to Patrick Leor recorded under county file number 95-R0060G9 of the (O.R.D.C.T.);

THENCE, South 89 Degrees 38 Minutes 33 Seconds West along the South Line of Lot 1, Block A of the Pentecostals of Corinth Addition and the North line of the tract of Land described in the Deed to Patrick Leor, a distance of 455.18 Feet to a found 1/2" Iron Rod for Corner, said corner being the Southeast corner of the reputted property described herein and the Northwest corner of the Leor Tract tract of Land which is owned by Victory Life Church of Corinth;

THENCE, North 00 Degrees 32 Minutes 16 Seconds West, along the West Line of said Pentecostals of Corinth Tract, a distance of 145.16 feet to a the Point of Beginning and enclosing 116343.57 Square Feet or 2.68 acres of land, more or less. This combined lot described herein shall hereafter be described as Block A, Lot 1R.

Oncor(formerly Texas Power and Light Company) will be abandoning the blanket easements below by Separate instruments except for the portions shown on this preliminary plat.

Texas Power and Light Company Easement recorded June 21, 1945 in Vol. 318, Pg. 451, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded June 21, 1947 in Vol. 336, Pg. 411, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded November 11, 1963 in Vol. 502, Pg. 19, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded April 2, 1964 in Vol. 512, Pg. 233, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded June 15, 1972 in Vol. 655, Pg. 662, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded October 16, 1981 in Vol. 1135, Pg. 358, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded October 13, 1980 in Vol. 1055, Pg. 232, Deed Records of Denton County, Texas has been relocated and is not on the above described subject property.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

Approved

_____ _____
Chairman, Planning and Zoning Commission City of Corinth, Texas — Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Replat of the Pentecostals of Corinth Addition to the City of Corinth 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 the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ___day of _____ .

_____
City Secretary
City of Corinth, Texas

Surveyor
ACELS (License #10023400)
Dan Franke, R.P.L.S. (#6079)
613 CONCHO DRIVE
Oak Point, Texas 75068
Telephone 972 742-3308
Email : daf@solbroadband.com

Owner(s)
Victory Life Church of Corinth, TX
1501 F.M. 2181
Corinth, Texas 76210-2148
Telephone 940 498-4752
Email : pacorinth@aol.com
&
Point Bank of Pilot Point, TX
P.O. BOX 278
Pilot Point, Texas 76258
Telephone 940 686 7000
Email : pmadrigal@pointbank.com

Engineer
DEH Consulting, LTD(FIRM #5663)
2913 Mosswood Drive
Carrollton, Texas 75010
Telephone 972 245-1231
Email : dhaeltl@verizon.net

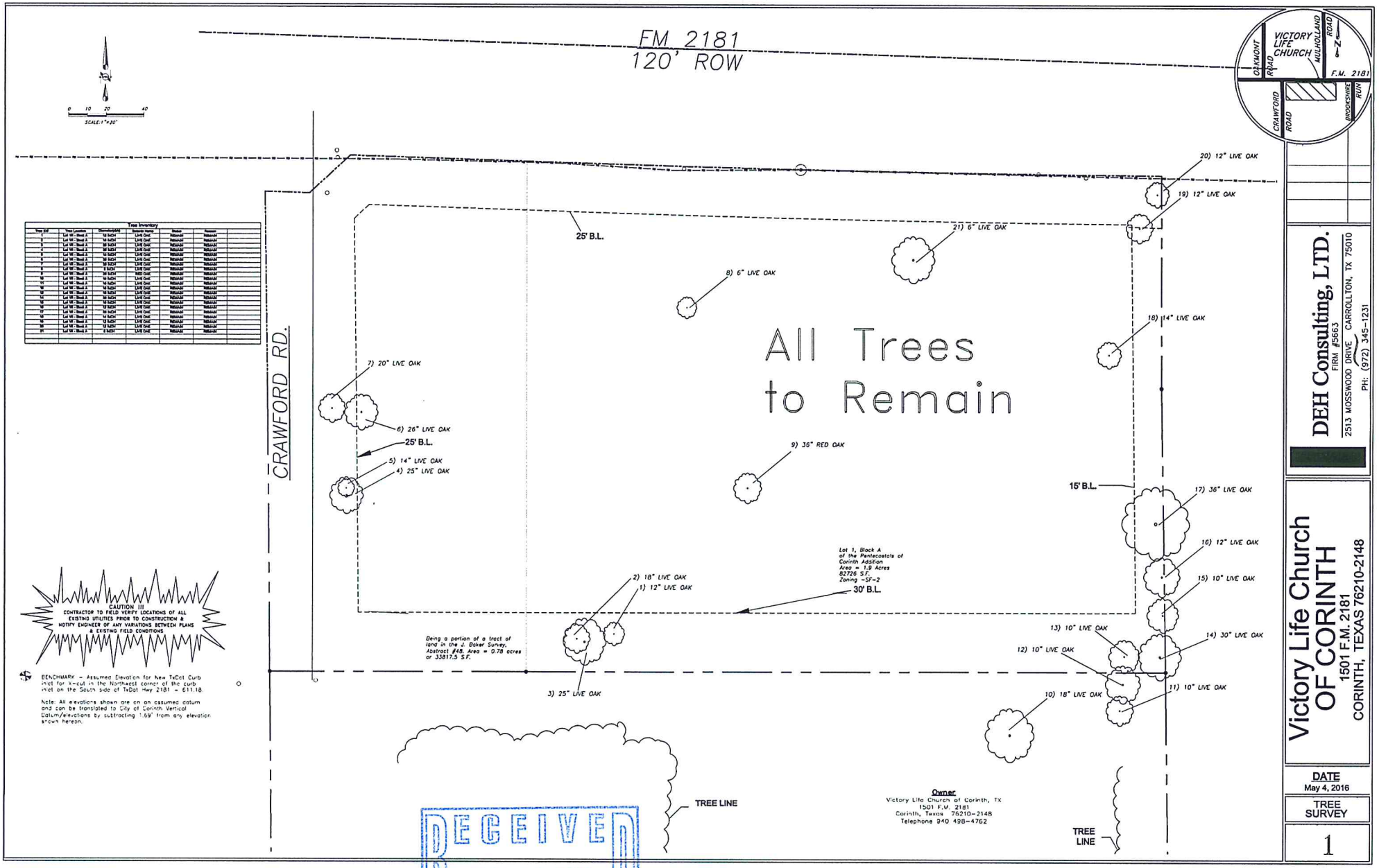
May, 2016

STATE OF TEXAS
DALE E. HAELTING
87006
REGISTERED
PROFESSIONAL ENGINEER
5-4-2016

Preliminary Plat
Lot 1, Block A
Pentecostals of Corinth Addition
J. Baker Survey, Abstract No. 48 City of Corinth, Denton County, Texas
May 2016

SHEET 2 OF 2

RECEIVED
MAY 04 2016
By_____



Tree Inventory

Tree ID#	Tree Location	Diameter@4ft	Botanic Name	Status	Remarks
1	Lot 1A - Block A	12 INCH	LIVE OAK	REMAIN	REMAIN
2	Lot 1A - Block A	18 INCH	LIVE OAK	REMAIN	REMAIN
3	Lot 1A - Block A	25 INCH	LIVE OAK	REMAIN	REMAIN
4	Lot 1A - Block A	25 INCH	LIVE OAK	REMAIN	REMAIN
5	Lot 1A - Block A	14 INCH	LIVE OAK	REMAIN	REMAIN
6	Lot 1A - Block A	26 INCH	LIVE OAK	REMAIN	REMAIN
7	Lot 1A - Block A	20 INCH	LIVE OAK	REMAIN	REMAIN
8	Lot 1A - Block A	6 INCH	LIVE OAK	REMAIN	REMAIN
9	Lot 1A - Block A	36 INCH	RED OAK	REMAIN	REMAIN
10	Lot 1A - Block A	18 INCH	LIVE OAK	REMAIN	REMAIN
11	Lot 1A - Block A	10 INCH	LIVE OAK	REMAIN	REMAIN
12	Lot 1A - Block A	10 INCH	LIVE OAK	REMAIN	REMAIN
13	Lot 1A - Block A	10 INCH	LIVE OAK	REMAIN	REMAIN
14	Lot 1A - Block A	30 INCH	LIVE OAK	REMAIN	REMAIN
15	Lot 1A - Block A	10 INCH	LIVE OAK	REMAIN	REMAIN
16	Lot 1A - Block A	12 INCH	LIVE OAK	REMAIN	REMAIN
17	Lot 1A - Block A	36 INCH	LIVE OAK	REMAIN	REMAIN
18	Lot 1A - Block A	14 INCH	LIVE OAK	REMAIN	REMAIN
19	Lot 1A - Block A	12 INCH	LIVE OAK	REMAIN	REMAIN
20	Lot 1A - Block A	12 INCH	LIVE OAK	REMAIN	REMAIN
21	Lot 1A - Block A	6 INCH	LIVE OAK	REMAIN	REMAIN

DEH Consulting, LTD.
FIRM #5663
2513 MOSSWOOD DRIVE CARROLLTON, TX 75010
PH: (972) 345-1231

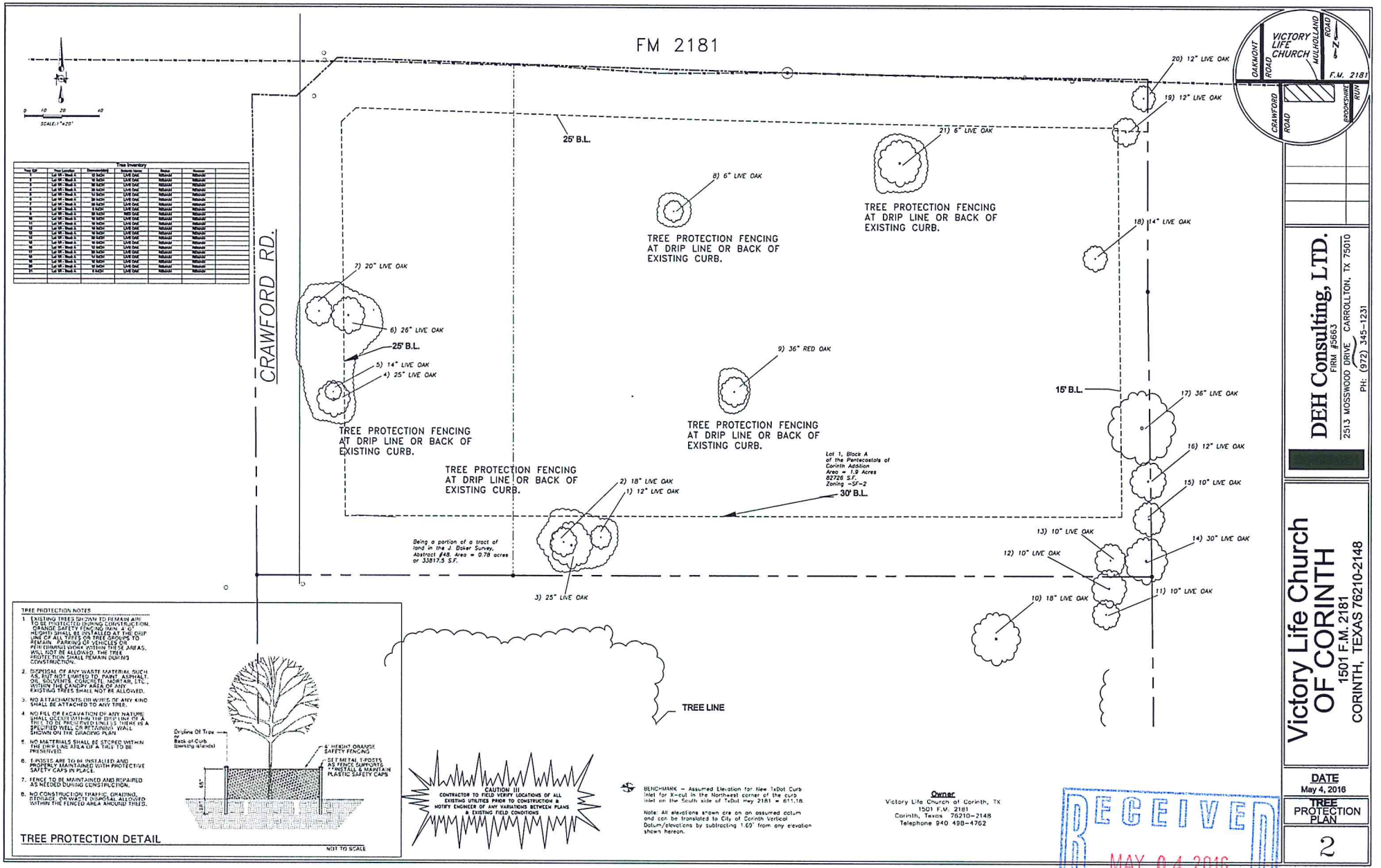
Victory Life Church OF CORINTH

1501 F.M. 2181
CORINTH, TEXAS 76210-2148

DATE
May 4, 2016

TREE SURVEY

1



Tree Inventory

Tree ID#	Tree Location	Diameter(dbh)	Botanical Name	Status	Remarks
1	Lot 1R | Block A	12 INCH	LIVE OAK	REMAIN	REMARK
2	Lot 1R | Block A	18 INCH	LIVE OAK	REMAIN	REMARK
3	Lot 1R | Block A	25 INCH	LIVE OAK	REMAIN	REMARK
4	Lot 1R | Block A	25 INCH	LIVE OAK	REMAIN	REMARK
5	Lot 1R | Block A	14 INCH	LIVE OAK	REMAIN	REMARK
6	Lot 1R | Block A	26 INCH	LIVE OAK	REMAIN	REMARK
7	Lot 1R | Block A	20 INCH	LIVE OAK	REMAIN	REMARK
8	Lot 1R | Block A	6 INCH	LIVE OAK	REMAIN	REMARK
9	Lot 1R | Block A	36 INCH	RED OAK	REMAIN	REMARK
10	Lot 1R | Block A	18 INCH	LIVE OAK	REMAIN	REMARK
11	Lot 1R | Block A	10 INCH	LIVE OAK	REMAIN	REMARK
12	Lot 1R | Block A	10 INCH	LIVE OAK	REMAIN	REMARK
13	Lot 1R | Block A	10 INCH	LIVE OAK	REMAIN	REMARK
14	Lot 1R | Block A	30 INCH	LIVE OAK	REMAIN	REMARK
15	Lot 1R | Block A	10 INCH	LIVE OAK	REMAIN	REMARK
16	Lot 1R | Block A	12 INCH	LIVE OAK	REMAIN	REMARK
17	Lot 1R | Block A	36 INCH	LIVE OAK	REMAIN	REMARK
18	Lot 1R | Block A	14 INCH	LIVE OAK	REMAIN	REMARK
19	Lot 1R | Block A	12 INCH	LIVE OAK	REMAIN	REMARK
20	Lot 1R | Block A	12 INCH	LIVE OAK	REMAIN	REMARK
21	Lot 1R | Block A	6 INCH	LIVE OAK	REMAIN	REMARK

TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE SAFETY FENCING (MIN. 4-0 HEIGHT) SHALL BE PLACED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL, SOLVENTS, CONCRETE, MORTAR, ETC., WITHIN THE CANOPY AREA OF ANY EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.
6. T-POSTS ARE TO BE INSTALLED AND PROPERLY MAINTAINED WITH PROTECTIVE SAFETY CAPS IN PLACE.
7. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
8. NO CONSTRUCTION TRAFFIC, GRADING, REPLACE, OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

TREE PROTECTION DETAIL

NOT TO SCALE

CAUTION !!!
CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION & NOTIFY ENGINEER OF ANY VARIATIONS BETWEEN PLANS & EXISTING FIELD CONDITIONS

BENCHMARK – Assumed Elevation for New TxDot Curb Inlet for X-cut in the Northeast corner of the curb inlet on the South side of TxDot Hwy 2181 = 611.18.

Note: All elevations shown are on an assumed datum and can be translated to City of Corinth Vertical Datum/elevations by subtracting 1.69' from any elevation shown hereon.

Owner
Victory Life Church of Corinth, TX
1501 F.M. 2181
Corinth, Texas 76210-2148
Telephone 940 498-4762

DEH Consulting, LTD.
FIRM #5663
2513 MOSSWOOD DRIVE, CARROLLTON, TX 75010
PH: (972) 345-1231

Victory Life Church OF CORINTH

1501 F.M. 2181
CORINTH, TEXAS 76210-2148

DATE
May 4, 2016

TREE PROTECTION PLAN

2

RECEIVED
MAY 04 2016
By

PUBLIC HEARING / BUSINESS ITEM # 6 & 6a

Planning and Zoning Commission Special Session

May 16, 2016

AGENDA ITEM

6. TO HEAR PUBLIC OPINION REGARDING A REPLAT OF PENTECOSTALS OF CORINTH ADDITION, LOT 1R, BLOCK A BEING A TOTAL OF 2.68 ACRES LEGALLY DESCRIBED AS ALL OF LOT 1, BLOCK A, PENTECOSTALS OF CORINTH AND A PORTION OF A 0.78-ACRE TRACT OF LAND IN THE J. BAKER SURVEY, ABSTRACT NO. 48, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (THIS PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF F.M. 2181 AND CRAWFORD RD.)

6a. Consider and act on Lot 1R, Block A of the Pentecostals of Corinth Addition Replat being a total of 2.68 acres legally described as all of Lot 1, Block A, Pentecostals of Corinth Addition and a portion of a 0.78-acre tract of land out of the J. Baker Survey, Abstract Number 48, in the City of Corinth, Denton County, Texas.

APPROVAL PROCESS

The Planning and Zoning Commission shall consider and act on this item. If the plat and the associated construction plans meet the requirements of the City of Corinth, Denton County and the State of Texas, the plat should be approved.

The applicant will be submitting a site plan for the church expansion.

AGENDA ITEM DESCRIPTION

The property owned by Victory Life Church of Corinth, proposed Lot 1, Block A is located on the southeast corner of F.M. 2181 and Crawford Road. Victory Life Church intends to expand the existing church facility with an 82,726 sq. ft. sanctuary and additional parking onto the 2.68-acre site. Church or institutional uses are an allowable use in the SF-2 Single Family Residential zoning district.

The Title Commitment shows several easements to Texas Power & Light Company, some of which date back from the 1940's, cannot be located, and are no longer needed by Oncor. The applicant has provided the attached letter from the appropriate Oncor representative stating that the easements will be abandoned by separate instrument.

Detention will be provided on the proposed 0.78-acre tract that is being incorporated into the previously platted Lot 1, Block A, Pentecostals of Corinth Addition, along with an access and

fire lane out to Crawford Road.

The applicant is seeking approval of Lot 1R, Block A, Pentecostals of Corinth Addition Replat at this time.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

RECOMMENDATION

Staff recommends **Approval** of the Replat.

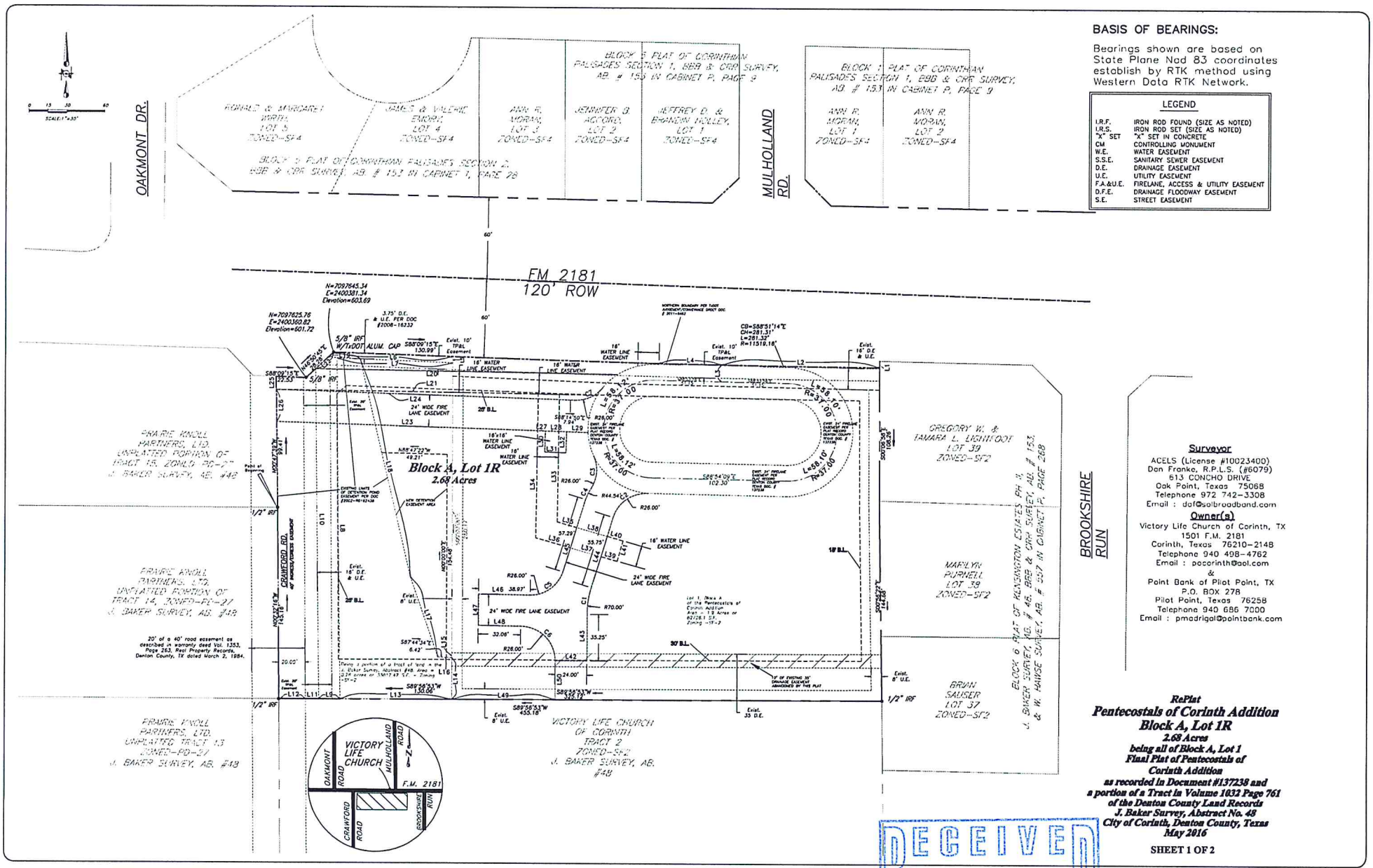
ATTACHMENTS/SUPPORTING DOCUMENTS

Replat
Letter from Oncor

Submitted By: Lori Levy, AICP
Department: Planning and Development

Finance Review: Yes____ NA _X_
Legal Review: Yes ____ NA _X_

Director Review and Approval:


BASIS OF BEARINGS:
Bearings shown are based on State Plane Nad 83 coordinates establish by RTK method using Western Data RTK Network.
LEGEND
I.R.F. IRON ROD FOUND (SIZE AS NOTED)
I.R.S. IRON ROD SET (SIZE AS NOTED)
"X" SET "X" SET IN CONCRETE
CM CONTROLLING MONUMENT
W.E. WATER EASEMENT
S.S.E. SANITARY SEWER EASEMENT
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
F.A.&U.E. FIRELANE, ACCESS & UTILITY EASEMENT
D.F.E. DRAINAGE FLOODWAY EASEMENT
S.E. STREET EASEMENT
OAKMONT DR.
MULHOLLAND RD.
BROOKSHIRE RUN
FM 2181
120' ROW
RONALD & MARGARET WIRTH, LOT 5, ZONED-SF4
JAMES & VALERIE ENDRY, LOT 4, ZONED-SF4
ANN R. MORAN, LOT 3, ZONED-SF4
JENNIFER B. ACCORD, LOT 2, ZONED-SF4
JEFFREY D. & BRANDIN HOLLEY, LOT 1, ZONED-SF4
BLOCK 2 PLAT OF CORINTHIAN PALISADES SECTION 2, EBB & CRR SURVEY, AB. # 153 IN CABINET I, PAGE 28
BLOCK 1 PLAT OF CORINTHIAN PALISADES SECTION 1, EBB & CRR SURVEY, AB. # 153 IN CABINET P, PAGE 9
ANN R. MORAN, LOT 1, ZONED-SF4
ANN R. MORAN, LOT 2, ZONED-SF4
Block A, Lot 1R
2.68 Acres
PRAIRIE KNOLL PARTNERS, LTD. UNPLATTED PORTION OF TRACT 15, ZONED PD-27, J. BAKER SURVEY, AB. #48
PRAIRIE KNOLL PARTNERS, LTD. UNPLATTED PORTION OF TRACT 14, ZONED-PD-27, J. BAKER SURVEY, AB. #48
PRAIRIE KNOLL PARTNERS, LTD. UNPLATTED TRACT 13, ZONED-PD-27, J. BAKER SURVEY, AB. #48
VICTORY LIFE CHURCH OF CORINTH TRACT 2, ZONED-SF2, J. BAKER SURVEY, AB. #48
GREGORY W. & TAMARA L. LIGHTFOOT, LOT 39, ZONED-SF2
MARILYN PURNELL, LOT 39, ZONED-SF2
BRIAN SAUSER, LOT 37, ZONED-SF2
BLOCK 6 PLAT OF KENSINGTON ESTATES PH. II, J. BAKER SURVEY, AB. # 48, EBB & CRR SURVEY, AB. # 153, & W. HAYSE SURVEY, AB. # 509 IN CABINET P, PAGE 268
CRAWFORD RD.
20' of a 40' road easement as described in warranty deed Vol. 1253, Page 263, Real Property Records, Denton County, TX dated March 2, 1984.
VICTORY LIFE CHURCH
OAKMONT ROAD
MULHOLLAND ROAD
CRAWFORD ROAD
BROOKSHIRE RUN
F.M. 2181
Surveyor
ACELS (License #10023400)
Don Franke, R.P.L.S. (#6079)
613 CONCHO DRIVE
Oak Point, Texas 75068
Telephone 972 742-3308
Email : dof@solbroadband.com
Owner(s)
Victory Life Church of Corinth, TX
1501 F.M. 2181
Corinth, Texas 76210-2148
Telephone 940 498-4762
Email : pocorinth@aol.com
&
Point Bank of Pilot Point, TX
P.O. BOX 278
Pilot Point, Texas 76258
Telephone 940 686 7000
Email : pmadrigal@pointbank.com
RePlat
Pentecostals of Corinth Addition
Block A, Lot 1R
2.68 Acres
being all of Block A, Lot 1 Final Plat of Pentecostals of Corinth Addition as recorded in Document #137238 and a portion of a Tract in Volume 1032 Page 761 of the Denton County Land Records
J. Baker Survey, Abstract No. 48
City of Corinth, Denton County, Texas
May 2016
SHEET 1 OF 2
RECEIVED
MAY 04 2016
By

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

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

WHEREAS Victory Life Church is the owner of a tract of land situated in the J. Baker Survey, Abstract No. 48, City of Corinth, Denton County, Texas conveyed by deed to The Pentecostals of Corinth, as recorded in Volume 4762, Page 1562 of the Deed Records of Denton County, Texas(D.R.D.C.T.) and being all of Lot 1, Block A, The Pentecostals of Corinth Addition, an addition to the City of Corinth as recorded in Denton County Plat Records, Cabinet Y, Page 794 and Document No. 137238, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the West Line of said Pentecostals of Corinth tract, said rod being the southeast corner of a tract of land conveyed by deed to Fred and Jennye Gossett Family Partners, Ltd., Tract No. 3, as recorded in Volume 5064, Page 2328(D.R.D.C.T.);

THENCE, North 00 Degrees 47 Minutes 39 Seconds West, along the West Line of said Pentecostals of Corinth tract, a distance of 99.41 feet to a point for corner on the nee South right-of-way line of Farm to Market Road 2181 as described in the TxDot Condemnation Judgement in the Document Number 2011-6462 of the (O.R.D.C.T.);

THENCE, South 88 Degrees 09 Minutes 15 Seconds East, along the North Line of the said Pentecostals of Corinth Tract and the South right-of-way line of the said Farm to Market Road 2181, a distance of 22.53 feet to a found 5/8 inch iron rod;

THENCE, North 46 Degrees 50 Minutes 45 Seconds East, continuing along the North Line of the said Pentecostals of Corinth Tract and the South right-of-way line of the said Farm to Market Road 2181, a distance of 28.28 feet to a found 5/8 inch iron rod with TxDot aluminum cap;

THENCE, South 80 Degrees 09 Minutes 15 Seconds East, continuing along the North Line of the said Pentecostals of Corinth Tract and Lot 1, Block A of the Pentecostals of Corinth Addition and the South right-of-way line of the said Farm to Market Road 2181, a distance of 130.99 feet to a point for corner;

THENCE, continuing along a curve of the North Line of Lot 1, Block A of the Pentecostals of Corinth Addition and the South right-of-way line of the said Farm to Market Road 2181, along said curve to the left having a radius of 11519.16' and an arch distance of 281.32 feet and subtended by a chord bearing South 88 Degrees 51 Minutes 14 Seconds East, a chord distance of 281.31 feet to a point for corner;

THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 00 Degrees 06 Minutes 58 Seconds East along the East Line of Lot 1, Block A of the Pentecostals of Corinth Addition and the West line of the platted property of Kensington Estates Phase II as recorded in Cabinet P Page 268 of the (D.R.D.C.T.), a distance of 108.26 Feet to a point;

THENCE, South 00 Degrees 56 Minutes 22 Seconds East along the East Line of Lot 1, Block A of the Pentecostals of Corinth Addition and the West line of the platted property of Kensington Estates Phase II, a distance of 144.68 Feet to a found 1/2" Iron Rod for Corner, said corner also being the Northeast corner of a tract of Land described in the Deed to Patrick Lear recorded under county file number 95-R066609 of the (O.R.D.C.T.);

THENCE, South 89 Degrees 55 Minutes 53 Seconds West along the South Line of Lot 1, Block A of the Pentecostals of Corinth Addition and the North line of the tract of Land described in the Deed to Patrick Lear, a distance of 455.18 Feet to a found 1/2" Iron Rod for Corner, said corner being the Southwest corner of the replatted property described herein and the Northwest corner of the Lear Tract tract of Land which is owned by Victory Life Church of Corinth;

THENCE, North 00 Degrees 32 Minutes 16 Seconds West, along the West Line of said Pentecostals of Corinth Tract, a distance of 145.16 feet to a the Point of Beginning and enclosing 116543.57 Square Feet or 2.68 acres of land, more or less. This combined lot described herein shall hereafter be described as Block A, Lot 1R;

and designated herein as the Replat of the Pentecostals of Corinth Addition to the City of Corinth, 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 _____

County, Texas, 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: _____

Oncor(formerly Texas Power and Light Company) will be abandoning the blanket easements below by Separate Instruments except for the portions shown on this replat.

Texas Power and Light Company Easement recorded June 21, 1945 in Vol. 318, Pg. 451, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded June 21, 1947 in Vol. 338, Pg. 411, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded November 11, 1963 in Vol. 502, Pg. 19, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded April 2, 1964 in Vol. 512, Pg. 233, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded June 15, 1972 in Vol. 655, Pg. 662, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded October 16, 1981 in Vol. 1135, Pg. 306, Deed Records of Denton County, Texas is not locatable due to vague description.

Texas Power and Light Company Easement recorded October 13, 1980 in Vol. 1055, Pg. 232, Deed Records of Denton County, Texas has been relocated and is not on the above described subject property.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, a Registered Professional 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.

STATE OF TEXAS
DAN ALAN FRANKE
6079
REGISTERED PROFESSIONAL SURVEYOR

Dan Franke
_____
Registered Professional Surveyor

5-4-2016
Date

5-4-2016
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, 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 he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____.

NOTARY PUBLIC

_____County, Texas

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City 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:

_____

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

Whereas, _____ acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____

Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for

_____ County, Texas, 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

_____ _____
Chairman, Planning and Zoning Commission City of Corinth, Texas — Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Replat of the Pentecostals of Corinth Addition to the City of Corinth 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 the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ___day of _____.

_____
City Secretary
City of Corinth, Texas

CERTIFICATE OF COMPLETION AND AUTHORIZATION TO FILE

Approved

_____ _____
Chairman, Planning and Zoning Commission
City of Corinth, Texas — Date

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Replat of the Pentecostals of Corinth Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, 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 as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____day of _____.

_____
City Secretary
City of Corinth, Texas

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.79	S00°06'59"E
L2	119.28	S89°15'25"E
L3	12.68	S01°06'04"W
L4	47.57	N88°50'31"W
L5	4.88	S00°00'00"E
L6	89.69	S88°09'15"E
L7	87.28	S87°47'53"E
L8	258.74	N00°41'43"W
L9	18.00	N89°56'53"E
L10	250.53	N00°41'53"W
L11	9.98	N89°56'53"E
L12	20.00	N89°56'53"E
L13	84.07	N89°56'53"E
L14	31.51	N00°03'07"W
L15	3.49	N00°28'09"E
L16	10.41	N87°44'34"W
L17	64.80	N18°52'52"W
L18	169.31	N13°04'23"W
L19	24.22	N87°48'43"W
L20	227.56	S89°12'22"E
L21	241.90	S89°14'09"E
L22	18.67	N46°50'45"E
L23	196.58	S88°13'56"E
L24	225.18	S88°14'50"E
L25	9.81	N00°47'39"W
L26	24.04	N00°47'39"W
L27	5.91	S88°44'48"E
L28	18.00	S88°14'50"E
L29	16.17	S88°14'50"E
L30	16.00	N01°45'10"E
L31	16.00	N88°14'50"W
L32	16.00	S01°45'10"W
L33	68.96	N00°46'08"E
L34	81.41	S00°46'08"W
L35	15.40	N74°13'52"W
L36	27.31	S74°13'52"E
L37	23.98	S74°13'52"E
L38	23.98	N74°13'52"W
L39	12.66	S74°13'52"E
L40	12.30	N74°13'52"W
L41	16.00	N15°46'08"E
L42	24.00	N89°56'53"E
L43	35.25	N00°03'07"W
L44	55.75	N17°05'09"E
L45	57.29	N17°07'29"E
L46	38.97	N89°11'20"W
L47	24.00	S00°00'00"E
L48	32.06	N89°05'37"W
L49	78.12	N89°56'53"E
L50	29.53	S00°03'07"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	Chord Length	Chord Direction
C1	20.94	70.00	20.86	S08°31'01"W
C2	34.48	28.00	32.01	S55°04'23"W
C3	25.73	28.00	24.70	N03°51'58"E
C4	9.89	44.54	9.87	S25°51'28"W
C5	32.70	28.00	30.59	N54°01'41"E
C6	40.83	28.00	36.76	N45°05'01"W
C7	23.97	28.00	23.13	N65°23'20"E

RePlat
Pentecostals of Corinth Addition
Block A, Lot 1R
2.68 Acres
being all of Block A, Lot 1
Final Plat of Pentecostals of Corinth Addition
as recorded in Document #137238 and a portion of a Tract in Volume 1832 Page 761 of the Denton County Land Records
J. Baker Survey, Abstract No. 48
City of Corinth, Denton County, Texas
May 2016

SHEET 2 OF 2

RECEIVED
MAY 04 2016
By _____

PUBLIC HEARING AND AGENDA ITEM # 7 & 7a

Planning and Zoning Commission Special Session

May 16, 2016

---

7. TO HEAR PUBLIC OPINION REGARDING THE RODGERS-O'BRIEN BUSINESS PARK ADDITION REPLAT OF LOT 2R, BLOCK B BEING 4.98 ACRES SITUATED IN THE H. H. SWISHER SURVEY, COUNTY ABSTRACT NO 1220 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. This property is located at 3831 FM 2181 behind Aldi Foods.

7a. Consider and act the Rodgers-O'Brien Business Park Addition Replat of Lot 2R, Block B being 4.98 acres situated in the H. H. Swisher Survey, County Abstract No. 1220 in the City of Corinth, Denton County, Texas.

AGENDA ITEM SUMMARY/BACKGROUND

Approval Process

The Planning and Zoning Commission will hold a public hearing and act on this item.

Agenda Item Description

The original plat for the Rogers-O'Brien Business Park Addition was approved in August 2010. Lot 1 was developed and is the site of Chicken Express. In 2014, the Aldi, Inc team reconfigured two lots, Lots 2, 3 and 4 of Block A, then combined Lots 3 and 4 (now 3R).

Lot 2R will be developed for North Texas Storage. The replat is only for Lot 2R however the existing platted Lot X (the detention pond) will be owned by North Texas Storage and enhanced with a fountain and decorative metal fencing.

The Replat is necessary as the City's Subdivision Regulations requires the fire lanes to be shown on the plat. Understandably that is something that cannot be done accurately until the developer knows the layout design of the site. Some of the infrastructure was completed at the time Chicken Express and Aldi developed. As mentioned; the detention pond is the responsibility of this property owner and is not a part of the replat however the fountain plans are required with the civil documents.

At this time there are a few outstanding comments that we anticipate to be addressed before the Monday meeting.

Current Zoning

The property is zoned Planned Development Commercial. The proposed uses which are Mini Storage and Office Warehouse are allowed by right in this zoning district as established by the PD regulations.

Notification to the Public

Signs were posted and notice was published in the Denton Record Chronicle. Staff has received a few phone calls from passersby. One individual is concerned about car lights shining in their windows. A few others were concerned that the driveway to Aldi would be blocked but Staff informed them that the driveway would still be accessible.

Financial Summary

Source of Funding: No funding is required.

RECOMMENDATION

The Replat appears to meet the requirements of the City of Corinth, Denton County and State of Texas. There are still a few items with the engineering documents (by UDC regulations are tied to the plat) that we hope will be addressed prior to the meeting. Staff reserves their recommendation until that time.

ATTACHMENTS/SUPPORTING DOCUMENTS

Replat

Submitted By: Barbara Cubbage <> Department of Planning and Development

Finance Review: Yes___ NA _X_ <> Legal Review: Yes ___ NA _X_

Director Review and Approval

G Khan and Associates

Statement of Intent - Replat

Nathan,

I am writing you in reference to the re-plat request of Lot 2R, 4.9741+/- acres out of the Rogers-O'Brien Business Park Addition.

Our plan is to build two different types of properties on the 4.9741 acres, which will require two different lenders, and thus two different loans.

One property type, which we have applied for a building permit for, will be a combination self-storage property (78,850 gross square feet, 60,825 net lease-able square feet) and Office Warehouse (similar clients / similar uses / similar lenders) totaling 22,400 gross square feet with 19,240 net lease-able square feet. The proposed re-plat will allow these two similar property types to be built on 4.1081 acres of the 4.9741, which we are requesting to be re-platted to be Lot 2RA, Block A.

The second property type will be two office buildings on the remaining acreage (roughly .93 acres) of the original 4.9741 acres will be office use. We are planning to build two buildings, with one being 4,500 square feet and the other one 5,500 square feet. The small offices provided by both of these buildings will be great places for small businesses to relocate to after they have, hopefully, incubated in our adjoining office warehouses. The construction of the offices will be Phase Two (we have a lender lined up and are working on the submittal package for the City), and we plan to begin construction once we have the approved re-plat by the Planning and Zoning department and building permit in hand.

For the larger tract Lot2RA, BLK A 4.1081 we are planning the immediate start of construction after the approval of our site plan by the City Council.

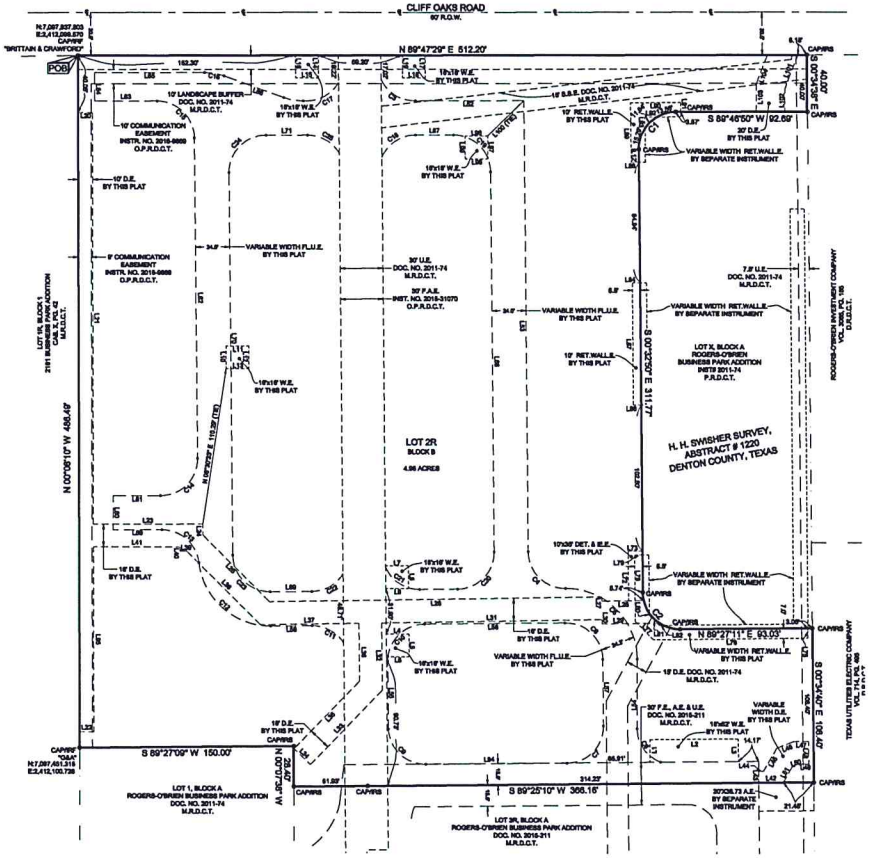
Please contact me should you need any additional information or have any questions. Thank you for your considerable assistance in this re-zoning process.

Sincerely,

Robert O'Neal Gray

25 Highland Park Village, Suite 100, #319, Dallas, Texas 75205
Telephone: 214-724-4321 **E-Mail: ROGray@aol.com**

VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00'	40.99'	36.87'	S 44°37'09" W	90°16'41"
C2	28.00'	40.84'	36.77'	S 45°32'51" E	90°00'11"
C3	28.01'	30.02'	28.39'	S 68°11'31" E	66°07'09"
C4	28.00'	40.99'	36.88'	S 45°28'33" E	90°20'31"
C5	50.02'	78.52'	70.71'	S 45°39'49" E	89°58'29"
C6	28.00'	30.52'	28.79'	S 34°57'40" E	67°14'58"
C7	28.00'	40.84'	36.77'	N 44°25'13" E	90°00'14"
C8	28.01'	41.12'	36.97'	N 46°21'53" W	90°30'37"
C9	28.28'	39.98'	36.33'	N 46°43'36" W	87°13'28"
C10	28.89'	37.46'	34.46'	N 48°36'25" E	80°24'59"
C11	28.00'	28.49'	25.32'	N 81°28'06" W	58°17'24"
C12	50.02'	73.39'	66.98'	N 46°32'56" W	84°03'43"
C13	28.00'	37.84'	34.66'	N 48°19'23" W	83°36'30"
C14	28.00'	41.00'	36.91'	N 44°36'48" E	90°27'10"
C15	28.00'	40.68'	36.66'	N 45°24'00" W	89°36'20"
C16	40.00'	13.98'	13.89'	S 80°13'10" E	20°00'00"
C17	28.00'	27.09'	25.88'	N 59°57'58" E	69°37'48"
C18	28.00'	29.94'	28.31'	N 56°47'24" E	65°58'52"
C19	28.00'	40.68'	36.66'	S 45°24'00" E	89°36'20"
C20	28.00'	40.84'	36.77'	S 44°25'18" W	90°00'10"
C21	28.00'	30.19'	28.82'	N 67°18'47" W	66°31'45"
C22	28.00'	26.50'	25.37'	S 80°12'54" W	58°24'32"
C23	28.00'	40.84'	36.77'	N 45°34'50" W	90°00'00"
C24	28.00'	41.00'	36.89'	N 44°36'00" E	90°21'40"
C25	28.00'	26.87'	25.82'	S 80°49'48" E	55°00'48"

LINE TABLE

LINE	BEARING	DISTANCE
L1	NORTH	16.00'
L2	N 89°25'10" E	62.00'
L3	S 00°34'50" E	15.99'
L4	N 89°27'10" E	16.00'
L5	S 00°32'50" E	16.00'
L6	S 89°27'10" W	16.00'
L7	N 89°27'10" E	16.00'
L8	S 00°32'50" E	16.00'
L9	S 89°27'10" W	16.00'
L10	N 00°32'50" W	16.00'
L11	N 89°27'10" E	16.00'
L12	S 00°32'50" E	16.00'
L13	S 89°27'10" W	16.00'
L14	S 00°12'31" E	16.00'
L15	S 89°47'29" W	16.00'
L16	N 00°12'31" W	16.00'
L17	S 00°12'31" E	16.00'
L18	S 89°47'29" W	16.00'
L19	N 00°12'31" W	16.00'
L20	N 89°51'50" E	10.00'
L21	S 00°08'10" E	299.31'
L22	S 89°51'50" W	10.00'
L23	N 89°52'06" E	76.57'
L24	S 00°07'40" E	7.55'
L25	S 45°00'00" E	66.18'
L26	N 89°01'43" E	233.91'
L27	S 00°58'17" E	3.00'
L28	N 89°01'43" E	29.58'
L29	S 89°01'43" W	40.39'
L30	N 00°58'17" W	3.00'
L31	S 89°01'43" W	156.39'
L32	S 00°34'50" E	47.21'
L33	S 43°58'54" W	73.08'
L34	N 45°00'00" W	16.00'
L35	N 43°58'54" E	86.22'
L36	N 00°34'50" W	40.58'
L37	S 89°01'43" W	89.35'
L38	N 45°00'00" W	72.67'
L39	WEST	4.73'
L40	N 00°07'40" W	3.00'
L41	S 89°52'06" W	80.09'
L42	S 89°25'10" W	17.38'
L43	N 00°34'50" W	8.00'
L44	N 89°25'10" E	3.42'
L45	N 29°28'17" E	18.89'
L46	N 67°57'03" E	12.83'
L47	N 89°25'20" E	10.67'
L48	S 00°34'40" E	16.00'
L49	S 89°25'20" W	4.59'
L50	S 72°28'02" W	7.63'
L51	S 29°28'10" W	12.27'

LINE TABLE

LINE	BEARING	DISTANCE
L52	N 89°46'50" E	78.46'
L53	S 00°34'50" E	316.99'
L54	S 00°07'23" W	49.08'
L55	N 00°31'22" W	51.02'
L56	N 89°25'20" E	99.00'
L57	S 00°34'54" E	46.89'
L58	S 89°25'10" W	29.14'
L59	S 89°52'20" W	34.13'
L60	N 00°07'40" W	24.00'
L61	N 89°52'20" E	33.13'
L62	N 00°34'50" W	225.37'
L63	S 89°46'50" W	43.82'
L64	N 00°09'08" W	20.00'
L65	N 89°46'47" E	76.94'
L66	S 70°13'10" E	44.37'
L67	N 89°46'50" E	26.77'
L68	S 00°34'50" E	267.31'
L69	S 89°25'10" W	29.14'
L70	N 00°34'50" W	269.04'
L71	N 89°46'50" E	29.14'
L72	N 00°32'50" W	35.00'
L73	N 89°27'10" E	10.00'
L74	N 89°25'53" E	10.00'
L75	S 00°34'07" E	7.00'
L76	S 89°17'23" W	109.78'
L77	N 45°09'00" W	18.11'
L78	N 00°32'09" W	46.78'
L79	N 89°27'01" E	8.49'
L80	N 00°32'58" W	1.87'
L81	S 46°06'03" E	9.80'
L82	S 89°17'23" W	3.03'
L83	N 00°34'07" W	291.86'
L84	N 89°27'09" E	8.50'
L85	S 00°32'51" E	86.00'
L86	S 89°43'35" W	8.50'
L87	N 00°32'51" W	85.96'
L88	S 89°41'51" W	8.50'
L89	N 00°33'00" W	41.52'
L90	N 89°25'10" E	35.22'
L91	S 00°34'50" E	8.57'
L92	S 89°25'10" W	8.54'
L93	S 00°33'00" E	7.92'
L94	S 89°25'20" W	99.50'
L95	S 00°09'10" E	129.99'
L96	N 89°27'10" E	16.00'
L97	S 00°32'50" E	16.00'
L98	S 89°27'10" W	16.00'
L99	N 00°32'50" W	16.00'
L100	S 46°46'06" W	35.53'
L101	S 21°03'58" W	25.96'
L102	S 00°08'44" W	15.81'
L103	N 00°08'44" E	19.63'
L104	N 21°03'58" E	21.86'

LEGEND

POB = POINT OF BEGINNING
CAPIRS* = CAPPED IRON ROD FOUND
CAPIRS = CAPPED IRON ROD SET
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
DET.& R.E. = DETENTION & INGRESS/EGRESS EASEMENT
RET.WALL.E. = RETAINING WALL EASEMENT
W.E. = WATER EASEMENT
F.A.E. = FIRELANE, & ACCESS EASEMENT
FL.U.E. = FIRELANE, & UTILITY EASEMENT
M.R.D.C.T. = MAP RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
R.O.W. = RIGHT OF WAY
℄ = R.O.W. CENTERLINE

NORTH
1" = 40'
0 20 40 60 80

GENERAL NOTES:

1. ALL SET CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. THE CITY OF CORINTH HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 30 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CORINTH, COMMUNITY NUMBER 481143 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 395 G OF SAID MAP.

4. THE SUBJECT PROPERTY IS ZONED PD PER THE CITY OF CORINTH'S ONLINE ZONING MAP.

5. THE PURPOSE OF THIS REPLAT IS TO CREATE 1 COMMERCIAL LOT OF RECORD.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner.The owner shall identify the fire lane in accordance with City 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 Plat Approval

Recommended for Approval

_____ _____

Chairman, Planning and Zoning Commission Date

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
CHARCO PROPERTIES, LP
28 HIGHLAND PARK VILLAGE
SUITE 100 PMB 319
DALLAS, TX 75205
CONTACT: ONEL GRAY
PHONE: (214) 734-4321

ENGINEER:
HOMEYER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TX 75057
PHONE: (972) 906-9995
TBPE FIRM #F-9440

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150729-RP
DRAWN BY: TK
DATE: 4-18-2016
R.P.L.S.
KENNETH A. ZOLLINGER

REPLAT
LOT 2R, BLOCK B, ROGERS-O'BRIEN BUSINESS PARK ADDITION

BEING 4.98 ACRES SITUATED IN THE H. H. SWISHER SURVEY, ABSTRACT NUMBER 1220, CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner.The owner shall identify the fire lane in accordance with City 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 = _____

GENERAL NOTES:

1. ALL SET CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. THE CITY OF CORINTH HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 30 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CORINTH, COMMUNITY NUMBER 481143 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 366 G OF SAID MAP.

4. THE SUBJECT PROPERTY IS ZONED PD PER THE CITY OF CORINTH'S ONLINE ZONING MAP.

5. THE PURPOSE OF THIS REPLAT IS TO CREATE 1 COMMERCIAL LOT OF RECORD.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

CHARCO PROPERTIES, LP, the undersigned owners of the land shown on this plat within the area described by metes and bounds as follows:

Being Lot 2R, Block A of Rogers-O'Brien Business Park Addition, an addition in the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Instrument # 2016-211 of the Plat Records of Denton County, Texas; and Lot X, Block A of Rogers-O'Brien Business Park Addition, an addition in the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Instrument # 2011-74 of the Plat Records of Denton County, Texas,

BEGINNING at a capped iron rod found stamped Britain & Crawford at the Northwest corner of said Lot 2R, Block A also being the Northeast corner of Lot 1R, Block 1 2181 Business Park Addition according to the plat recorded in Cabinet X, Page 42, Plat Records, Denton County, Texas and also being in the South line of Cliff Oaks Road;

THENCE along said South line North 89 degrees 47 minutes 29 seconds East, 612.20 feet to a capped iron rod set stamped "KAZ" at the Northeast corner of said Lot 2R, Block A;

THENCE South 00 degrees 34 minutes 38 seconds East, 40.00 feet to a capped iron rod set stamped "KAZ"

THENCE South 89 degrees 48 minutes 50 seconds West, 82.69 feet to a capped iron rod set stamped "KAZ" at the P.C. of a curve to the left whose long chord bears, South 44 degrees 37 minutes 03 seconds West, 36.87 feet;

THENCE along said curve whose radius is 26.00 feet and an arc length of 40.96 feet to a capped iron rod set stamped "KAZ" at the P.T. of said curve;

THENCE South 00 degrees 32 minutes 50 seconds East, 311.77 feet to a capped iron rod set stamped "KAZ at the P.C. of a curve to the left whose long chord bears, South 45 degree 32 minutes 51 seconds East, 36.77 feet";

THENCE along said curve whose radius is 26.00 feet and an arc length of 40.84 feet to a capped iron rod set stamped "KAZ" at the P.T. of said curve;

THENCE North 89 degrees 27 minutes 11 seconds East, 93.03 feet to a capped iron rod set stamped "KAZ";

THENCE South 00 degrees 34 minutes 40 seconds East, 108.40 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of said Lot 2R, Block A;

THENCE South 89 degrees 25 minutes 10 seconds West, 366.18 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 07 minutes 38 seconds West, 28.40 feet to a capped iron rod set stamped "KAZ";

THENCE South 89 degrees 27 minutes 09 seconds West, 150.00 feet to a capped iron rod found stamped "G&A" at the Southwest corner of said Lot 2R, Block A;

THENCE North 00 degrees 08 minutes 10 seconds West, 486.49 feet to the PLACE OF BEGINNING and containing 4.11 acres of land more or less, and designated herein as the Rogers-O'Brien Business Park Addition , an Addition to the City of Corinth,Texas, and whose names are 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:_____
CHARCO PROPERTIES, LP

Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for CHARCO PROPERTIES, LP, Denton County, Texas, on this day personally appeared Oniel Gray known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is _____ , and that he 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 _____2016.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires:_____

CERTIFICATE OF FINAL PLAT APPROVAL

Approved

_____ _____
Chairman, Planning and Zoning Commission Date
City of Corinth, Texas
or Director of Planning
of the City of Corinth, Texas

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Replat of Rogers-O'Brien Business Park Addition Addition , an addition to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____, 2016, 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 Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ____ day of _____, 2016

_____
City Secretary
City of Corinth, Texas

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, 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 ____, 2016.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF COMPLETION AND AUTHORIZATION TO FILE

Approved

_____ _____
Chairman, Planning and Zoning Commission Date
City of Corinth,Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Replat of the Rogers-O'Brien Business Park Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the_____ day of_____, 2016, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, 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 as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Replat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as herein above subscribed..

Witness by hand this_____day of_____, 2016.

_____
City Secretary
City of Corinth, Texas

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____,County, Texas, 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 ___, 2016.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

FOR REVIEW ONLY

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2016.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

Certificate of Plat Approval

Recommended for Approval

_____ _____
Chairman, Planning and Zoning Commission Date

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10022100

OWNER:
CHARCO PROPERTIES, LP
35 HIGHLAND PARK VILLAGE
SUITE 100 PMB 319
DALLAS, TX 75229
CONTACT: ONEL GRAY
PHONE: (214) 734-4321

ENGINEER:
HOMEYER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TX 75067
PHONE: (972) 906-9986
TBPE FIRM #F-9440

KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150729-RP
DRAWN BY: TK
DATE: 4-18-2016
R.P.L.S.
KENNETH A. ZOLLINGER

REPLAT
LOT 2R, BLOCK B, ROGERS-O'BRIEN BUSINESS PARK ADDITION

BEING 4.98 ACRES SITUATED IN THE H. H. SWISHER SURVEY, ABSTRACT NUMBER 1220, CITY OF CORINTH, DENTON COUNTY, TEXAS

AGENDA ITEM # 8

Planning and Zoning Commission Special Session

May 16, 2016

AGENDA ITEM

8. Consider and act on the Site Plan for North Texas Storage legally described as Rodgers-O'Brien Business park Addition Lot 2-R zoned Planned Development Commercial (PD 2) being 4.98 acres in the City of Corinth, Denton County, Texas.

AGENDA ITEM SUMMARY/BACKGROUND

Approval Process

The Planning and Zoning Commission will make a recommendation to the City Council on the site plan packet. The project is scheduled to go before City Council on June 19, 2016.

Agenda Item Description

This development was zoned in 1999 and the original mini-storage was built on the western boundary with a second phase approved in 2005. The Planning and Zoning Commission recommended approval of the Chicken Express in July 2010. The Aldi site plan came before the Commission in in September 2014.

At this time North Texas Storage is seeking approval of their detailed site plan for the proposed Mini Storage and Office/Warehouse Facility. The Applicant and Developer O'Neal Gray has proposed a quality project that includes over 78,000 s.f. of Mini-Warehouse and 22,400 s.f. of Office/Warehouse. The Applicant has provided the site plan documents that include the site layout, landscape plans and building elevations. The development will utilize the existing driveways on FM 2181 as well as the driveway / firelane off of Cliff Oaks Drive.

Mr. Gray has provided building materials that comply with the regulations of the Planned Development Ordinance in affect. At the same time the building elevations comply with the residential adjacency although the PD ordinance allows for stucco as an allowed material. With regards to screening of the mechanical equipment, dumpster locations, and lighting; these comply with Residential Adjacency also.

There are four "protected" trees on site. One will be removed and mitigated while the remaining three will be guarded under the tree protective measures as required in the UDC. Mr. Gray and his team has worked with the Development Review Committee including the Fire Department and those comments have been addressed satisfactorily.

The detention pond area is slated for the long anticipated fountain and security fencing with the construction of this development.

Conformance to the Comprehensive Plan

The project does conform to the Future Land Use designation which is Commercial at this location.

Notification to the Public

There is no official notification for site plan approval to the public. The site plan does however go before the Planning and Zoning Commission and City Council.

RECOMMENDATION

Staff recommends approval of the Detailed Site Plan as presented.

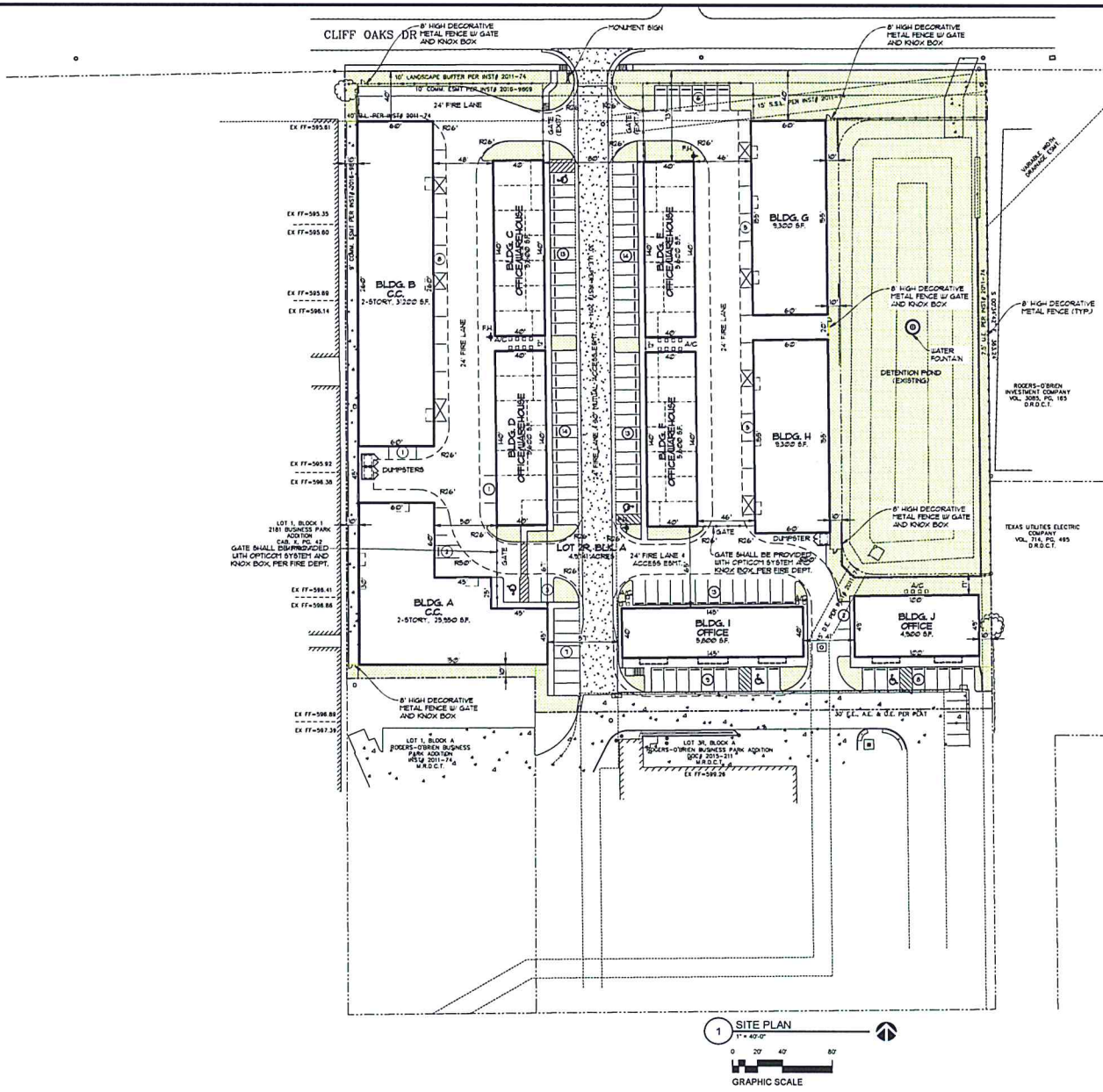
ATTACHMENTS/SUPPORTING DOCUMENTS

Detailed Site Plan Documents.

Submitted By: Barbara Cubbage <> Department of Planning and Development

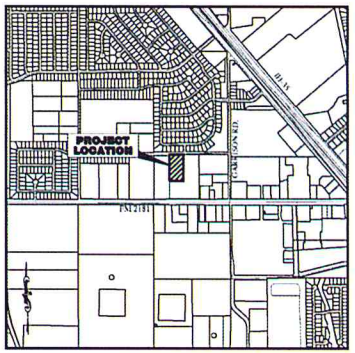
Finance Review: Yes___ NA _X_ <> Legal Review: Yes ___ NA _X_

Director Review and Approval



1 SITE PLAN
1" = 40'-0"

0 20' 40' 80'
GRAPHIC SCALE



Vicinity Map 1"=1000'

BUILDING INFORMATION			
ITEM	USE	HEIGHT	AREA (S.F.)
BUILDING A (2-STORY)	MIN-WAREHOUSE	27'-4"	29,350
BUILDING B (2-STORY)	MIN-WAREHOUSE	27'-4"	31,200
BUILDING C (1-STORY)	OFFICE/WAREHOUSE	22'-0"	9,600
BUILDING D (1-STORY W/ MINOR APT.)	OFFICE/WAREHOUSE	22'-0"	9,600
BUILDING E (1-STORY)	OFFICE/WAREHOUSE	22'-0"	9,600
BUILDING F (1-STORY)	OFFICE/WAREHOUSE	22'-0"	9,600
BUILDING G (1-STORY)	MIN-WAREHOUSE	18'-0"	9,300
BUILDING H (1-STORY)	MIN-WAREHOUSE	18'-0"	9,300
BUILDING I (1-STORY)	OFFICE	22'-0"	9,000
BUILDING J (1-STORY)	OFFICE	22'-0"	4,500
TOTAL BUILDING AREA			109,650

NOTES:
1. PERIMETER BUILDINGS TO HAVE BRICK FACE ON EXTERIOR AND END WALLS FACING ADJACENT PROPERTIES AND/OR RIGHT-OF-WAYS.
2. CONNECTING FENCE BETWEEN BUILDINGS AND ACCESS GATES TO BE WROUGHT IRON, 8'-0" HIGH.
3. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH AUTOMATIC IRRIGATION SYSTEM.

SITE INFORMATION	
ITEM	DATA
EXISTING ZONING	PD
LAND USE DESIGNATION	COMMERCIAL
GROSS ACREAGE	5.560 ACRES
NET ACREAGE	4.974 ACRES
NUMBER OF PROPOSED LOTS	ONE (LOT 2R, BLK. A)
PERCENTAGE OF SITE COVERAGE	50%
AREA OF IMPERVIOUS COVERAGE	4.34 ACRES (189,036 S.F.)
PERCENTAGE OF IMPERVIOUS COVER	56 %
REQUIRED LANDSCAPE AREA	21,413 S.F.
PROVIDED LANDSCAPE AREA	21,631 S.F.
PROPOSED BUILDING AREA	109,650 S.F.
NUMBER OF SINGLE-STORY BUILDINGS	8 (BLDGS. B TO J)
NUMBER OF TWO-STORY BUILDINGS	1 (BLDGS. A & B)
PROPOSED FLOOR AREA PER USE:	
MIN-WAREHOUSE	79,150 S.F.
OFFICE/WAREHOUSE	22,400 S.F.
OFFICE BLDGS	13,500 S.F.
ALL STORAGE AREA	85,650 S.F.
ALL OFFICE AREA	11,969 S.F.
MANAGER'S APARTMENT	1,200 S.F.
PARKING REQUIRED (ALL STORAGE) (1 SPACE PER 1,000 S.F.)	80 SPACES
PARKING PROVIDED (ALL STORAGE)	84 SPACES
PARKING REQUIRED (ALL OFFICE) (1 SPACE PER 300 S.F.)	40 SPACES
PARKING PROVIDED (ALL OFFICE)	60 SPACES
STANDARD PARKING SPACES	97 SPACES
HANDICAP PARKING SPACES	7 SPACES
TOTAL PARKING SPACES	104 SPACES
AREA OF OUTSIDE STORAGE	0 S.F.
PERCENTAGE OF OUTSIDE STORAGE	0 %
START CONSTRUCTION (MONTH/YEAR)	04/2016
END CONSTRUCTION (MONTH/YEAR)	12/2016

REVISION	NO

PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Granite St.
Fort Worth, TX 76103
PH: 817-386-3565
FAX: 817-386-3565
www.JLBUILDSYS.com
JL BUILDING SYSTEMS, LLC

SITE PLAN

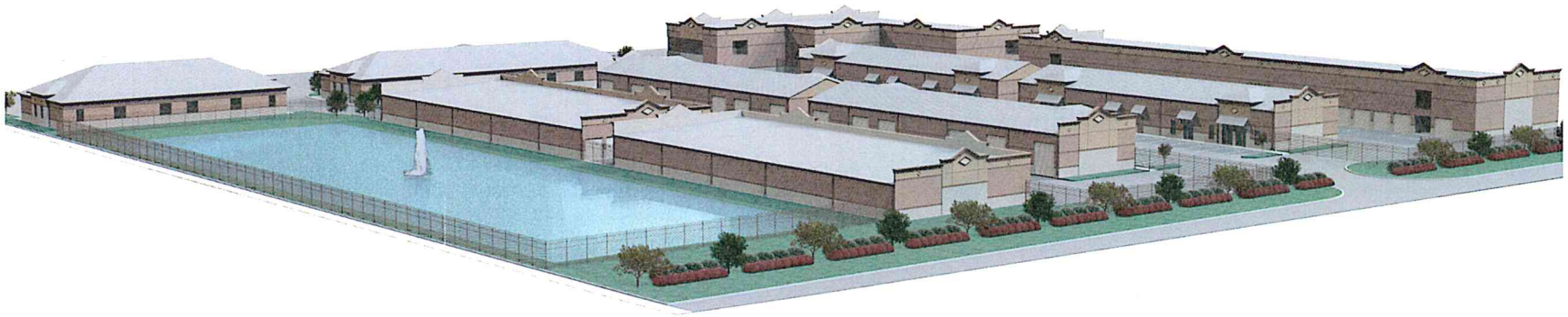
Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A0.1

1 NORTH PERSPECTIVE VIEW
NOT TO SCALE

2 SOUTH PERSPECTIVE VIEW
NOT TO SCALE

BUILDING FACADE MATERIALS PER UDC 2.09.04
RESIDENTIAL ADJACENCY STANDARDS PER UDC 2.09.05
NONRESIDENTIAL ARCHITECTURAL STANDARDS PER UDC 2.09.06

NOTE:
REFER TO BUILDING ELEVATIONS FOR MATERIAL COVERAGE ON ALL FOUR SIDES OF BUILDINGS.



3 NE OVERALL PERSPECTIVE VIEW
NOT TO SCALE

REVISION	NO.

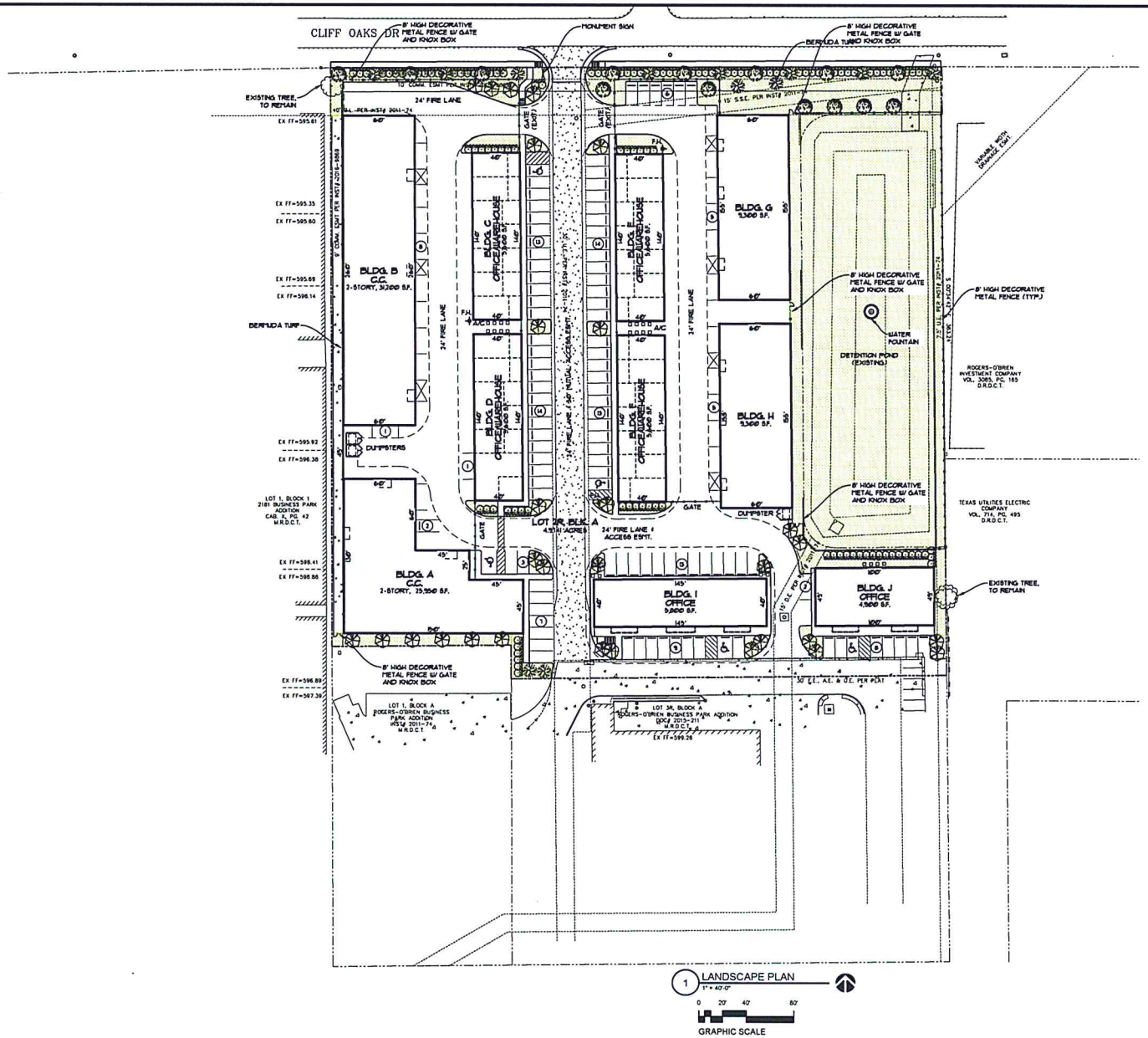
PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemble St.
Fort Worth, TX 76103
Ph: 817.534.6579
FAX: 817.386.5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

RENDERED ELEVATIONS

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A1



1 LANDSCAPE PLAN
1" = 40'-0"

0 20' 40' 80'
GRAPHIC SCALE

LANDSCAPE LEGEND

ITEM	TYPE	TO BE PROVIDED
	CRAPE MYRTLE (ORNAMENTAL TREE)	36
	ASH (SHADE TREE)	14
	CHINESE PISTACHE (SHADE TREE)	12
	COMPACT TEXAS SAGE (SHRUB)	274
	DWARF PURPLE FOUNTAIN (SHRUB)	82

ALL TREES TO BE PLANTED SHALL BE 3" CALIPER MINIMUM, SHRUBS SHALL BE 24" HIGH AT THE TIME OF PLANTING.

LANDSCAPE SUMMARY

ITEM	UNIT	REQUIRED	PROVIDED
LANDSCAPE EDGE (CLIFF OAKS ROAD)	9,180 SF.	20 TREES	21 TREES
1 TREE PER 500 SF.			
LANDSCAPE EDGE (SOUTH-WEST)	1,583 SF.	3 TREES	6 TREES
1 TREE PER 500 SF.			
TOTAL EDGE TREES		23 TREES	31 TREES
SHRUBS PARKING ADJT (CLIFF OAKS RD.)	1,000 SF.	24 SHRUBS	30 SHRUBS
40 SHRUBS PER 500 SF.			
ADDITIONAL SHRUBS ON SITE		NONE	306 SHRUBS
TOTAL SHRUBS		24 SHRUBS	336 SHRUBS
INTERIOR PARKING LANDSCAPE	124 SPACES	992 SF.	9,994 SF.
8 SF. PER PARKING SPACE			
INTERIOR PARKING TREES		8 TREES	31 TREES
1 TREE PER 5 PARKING SPACES			

LANDSCAPING NOTES:

A. THE PROPERTY OWNER SHALL MAINTAIN ALL TREES, LANDSCAPED AREAS, AND PLANT MATERIALS IN A VIGOROUS AND HEALTHY CONDITION, FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. THIS MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO: WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, FILLDING AND OTHER NEEDED MAINTENANCE, IN ACCORDANCE WITH GENERALLY ACCEPTED HORTICULTURAL PRACTICES. NO LANDSCAPE MATERIAL SHALL BE ALLOWED TO EXCEED THREE (3) FEET IN HEIGHT ABOVE CURB LEVEL, AND ALL OVERHANGING FOLIAGE SHALL BE KEPT TRIMMED MORE THAN NINE (9) FEET ABOVE CURB LEVEL. IN ADDITION, ALL LANDSCAPE STRUCTURES (WALLS, FENCES, ETC.) SHALL BE KEPT IN A STRUCTURALLY SOUND AND AESTHETIC CONDITION.

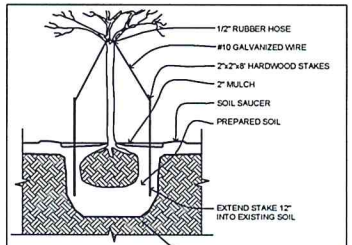
B. IF THE PROPERTY OWNER FAILS TO PERFORM THE MAINTENANCE REQUIRED BY THIS SECTION, THE CITY MAY ISSUE A WRITTEN NOTICE TO THE OWNER REQUIRING THE OWNER TO PERFORM THE REQUIRED MAINTENANCE OR TO REPLACE ANY TREES OR PLANT MATERIALS OR OTHER ITEMS ORIGINALLY APPROVED ON THE PROPERTY'S LANDSCAPE PLAN.

C. THE OWNER SHALL HAVE SEVEN (7) DAYS FROM THE DATE OF THE NOTICE TO COMPLY, UNLESS REPLACEMENT OF PLANT MATERIALS OR TREES IS REQUIRED, IN WHICH CASE THIRTY (30) DAYS ARE ALLOWED. THE CITY MAY GRANT AN EXTENSION OF TIME WHERE SEASONAL OR ADVERSE WEATHER CONDITIONS MAKE MAINTENANCE OR REPLACEMENT IMPRACTICAL.

D. REPLACEMENT PLANTS MUST BE AT LEAST THE SAME SIZE AND SPECIES AS SHOWN ON THE APPROVED LANDSCAPE PLAN OR MUST BE EQUIVALENT IN TERMS OF QUALITY AND SIZE. SUCH REPLACEMENT WILL NOT BE CONSIDERED AN AMENDMENT TO THE APPROVED PLAN.

E. LANDSCAPING AND STRUCTURES PLACED IN RIGHT-OF-WAYS OR EASEMENTS MUST BE MAINTAINED BY THE OWNER EVEN IF DAMAGE IS CAUSED BY UTILITY COMPANIES OR GOVERNMENTAL ENTITIES.

F. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH FULLY-AUTOMATIC IRRIGATION SYSTEM WITH FREEZE AND RAIN SENSORS. IRRIGATION SYSTEM SHALL BE PROVIDED WITH BACKFLOW PREVENTER ASSEMBLY ON SEPARATE WATER METER.



2 PLANTING DETAIL
NOT TO SCALE

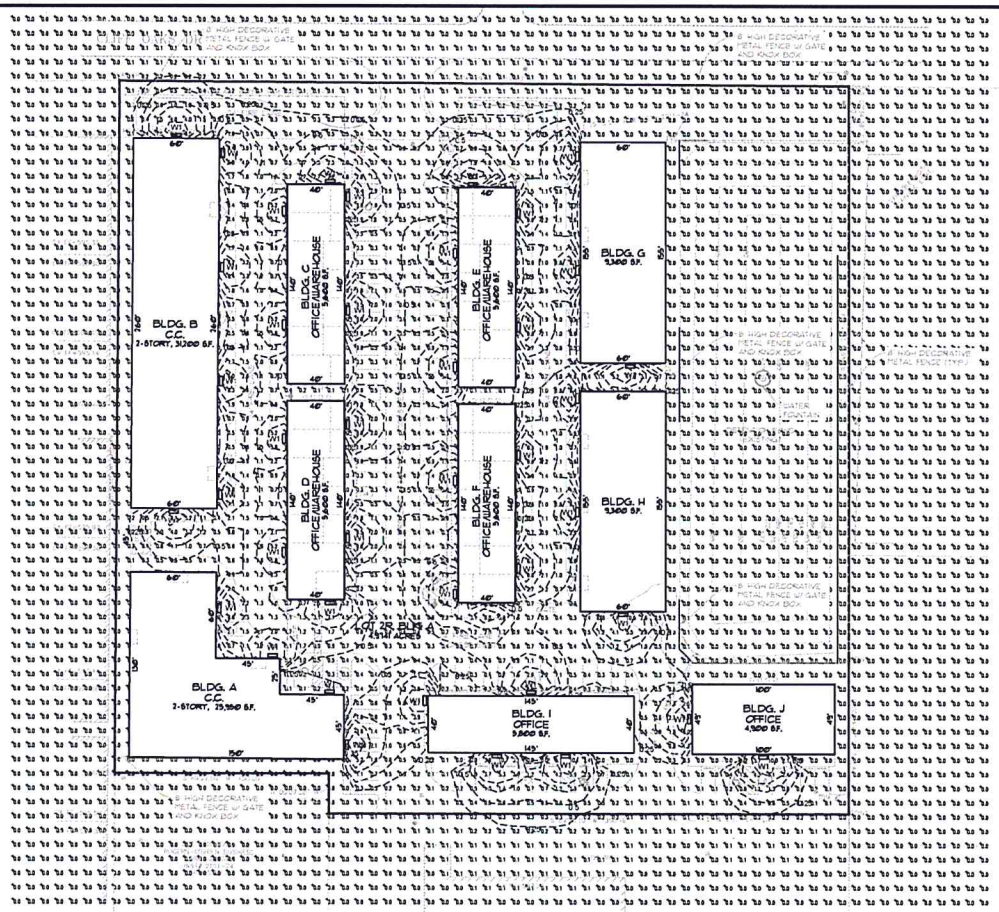
REVISION	NO

PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kimbel St.
Fort Worth, TX 76103
Phone: 817.536.5555
FAX: 817.536.5565
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

LANDSCAPE PLAN

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	L1



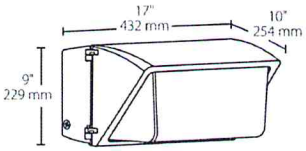
1 PHOTOMETRIC SITE PLAN
1" = 40'-0"

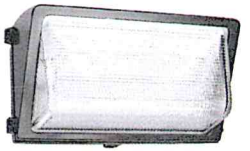
0 20' 40' 80'
GRAPHIC SCALE

OUTDOOR LIGHTING SCHEDULE							
SYMBOL	LABEL	QTY	MANUF. CAT #	DESCRIPTION	LAMP	TILT	HEIGHT
▭	W1	40	"RAB LIGHTING" #WPLED55	WALL PACK/W ALUMINUM DIE CAST CONSTRUCTION AND TEMPERED GLASS REFLECTOR	144 WHITE LIGHT EMITTING DIODES (LEDS). 55 WATTS. 8645 LUMENS. 5000K COLOR TEMP., MULTI-VOLT	HORZ	12'-0"

NOTES
1. OUTDOOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH PROGRAMMABLE TIME CLOCK AND PHOTOCELL CONTROLLERS PER INTERNATIONAL ENERGY CONSERVATION CODE.
2. NUMBERS AND CONTOURS SHOWN ON PLAN ARE FOOT-CANDLE UNITS.
3. ELECTRICAL CONTRACTOR SHALL VERIFY ILLUMINATION LEVELS AFTER INSTALLATION AND SHALL ADJUST LUMINAIRES AS NECESSARY.

OUTDOOR ILLUMINATION SUMMARY	
TOTAL LUMINARIES	40
TOTAL KW LOAD	2.2
# POINTS	4,823
AVERAGE F.C.	0.3
MAXIMUM F.C.	11.0





LUMINAIRE TYPE 'W1'

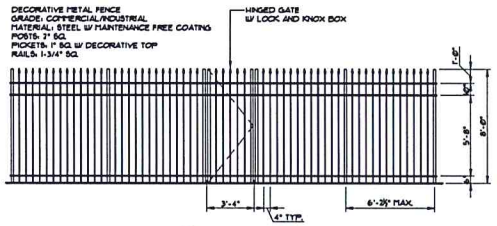
REVISION	NO

PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

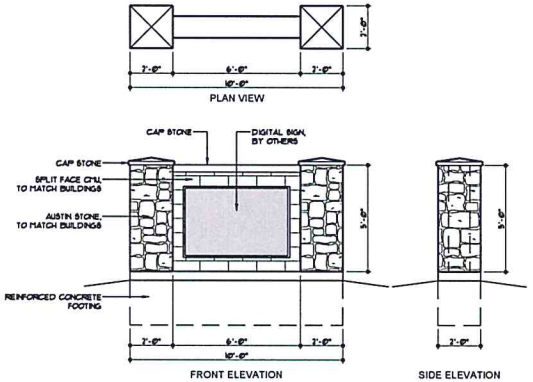
4700 Kemble St.
Fort Worth, TX 76103
PH: 817.386.5364
FAX: 817.386.5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

PHOTOMETRIC SITE PLAN

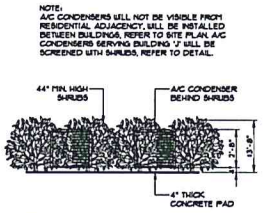
Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	PS



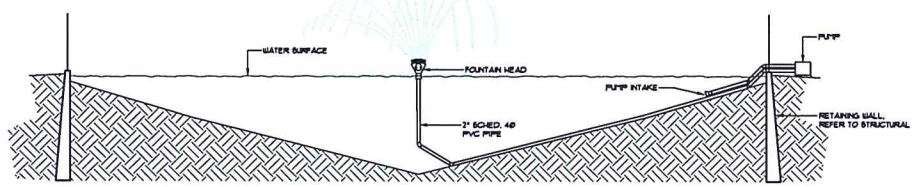
1 FENCE & GATE DETAIL
1/4" = 1'-0"



2 MONUMENT SIGN
3/8" = 1'-0"



3 A/C CONDENSERS SCREENING
1/4" = 1'-0"



4 POND FOUNTAIN DETAIL
NOT TO SCALE

REVISION	NO.

PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

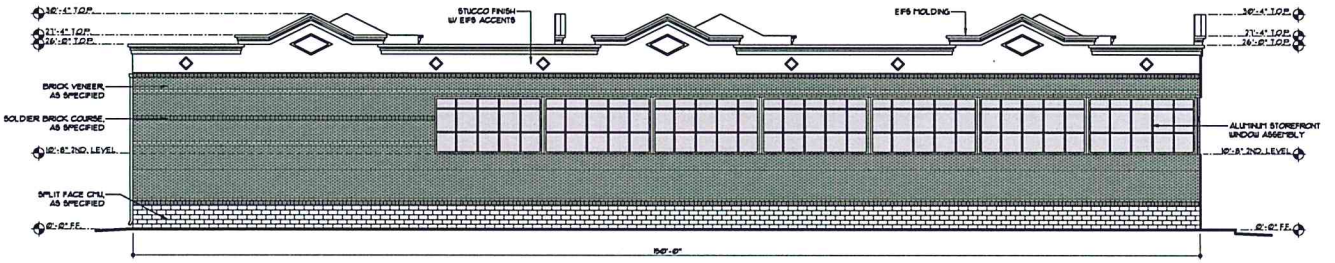
4700 Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

SITE DETAILS

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A0.2

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	4035	
DOORS & WINDOWS (DED.)	469	
ACCOUNTABLE AREA	3566	100%
MASONRY (CMU)	324	9%
MASONRY (BRICK)	2506	70%
MASONRY (3-S STUCCO)	536	15%
EIFS MOLDING	200	6%

1 NORTH ELEVATION - BLDG. A
1/8" = 1'-0"



2 SOUTH ELEVATION - BLDG. A
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	634	
DOORS & WINDOWS (DED.)	96	
ACCOUNTABLE AREA	538	100%
MASONRY (CMU)	219	41%
MASONRY (BRICK)	200	37%
MASONRY (3-S STUCCO)	52	10%
EIFS MOLDING	67	12%

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	4035	
DOORS & WINDOWS (DED.)	858	
ACCOUNTABLE AREA	3177	100%
MASONRY (CMU)	500	16%
MASONRY (BRICK)	1942	61%
MASONRY (3-S STUCCO)	535	17%
EIFS MOLDING	200	6%

REVISION	NO.

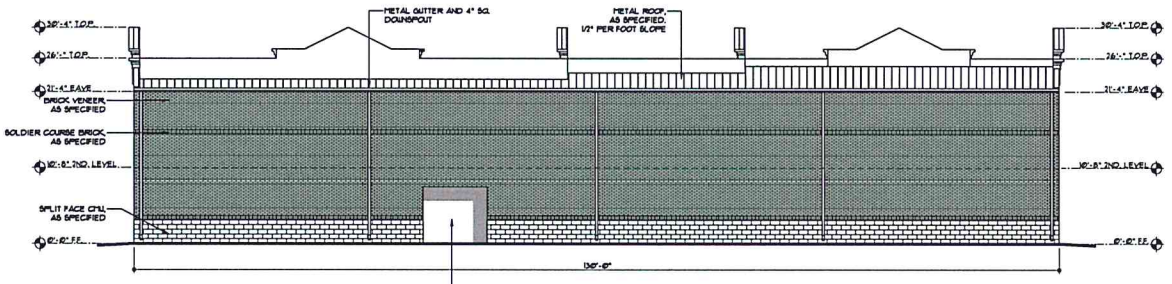
PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemble St.
Fort Worth, TX 76103
Ph. 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

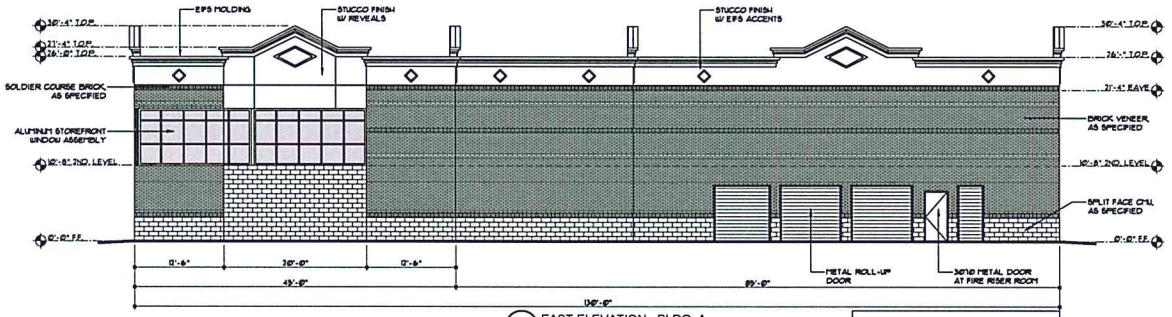
ELEVATIONS
BUILDING A

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A4

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	2838	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	2838	100%
MASONRY (CMU)	483	17%
MASONRY (BRICK)	2283	80%
MASONRY (3-5 STUCCO)	72	3%
EIFS MOLDING	0	0%



1 WEST ELEVATION - BLDG. A
1/8" = 1'-0"



2 EAST ELEVATION - BLDG. A
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	3470	
DOORS & WINDOWS (DED.)	514	
ACCOUNTABLE AREA	2956	100%
MASONRY (CMU)	472	16%
MASONRY (BRICK)	1807	61%
MASONRY (3-5 STUCCO)	504	17%
EIFS MOLDING	173	6%

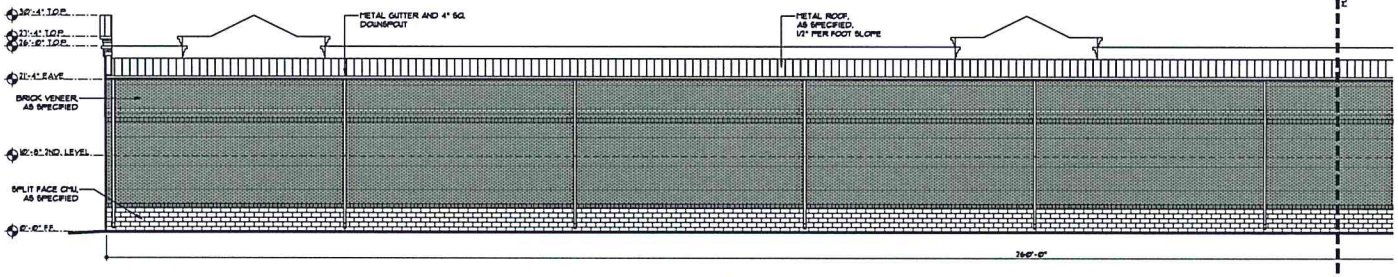
REVISION	NO

PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

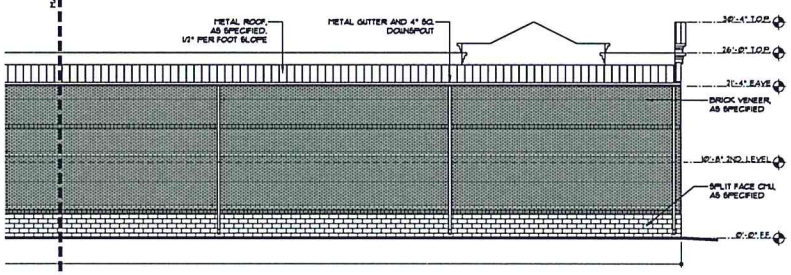
4700 Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

ELEVATIONS
BUILDING A

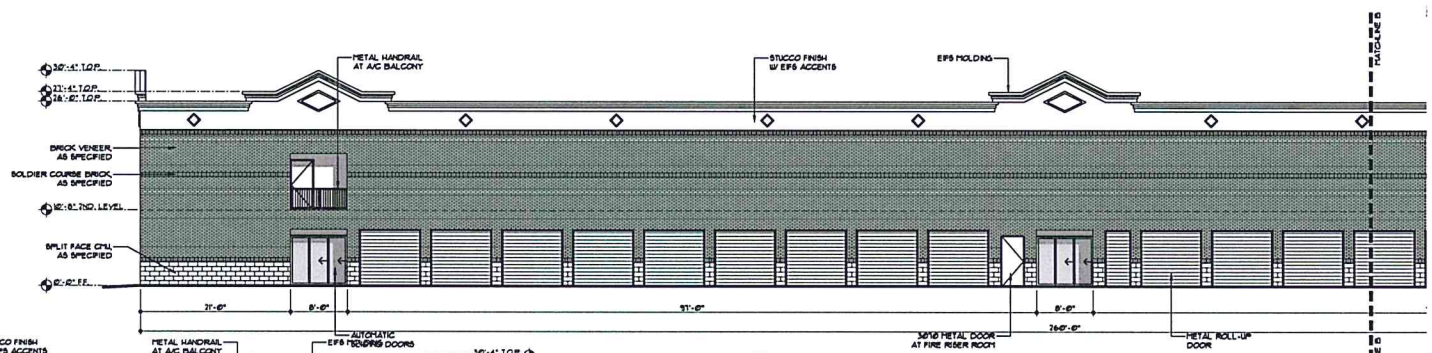
Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A5



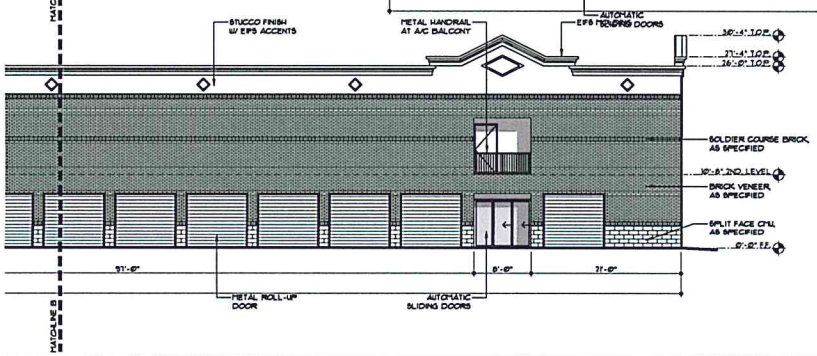
1 WEST ELEVATION - BLDG. B
1/8" = 1'-0"



MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	5677	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	5677	100%
MASONRY (CMU)	867	15%
MASONRY (BRICK)	4810	85%
MASONRY (3-S STUCCO)	0	0%
EIFS MOLDING	0	0%



2 EAST ELEVATION - BLDG. B
1/8" = 1'-0"



MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	6895	
DOORS & WINDOWS (DED.)	1587	
ACCOUNTABLE AREA	5308	100%
MASONRY (CMU)	214	4%
MASONRY (BRICK)	3815	72%
MASONRY (3-S STUCCO)	935	18%
EIFS MOLDING	344	6%

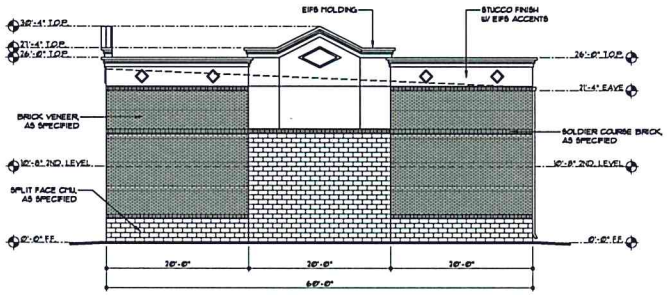
REVISION	NO.

PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

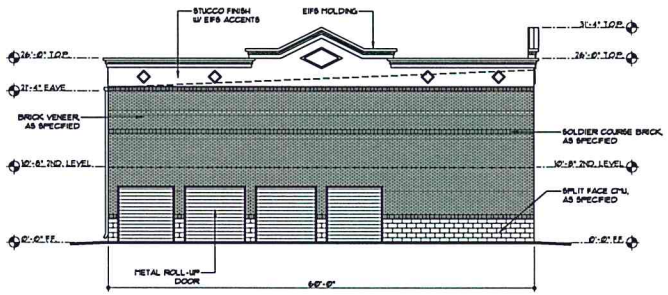
ELEVATIONS
BUILDING B

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A8



1 NORTH ELEVATION - BLDG. B
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1605	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1605	100%
MASONRY (CMU)	453	28%
MASONRY (BRICK)	741	47%
MASONRY (3-8 STUCCO)	329	20%
EIFS MOLDING	80	5%



2 SOUTH ELEVATION - BLDG. B
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1605	
DOORS & WINDOWS (DED.)	267	
ACCOUNTABLE AREA	1338	100%
MASONRY (CMU)	89	7%
MASONRY (BRICK)	764	57%
MASONRY (3-8 STUCCO)	285	21%
EIFS MOLDING	80	6%

REVISION	NO.

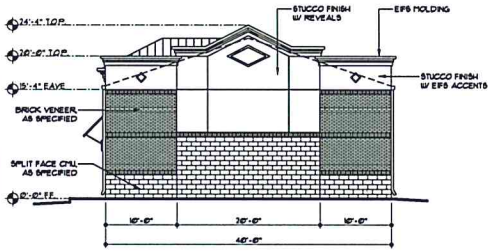
PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Westside St.
Fort Worth, TX 76103
PH. 817.738.5235
FX. 817.738.5295
WWW.JLBUILDERS.COM
JL BUILDING SYSTEMS, LLC

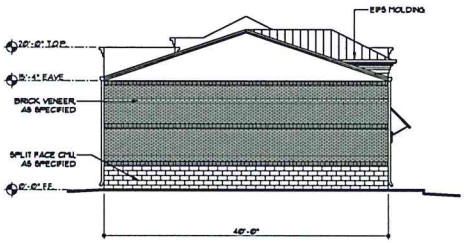
ELEVATIONS
BUILDING B

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A9

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	845	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	845	100%
MASONRY (CMU)	253	30%
MASONRY (BRICK)	240	28%
MASONRY (3-S STUCCO)	299	35%
EIFS MOLDING	53	6%



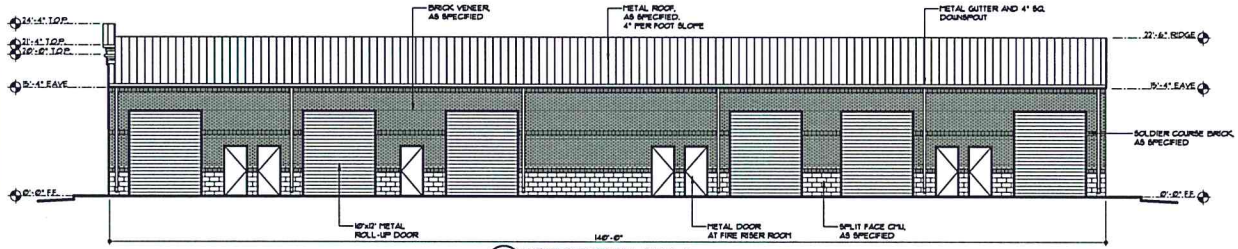
1 NORTH ELEVATION - BLDG. C
1/8" = 1'-0" (BLDG'S. E & F, SIMILAR)



2 SOUTH ELEVATION - BLDG. C
1/8" = 1'-0" (BLDG'S. E & F, SIMILAR)

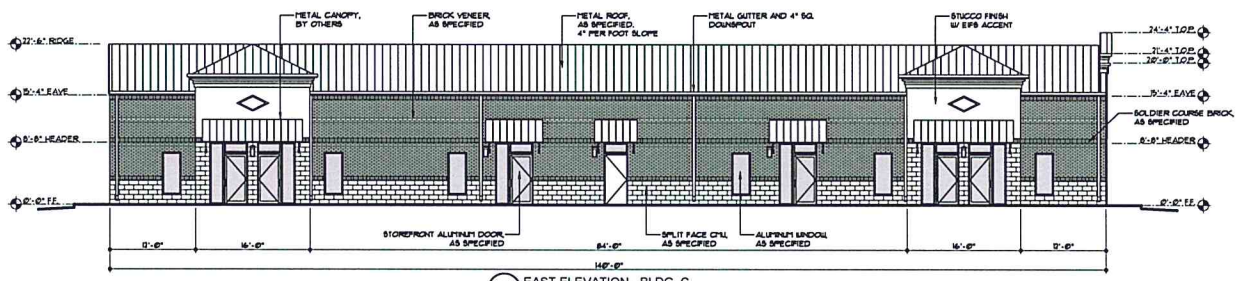
MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	767	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	767	100%
MASONRY (CMU)	133	17%
MASONRY (BRICK)	480	63%
MASONRY (3-S STUCCO)	133	17%
EIFS MOLDING	21	3%

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	2147	
DOORS & WINDOWS (DED.)	922	
ACCOUNTABLE AREA	1225	100%
MASONRY (CMU)	182	15%
MASONRY (BRICK)	1043	85%
MASONRY (3-S STUCCO)	0	0%
EIFS MOLDING	0	0%



3 WEST ELEVATION - BLDG. C
1/8" = 1'-0" (BLDG'S. E & F, SIMILAR)

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	2293	
DOORS & WINDOWS (DED.)	402	
ACCOUNTABLE AREA	1891	100%
MASONRY (CMU)	381	20%
MASONRY (BRICK)	1211	64%
MASONRY (3-S STUCCO)	256	14%
EIFS MOLDING	43	2%



4 EAST ELEVATION - BLDG. C
1/8" = 1'-0" (BLDG'S. E & F, SIMILAR)

REVISION	NO.

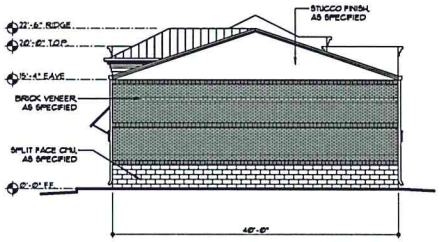
PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

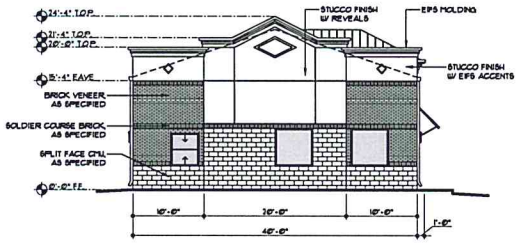
ELEVATIONS
BUILDINGS
C, E & F

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A11

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	7611	
DOORS + WINDOWS (DED.)	0	
ACCOUNTABLE AREA	7611	100%
MASONRY (CMU)	1133	11%
MASONRY (BRICK)	4801	63%
MASONRY (3-8 STUCCO)	1133	11%
EPS MOLDING	21	3%

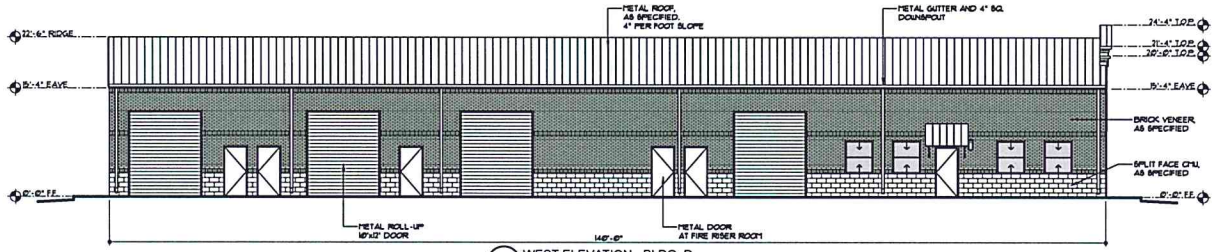


1 NORTH ELEVATION - BLDG. D
1/8" = 1'-0"



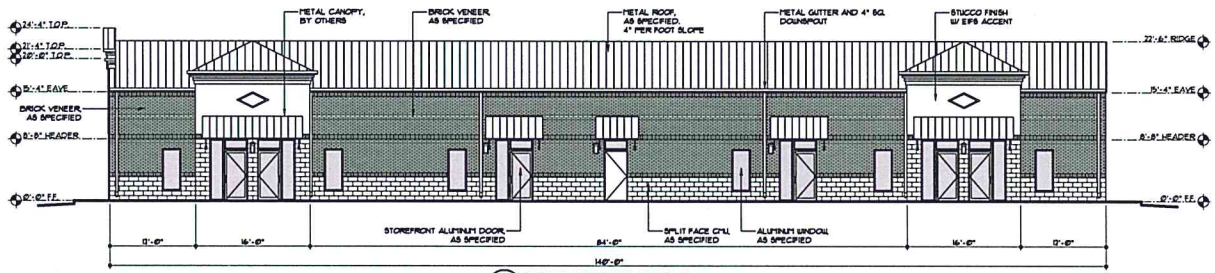
2 SOUTH ELEVATION - BLDG. D
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	849	
DOORS + WINDOWS (DED.)	16	
ACCOUNTABLE AREA	169	100%
MASONRY (CMU)	283	33%
MASONRY (BRICK)	240	3%
MASONRY (3-8 STUCCO)	224	25%
EPS MOLDING	52	7%



3 WEST ELEVATION - BLDG. D
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	2147	
DOORS + WINDOWS (DED.)	721	
ACCOUNTABLE AREA	1426	100%
MASONRY (CMU)	262	18%
MASONRY (BRICK)	1164	82%
MASONRY (3-8 STUCCO)	0	0%
EPS MOLDING	0	0%



4 EAST ELEVATION - BLDG. D
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	2793	
DOORS + WINDOWS (DED.)	402	
ACCOUNTABLE AREA	1891	100%
MASONRY (CMU)	381	20%
MASONRY (BRICK)	1211	64%
MASONRY (3-8 STUCCO)	256	14%
EPS MOLDING	43	2%

REVISION	NO

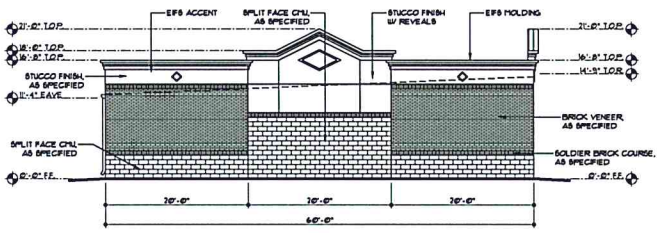
PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemble St.
Fort Worth, TX 76103
PH: 817.385.5365
FAX: 817.385.5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

ELEVATIONS BUILDING D

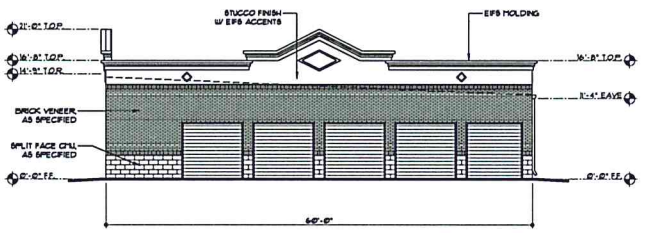
Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A13

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1212	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1212	100%
MASONRY (CMU)	353	29%
MASONRY (BRICK)	500	41%
MASONRY (3-S STUCCO)	266	22%
EIFS MOLDING	93	8%



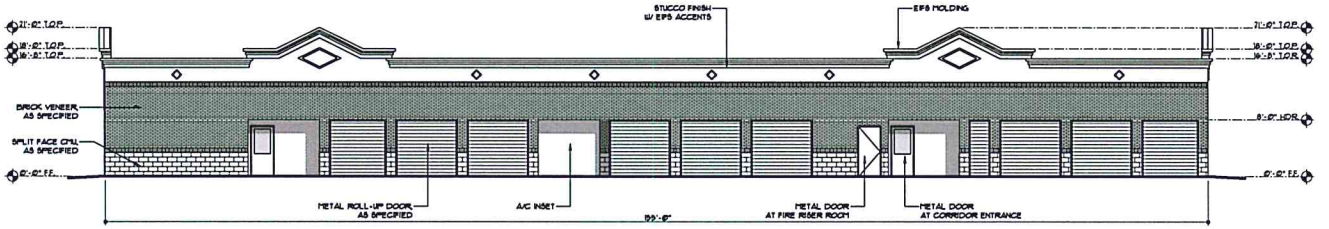
1 NORTH ELEVATION - BLDG. G
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1212	
DOORS & WINDOWS (DED.)	411	
ACCOUNTABLE AREA	801	100%
MASONRY (CMU)	62	8%
MASONRY (BRICK)	460	57%
MASONRY (3-S STUCCO)	186	23%
EIFS MOLDING	93	12%



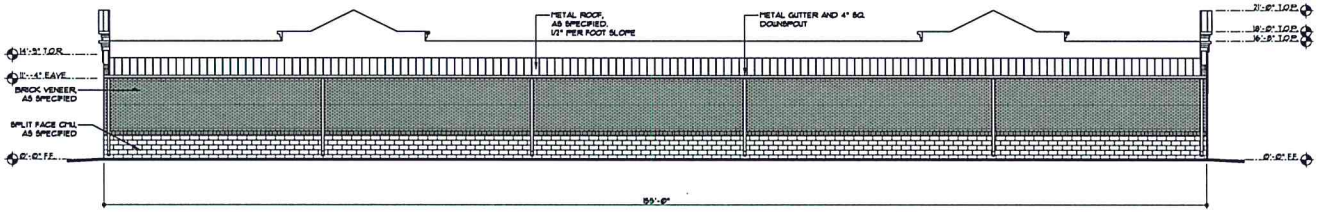
2 SOUTH ELEVATION - BLDG. G
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	2674	
DOORS & WINDOWS (DED.)	714	
ACCOUNTABLE AREA	1960	100%
MASONRY (CMU)	171	9%
MASONRY (BRICK)	1069	55%
MASONRY (3-S STUCCO)	520	27%
EIFS MOLDING	200	10%



3 WEST ELEVATION - BLDG. G
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1834	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1834	100%
MASONRY (CMU)	517	28%
MASONRY (BRICK)	1318	72%
MASONRY (3-S STUCCO)	0	0%
EIFS MOLDING	0	0%



4 EAST ELEVATION - BLDG. G
1/8" = 1'-0"

REVISION	NO.

PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

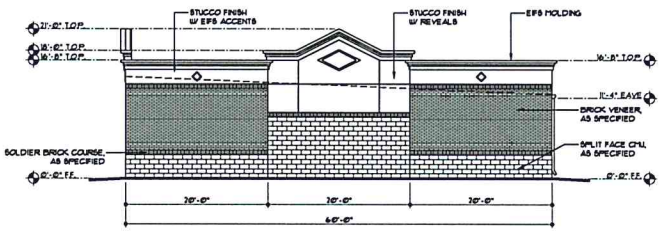
ELEVATIONS
BUILDING G

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A15

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	010	
DOORS & WINDOWS (DED.)	48	
ACCOUNTABLE AREA	861	100%
MASONRY (CMU)	62	8%
MASONRY (BRICK)	460	57%
MASONRY (3-5 STUCCO)	186	23%
EPS MOLDING	93	12%

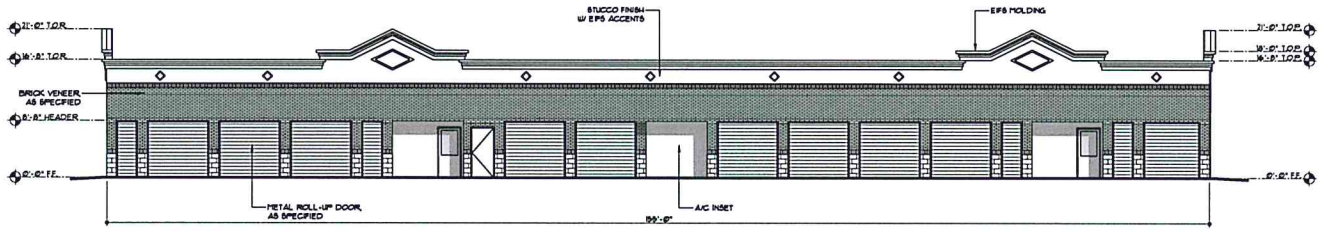
MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	010	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	010	100%
MASONRY (CMU)	393	78%
MASONRY (BRICK)	500	41%
MASONRY (3-5 STUCCO)	266	22%
EPS MOLDING	93	8%

1 NORTH ELEVATION - BLDG. H
1/8" = 1'-0"



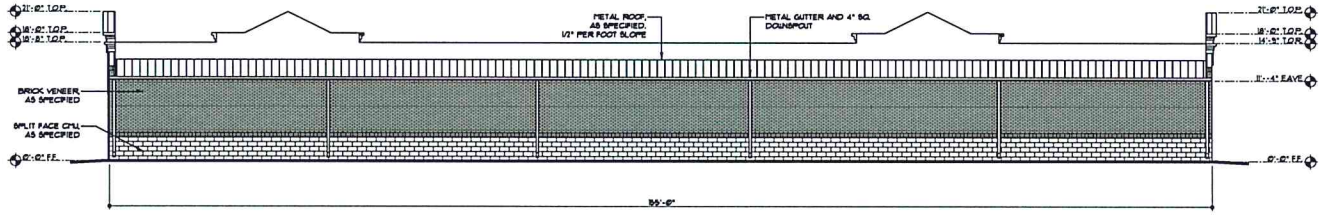
2 SOUTH ELEVATION - BLDG. H
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	2614	
DOORS & WINDOWS (DED.)	329	
ACCOUNTABLE AREA	1745	100%
MASONRY (CMU)	83	5%
MASONRY (BRICK)	946	54%
MASONRY (3-5 STUCCO)	544	25%
EPS MOLDING	206	12%



3 WEST ELEVATION - BLDG. H
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1834	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1834	100%
MASONRY (CMU)	511	28%
MASONRY (BRICK)	1318	72%
MASONRY (3-5 STUCCO)	0	0%
EPS MOLDING	0	0%



4 EAST ELEVATION - BLDG. H
1/8" = 1'-0"

REVISION	NO

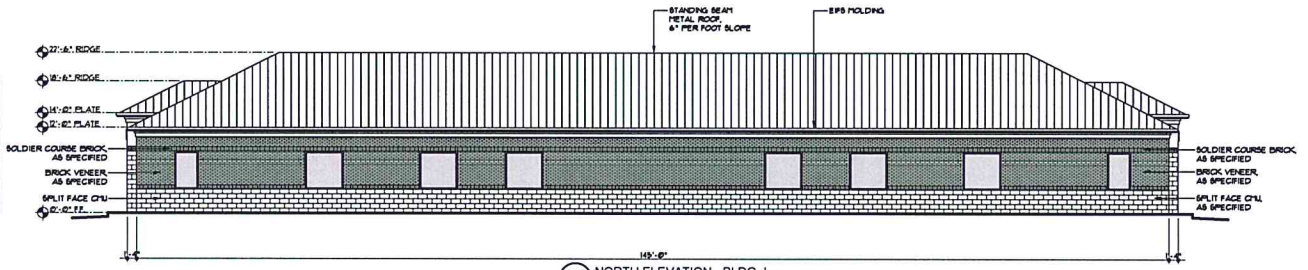
PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemp St.
Denton, TX 76203
PH: 817.566.5370
FAX: 817.386.5365
www.jlbuildsys.com
JL BUILDING SYSTEMS, LLC

ELEVATIONS BUILDING H

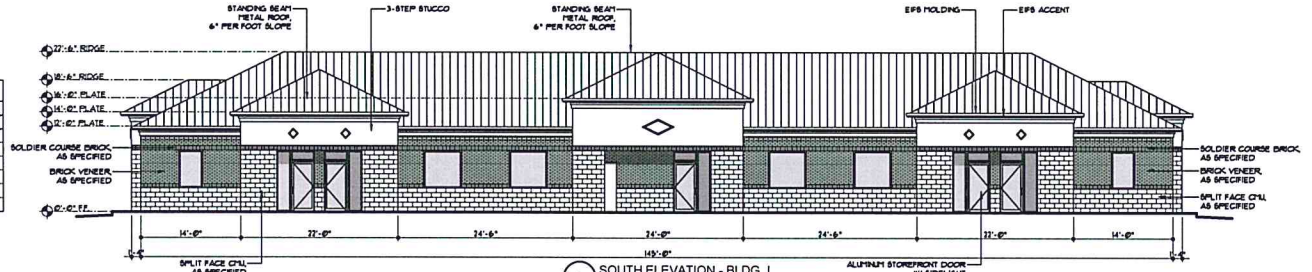
Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A17

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1181	
DOORS & WINDOWS (DED.)	206	
ACCOUNTABLE AREA	1575	100%
MASONRY (CMU)	506	32%
MASONRY (BRICK)	886	56%
MASONRY (3-S STUCCO)	9	1%
EIFS MOLDING	174	11%



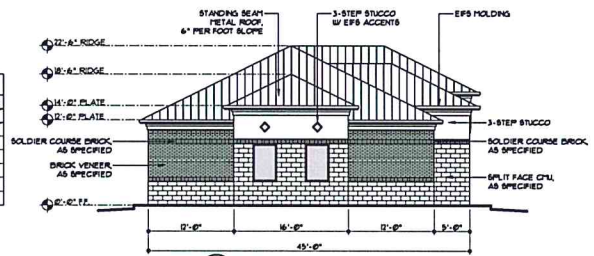
1 NORTH ELEVATION - BLDG. I
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1565	
DOORS & WINDOWS (DED.)	392	
ACCOUNTABLE AREA	1573	100%
MASONRY (CMU)	544	35%
MASONRY (BRICK)	570	36%
MASONRY (3-S STUCCO)	285	18%
EIFS MOLDING	174	11%

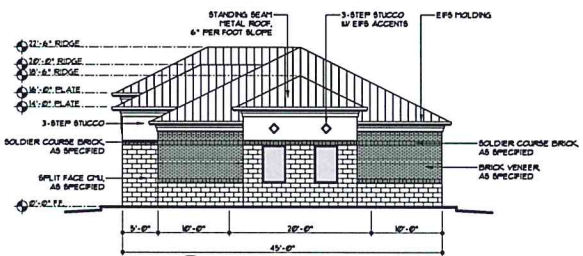


2 SOUTH ELEVATION - BLDG. I
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	590	
DOORS & WINDOWS (DED.)	36	
ACCOUNTABLE AREA	554	100%
MASONRY (CMU)	264	48%
MASONRY (BRICK)	166	30%
MASONRY (3-S STUCCO)	70	13%
EIFS MOLDING	54	10%



3 WEST ELEVATION - BLDG. I
1/8" = 1'-0"



4 EAST ELEVATION - BLDG. I
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	590	
DOORS & WINDOWS (DED.)	36	
ACCOUNTABLE AREA	554	100%
MASONRY (CMU)	264	48%
MASONRY (BRICK)	166	30%
MASONRY (3-S STUCCO)	70	13%
EIFS MOLDING	54	10%

REVISION	NO.

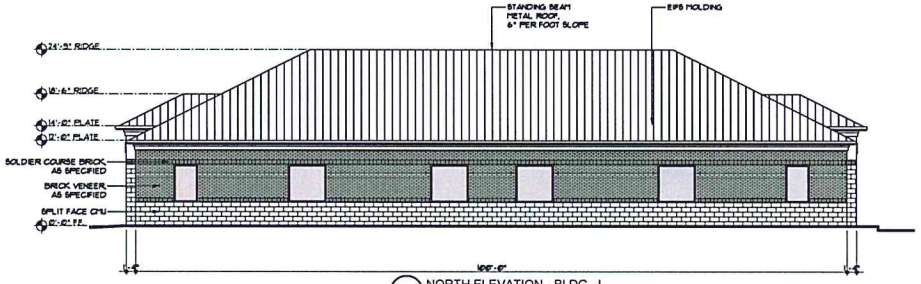
PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

ELEVATIONS
BUILDING I

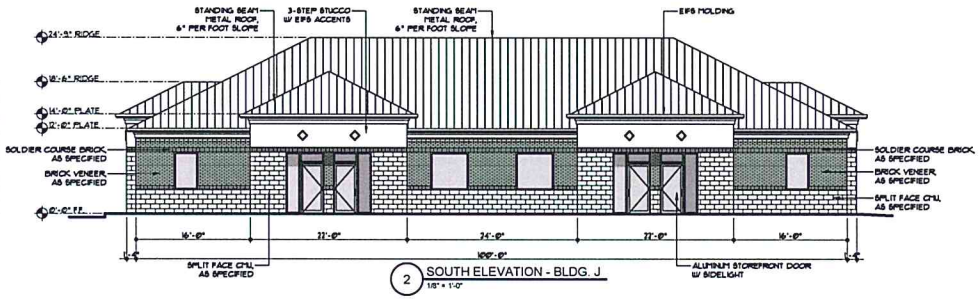
Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A19

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1242	
DOORS & WINDOWS (DED.)	149	
ACCOUNTABLE AREA	1093	100%
MASONRY (CMU)	355	32%
MASONRY (BRICK)	606	55%
MASONRY (3-S STUCCO)	12	1%
EIFS MOLDING	120	11%



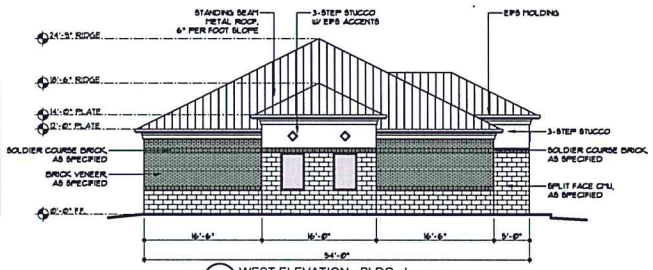
1 NORTH ELEVATION - BLDG. J
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1329	
DOORS & WINDOWS (DED.)	277	
ACCOUNTABLE AREA	1052	100%
MASONRY (CMU)	392	37%
MASONRY (BRICK)	381	36%
MASONRY (3-S STUCCO)	159	15%
EIFS MOLDING	120	11%



2 SOUTH ELEVATION - BLDG. J
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	692	
DOORS & WINDOWS (DED.)	36	
ACCOUNTABLE AREA	656	100%
MASONRY (CMU)	256	39%
MASONRY (BRICK)	265	40%
MASONRY (3-S STUCCO)	70	11%
EIFS MOLDING	65	10%



3 WEST ELEVATION - BLDG. J
1/8" = 1'-0"

4 EAST ELEVATION - BLDG. J
1/8" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	692	
DOORS & WINDOWS (DED.)	36	
ACCOUNTABLE AREA	656	100%
MASONRY (CMU)	256	39%
MASONRY (BRICK)	265	40%
MASONRY (3-S STUCCO)	70	11%
EIFS MOLDING	65	10%

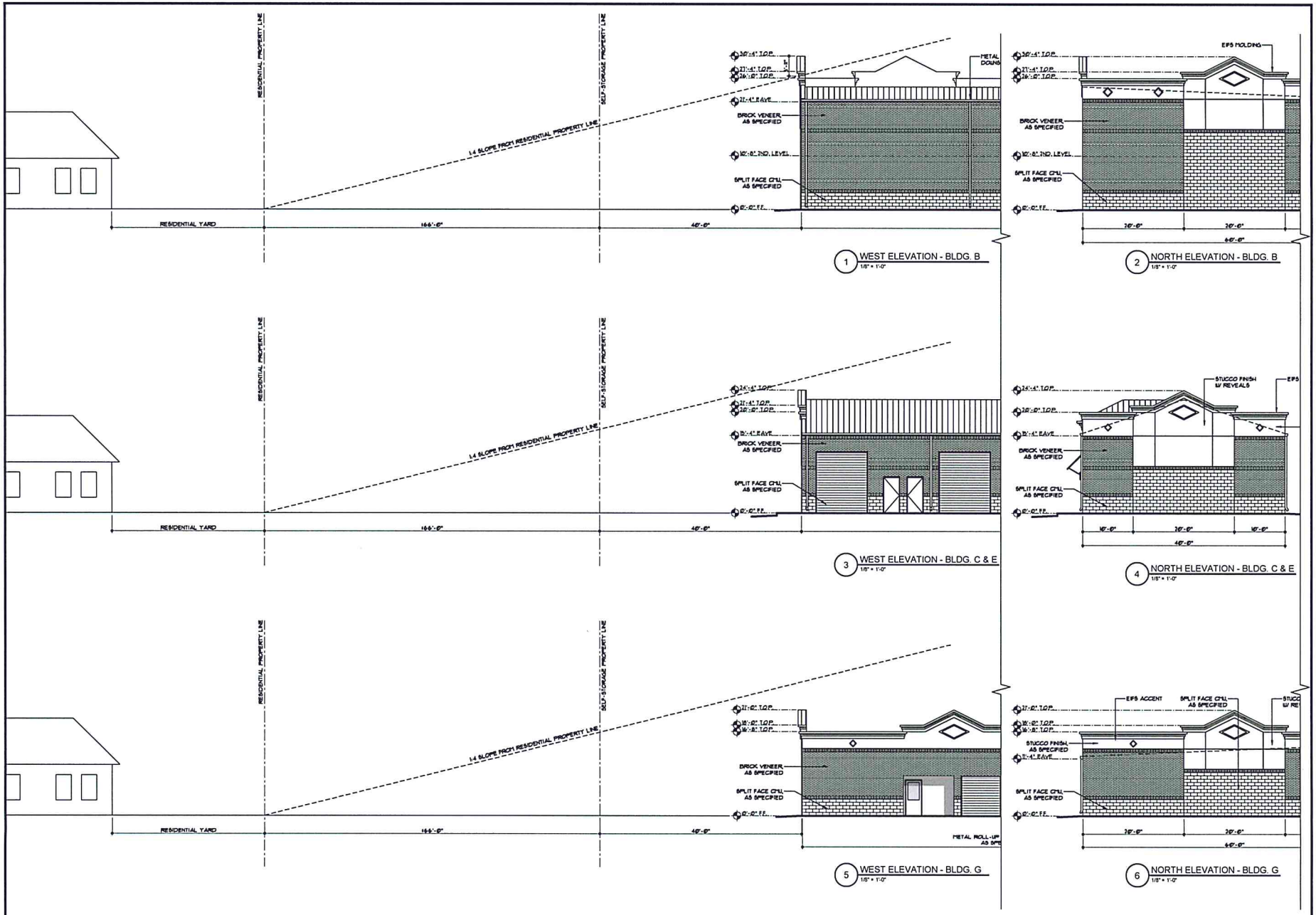
REVISION	NO.

PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemble St.
Fort Worth, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

ELEVATIONS
BUILDING J

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A21



1 WEST ELEVATION - BLDG. B
1/8" = 1'-0"

2 NORTH ELEVATION - BLDG. B
1/8" = 1'-0"

3 WEST ELEVATION - BLDG. C & E
1/8" = 1'-0"

4 NORTH ELEVATION - BLDG. C & E
1/8" = 1'-0"

5 WEST ELEVATION - BLDG. G
1/8" = 1'-0"

6 NORTH ELEVATION - BLDG. G
1/8" = 1'-0"

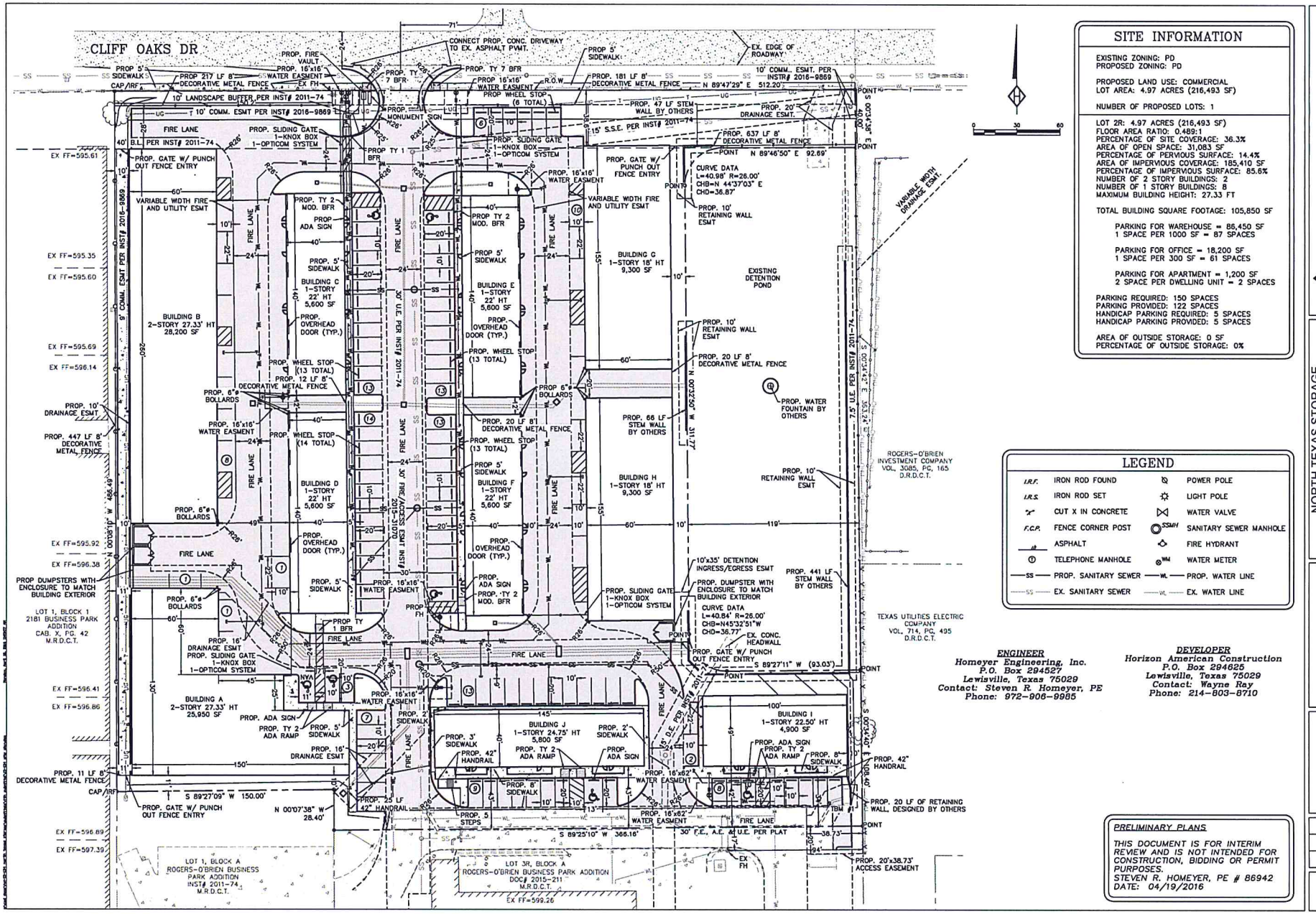
REVISION	NO.

PROPOSED NEW FACILITY FOR:
NORTH TEXAS STORAGE
LOT 2, BLK. 1, 2181 BUSINESS PARK ADDITION
CORINTH, TEXAS 76210

4700 Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

LINE OF SIGHT BUILDING ELEVATIONS

Date	03-29-2016
Scale	As Noted
Drawn	JLL
Job	15032
Sheet	A22



SITE INFORMATION

EXISTING ZONING: PD
PROPOSED ZONING: PD

PROPOSED LAND USE: COMMERCIAL
LOT AREA: 4.97 ACRES (216,493 SF)

NUMBER OF PROPOSED LOTS: 1

LOT 2R: 4.97 ACRES (216,493 SF)
FLOOR AREA RATIO: 0.489:1
PERCENTAGE OF SITE COVERAGE: 36.3%
AREA OF OPEN SPACE: 31,083 SF
PERCENTAGE OF PERVIOUS SURFACE: 14.4%
AREA OF IMPERVIOUS COVERAGE: 185,410 SF
PERCENTAGE OF IMPERVIOUS SURFACE: 85.6%
NUMBER OF 2 STORY BUILDINGS: 2
NUMBER OF 1 STORY BUILDINGS: 8
MAXIMUM BUILDING HEIGHT: 27.33 FT

TOTAL BUILDING SQUARE FOOTAGE: 105,850 SF

PARKING FOR WAREHOUSE = 86,450 SF
1 SPACE PER 1000 SF = 87 SPACES

PARKING FOR OFFICE = 18,200 SF
1 SPACE PER 300 SF = 61 SPACES

PARKING FOR APARTMENT = 1,200 SF
2 SPACE PER DWELLING UNIT = 2 SPACES

PARKING REQUIRED: 150 SPACES
PARKING PROVIDED: 122 SPACES
HANDICAP PARKING REQUIRED: 5 SPACES
HANDICAP PARKING PROVIDED: 5 SPACES

AREA OF OUTSIDE STORAGE: 0 SF
PERCENTAGE OF OUTSIDE STORAGE: 0%

LEGEND

I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
"x"	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST	SSMH	SANITARY SEWER MANHOLE
	ASPHALT		FIRE HYDRANT
T	TELEPHONE MANHOLE	WM	WATER METER
SS	PROP. SANITARY SEWER	WL	PROP. WATER LINE
SS	EX. SANITARY SEWER	WL	EX. WATER LINE

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985

DEVELOPER
Horizon American Construction
P.O. Box 294625
Lewisville, Texas 75029
Contact: Wayne Ray
Phone: 214-803-8710

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 04/19/2016

HOMEYER ENGINEERING, INC
TBPE IRM REGI TR TION NO
P.O. BO LEWISVILLE TESS
972-906-9985 PHO 972-906-9987
WWW.HEI.US.COM

NORTH TEXAS STORAGE
LOT 2R, BLOCK A
ROGERS-O'BRIEN PARK ADDITION
4.97 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

SITE PLAN

DRAWN: JDH
DATE: 11/18/15
HEI #: 15-134

SHEET NO:
C2

PUBLIC HEARING AND AGENDA ITEM # 9

Planning and Zoning Commission Special Session

May 16, 2016

AGENDA ITEM

9. Consider and act on the Bill Utter Ford Addition Preliminary Plat for Lot 2-R, Block A being 18.417 acres legally described as Bill Utter Ford Addition Block A, Lot 1 and Block A, Lot 2 and including Tract 26 situated in the L. Bates Survey, County Abstract 204, the M.E.P. and P.R.R. Survey, County Abstract 911 and the G. Walker Survey, County Abstract 1330 and the L. H. Bates Survey, County Abstract 204 located in the City of Corinth and the City of Denton, Denton County, Texas.

AGENDA ITEM SUMMARY/BACKGROUND

Approval Process

The Planning and Zoning Commission will take action on the Preliminary Plat.

Agenda Item Description

The Planning and Zoning Commission recommended approval of a Special Use Permit in July 1995 to operate an automobile sales and service center. The Final Plat was approved by City Council in May 1997 on 12.283 acres.

At the City Council meeting on May 5, 2016; the zoning was approved for a Planned Development C-3/C-2 to allow renovations to the existing development and expansion for inventory, a car wash and future body shop on a total of 18+ acres of the Bill Utter Ford campus.

Although a portion of the property was previously preliminary and final platted there is a portion of the site that was unplatted. As well, this allows for Staff to review the preliminary water / sewer utilities, mobility and drainage to insure the layout complies with the City requirements with the proposed combined layout.

Current Zoning

The property is zoned Planned Development C-3/C-2. The zoning allows for the automobile sales, service and outside display of inventory as established in the Planned Development Regulations of Ordinance No. 16-05-05-13.

Conformance to the Comprehensive Plan

The zoning of the existing and proposed development conforms to the current Future Land Use designation of Commercial.

Notification to the Public

There is no official notification for preliminary plat approval to the public. If a plat complies with the regulations of the City, County and State it by law must be approved.

Financial Summary

Source of Funding: No funding is required.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat as presented.

ATTACHMENTS/SUPPORTING DOCUMENTS

Preliminary Plat

Submitted By: Barbara Cubbage <> Department of Planning and Development

Finance Review: Yes___ NA _X_ <> Legal Review: Yes ___ NA _X_

Director Review and Approval

Preliminary Plat – Statement of Intent

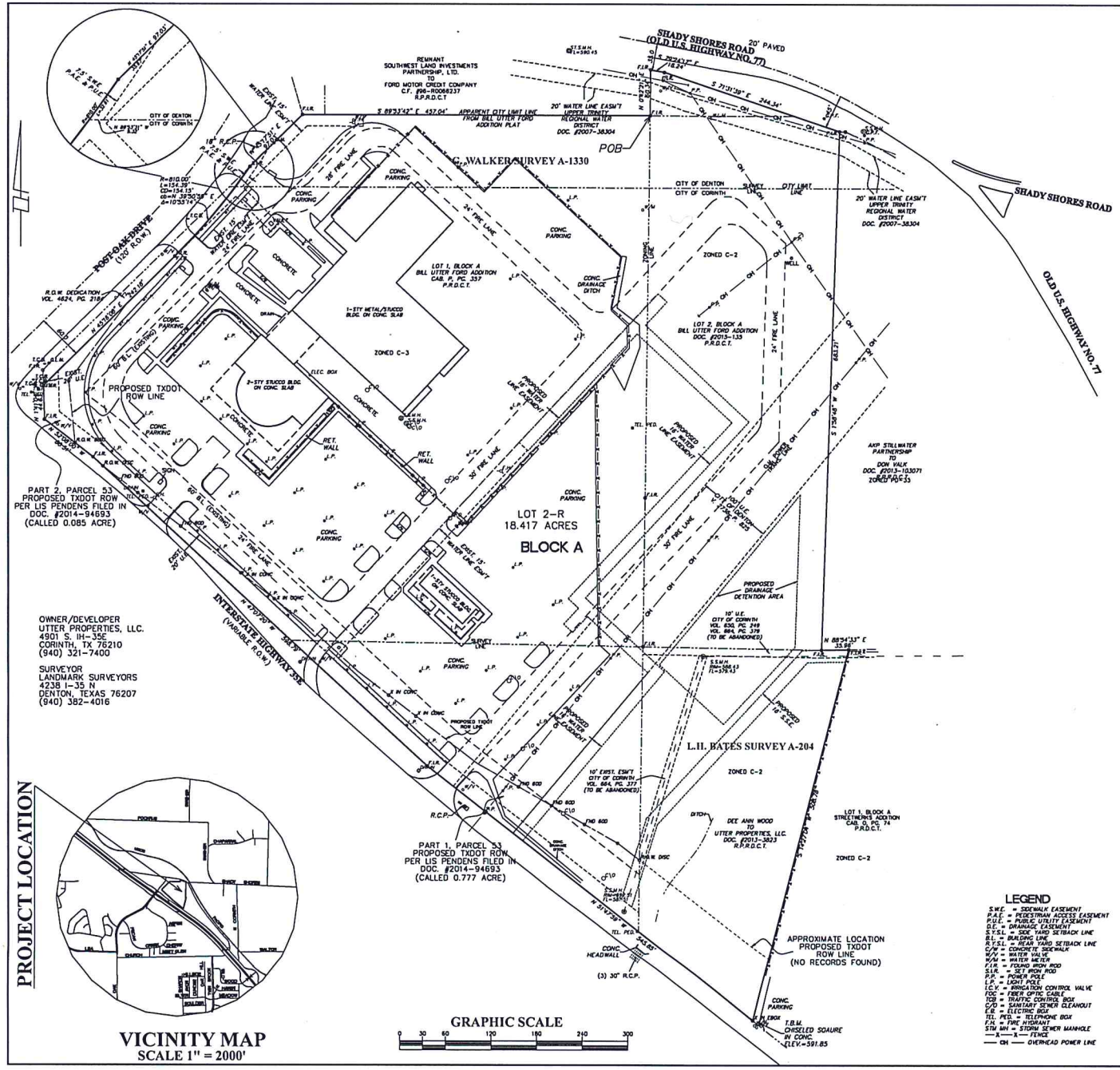
Date: 05/03/2016

Project: Bill Utter Ford Expansion

Location: 4901 S. I-35E., Denton, TX 76210

Applicant: Dynamic Engineering Consultants, P.C.

The overall intent of this project to is expand the existing Bill Utter Ford dealership including expansion of the service center, service drive, used car sales, the addition of a stand-alone carwash facility and the expansion of inventory vehicle parking on the two adjacent properties to the East. The intent of the Preliminary Plat submission is to provide a clear understanding of the existing conditions of the site and to combine the three existing properties owned by Utter Properties into one lot for the expansion of said improvements.



OWNER/DEVELOPER
UTTER PROPERTIES, LLC.
4901 S. IH-35E
CORINTH, TX 76210
(940) 321-7400

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

PROJECT LOCATION

VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE
0 30 60 120 180 240 300

LEGEND
S.W.E. = SIDEWALK EASEMENT
P.A.E. = PEDESTRIAN ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.Y.S.L. = SIDE YARD SETBACK LINE
B.L. = BUILDING LINE
R.Y.S.L. = REAR YARD SETBACK LINE
C/W = CONCRETE SIDEWALK
W/V = WATER VALVE
W/M = WATER METER
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
P.P. = POWER POLE
L.P. = LIGHT POLE
I.C.V. = IRRIGATION CONTROL VALVE
F.O.C. = FIBER OPTIC CABLE
T.C.B. = TRAFFIC CONTROL BOX
C.O. = SANITARY SEWER CLEANOUT
E.B. = ELECTRIC BOX
TEL. PED. = TELEPHONE BOX
F.H. = FIRE HYDRANT
STM MH = STORM SEWER MANHOLE
—x— = FENCE
—OH— = OVERHEAD POWER LINE

BEING all that certain lot, tract, or parcel of land situated in the M.E.P. and P.R.R. Company Survey Abstract Number 911 and in the Gideon Walker Survey Abstract Number 1330 and in the L. H. Bates Survey Abstract Number 204 in the City of Corinth, and in the City of Denton, Denton County, Texas, being all of Lot 2, Block A, Bill Utter Ford Addition, an addition to the City of Denton and the City of Corinth, Denton County, Texas according to the plat thereof recorded under Document Number 2015-135, Plat Records, Denton County, Texas and being all that certain tract of land conveyed by deed from Dee Ann Wood to Utter Properties LLC recorded under Document Number 2013-3823, Real Property Records, Denton County, Texas, and being all of Lot 1, Block A of Bill Utter Ford Addition, an addition to the City of Corinth, Denton County, Texas according to the plat thereof recorded in Cabinet P, Page 337, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the south City Limit line of Denton, Texas, said point being the northeast corner of said Lot 1, Block A of Bill Utter Ford Addition;

THENCE N 00° 42' 21" E, 60.34 feet an iron rod found for corner in the south line of Shady Shores Road, a public roadway having an apparent right-of-way of 90.0 feet;

THENCE S 79° 24' 17" E, 18.24 feet an iron rod found for corner in said south line of Shady Shores Road;

THENCE S 71° 31' 39" E, 244.34 feet with said south line of Shady Shores Road to an iron rod found for corner, said point being the northwest corner of that certain tract of land conveyed by deed from AKP Stillwater Partnership to Don Valk recorded under Document Number 2013-103071, Real Property Records, Denton County, Texas;

THENCE S 01° 58' 48" W, 683.21 feet with said west line of said Valk tract to an iron rod found for corner, said point being the southwest corner of said Valk tract;

THENCE N 88° 54' 33" E, 35.96 feet with the south line of said Valk tract to an iron rod found for corner, said point being the northwest corner of Lot 1, Block A of Streetmen's Addition, an addition to the City of Corinth, Denton County, Texas according to the plat thereof recorded in Cabinet O, Page 74, Plat Records, Denton County, Texas;

THENCE S 14° 27' 04" W, 508.78 feet with the west line of said Streetmen's Addition to an "X" found for corner in the east line of Interstate Highway Number 35-E, a public roadway having a variable width right-of-way;

THENCE N 51° 47' 59" W, 545.85 feet with said east line of said Interstate Highway to an iron rod found for corner;

THENCE N 47° 07' 20" W, 596.79 feet with said east line of said Interstate Highway to an iron rod found for corner;

THENCE N 52° 08' 00" W, 80.51 feet with said east line of said Interstate Highway to an iron rod found for corner at a right-of-way flare;

THENCE N 01° 41' 04" W, 44.63 feet with said right-of-way flare to an iron rod found for corner in the southeast line of Post Oak Drive, a public roadway having a right-of-way of 80.0 feet;

THENCE N 45° 16' 08" E, 242.18 feet with said southeast line of said Post Oak Drive to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 10° 55' 14", a radius of 810.00 feet, an arc length of 154.39 feet, whose chord bears N 39° 50' 59" E, 154.15 feet with said southeast line of said Post Oak Drive to an iron rod found for corner;

THENCE N 45° 17' 51" E, 97.03 feet with said southeast line of said Post Oak Drive to an iron rod found for corner in said City Limit line;

THENCE S 89° 33' 42" E, 457.04 feet with said City Limit line to the PLACE OF BEGINNING and containing 18.417 acres of land.

APPROVED

Approved this _____ day of _____ 2016
By the Planning and Zoning Commission of the City of Corinth

_____
Chairman, Planning and Zoning Commission

PRELIMINARY PLAT

LOT 2-R, BLOCK A OF
BILL UTTER FORD ADDITION
BEING 18.417 ACRES IN THE
M.E.P. & P.R.R. CO. SURVEY A-911
THE G. WALKER SURVEY A-1330
AND L.H. BATES SURVEY A-204
CITY OF DENTON AND CITY OF CORINTH
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, LLC.
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

REVISED: 28 APRIL, 2016 SHEET 1 OF 2

DRAWN BY: BTH SCALE: 1"=60' DATE: 29 FEBRUARY, 2016 JOB NO. 142534

PUBLIC HEARING AND AGENDA ITEM # 10 & 10a

Planning and Zoning Commission Special Session

May 16, 2016

PUBLIC HEARING AND BUSINESS AGENDA ITEM

10. TO HEAR PUBLIC OPINION REGARDING THE BILL UTTER FORD ADDITION LOT 2-R, BLOCK A, 18.417 ACRES BEING A REPLAT OF BILL UTTER FORD ADDITION BLOCK A, LOT 1 AND LOT 2 AND INCLUDING TRACT 26 SITUATED IN THE L. BATES SURVEY, COUNTY ABSTRACT 204, THE M.E.P. AND P.R.R. SURVEY, COUNTY ABSTRACT 911 AND THE G. WALKER SURVEY, COUNTY ABSTRACT 1330 AND THE L. H. BATES SURVEY, COUNTY ABSTRACT 204 IN THE CITY OF CORINTH AND THE CITY OF DENTON, DENTON COUNTY, TEXAS.

10a. Consider and act on the Bill Utter Ford Addition Lot 2-R, Block A being 18.417 acres being a replat Bill Utter Ford Addition Block A, Lot 1 and Lot 2 and including Tract 26 situated in the L. Bates Survey, County Abstract 204, the M.E.P. and P.R.R. Survey, County Abstract 911 and the G. Walker Survey, County Abstract 1330 and the L. H. Bates Survey, County Abstract 204 located in the City of Corinth and the City of Denton, Denton County, Texas.

AGENDA ITEM SUMMARY/BACKGROUND

Approval Process

The Planning and Zoning Commission will hold a public hearing and act on this item.

Agenda Item Description

The Planning and Zoning Commission recommended approval of a Special Use Permit in July 1995 to operate an automobile sales and service center. The Final Plat was approved by City Council in May 1997 on 12.283 acres.

At the City Council meeting on May 5, 2016; the zoning was approved for a Planned Development C-3/C-2 to allow renovations to the existing development and expansion for inventory, a car wash and future body shop on a total of 18+ acres of the Bill Utter Ford campus.

Although a portion of the property was previously platted there is a portion of the site that was unplatted. The current configuration of the site will allow for the requested increase of inventory parking. Initially the Applicant's Team proposed a permeable type of drainage that ended up not being sufficient for the development. Underground detention is being reviewed at this time and Staff hopes to have those reviews completed before Monday's meeting.

Current Zoning

The property is zoned Planned Development C-3/C-2. The zoning allows for the automobile sales, service and outside display of inventory as established in the Planned Development Regulations of Ordinance No. 16-05-05-13.

Conformance to the Comprehensive Plan

The zoning of the existing and proposed development conforms to the current Future Land Use designation of Commercial.

Notification to the Public

Signs were posted and notice was published in the Denton Record Chronicle. No inquiries have been received.

Financial Summary

Source of Funding: No funding is required.

RECOMMENDATION

The Replat appears to meet the requirements of the City of Corinth, Denton County and State of Texas. There are still a few items with the engineering documents (by UDC regulations these are tied to plat approval) however we are confident that all comments will be addressed prior to the meeting. Staff will wait to make a recommendation until that time.

ATTACHMENTS/SUPPORTING DOCUMENTS

Replat

Submitted By: Barbara Cubbage <> Department of Planning and Development

Finance Review: Yes___ NA _X_ <> Legal Review: Yes ___ NA _X_

Director Review and Approval

Final Plat – Statement of Intent

Date: 05/03/2016

Project: Bill Utter Ford Expansion

Location: 4901 S. I-35E., Denton, TX 76210

Applicant: Dynamic Engineering Consultants, P.C.

The overall intent of this project to is expand the existing Bill Utter Ford dealership including expansion of the service center, service drive, used car sales, the addition of a stand-alone carwash facility and the expansion of inventory vehicle parking on the two adjacent properties to the East. The intent of the Final Plat submission is to combine the three existing properties owned by Utter Properties into one lot for the expansion of said improvements and dedicate proposed easements for public improvements.

NUM	BEARING	DISTANCE
L1	S 47°01'12" E	16.00'
L2	S 42°58'48" W	41.70'
L3	N 47°01'12" W	18.58'
L4	N 42°58'48" E	28.76'
L5	N 47°01'12" W	16.00'
L6	S 42°58'48" W	28.76'
L7	N 88°54'33" E	25.38'
L8	S 88°54'33" W	50.07'

OWNER/DEVELOPER
UTTER PROPERTIES, LLC.
4901 S. IH-35E
CORINTH, TX 76210
(940) 321-7400

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

LEGEND

P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
S.W.E. = SIDEWALK EASEMENT
P.A.E. = PEDESTRIAN ACCESS EASEMENT
S.S.E. = SANITARY SEWER EASEMENT

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WE, Utter Properties LLC, being the undersigned owners of the land shown on this plat within the area described by metes and bounds as follows;
BEING all that certain lot, tract, or parcel of land situated in the M.E.P. and P.R.R. Company Survey Abstract Number 911 and in the Gideon Walker Survey Abstract Number 1330 and in the L. H. Bates Survey Abstract Number 204 in the City of Corinth, and in the City of Denton, Denton County, Texas, being all of Lot 2, Block A, Bill Utter Ford Addition, an addition to the City of Denton and the City of Corinth, Denton County, Texas according to the plat thereof recorded under Document Number 2015-135, Plat Records, Denton County, Texas and being all that certain tract of land conveyed by deed from Dee Ann Wood to Utter Properties LLC recorded under Document Number 2013-3823, Real Property Records, Denton County, Texas, and being all of Lot 1, Block A of Bill Utter Ford Addition, an addition to the City of Corinth, Denton County, Texas according to the plat thereof recorded in Cabinet P, Page 357, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the south City Limit line of Denton, Texas, said point being the northeast corner of said Lot 1, Block A of Bill Utter Ford Addition;

THENCE N 00° 42' 21" E, 60.34 feet an iron rod found for corner in the south line of Shady Shores Road, a public roadway having an apparent right-of-way of 90.0 feet;

THENCE S 79° 24' 17" E, 18.24 feet an iron rod found for corner in said south line of Shady Shores Road;

THENCE S 71° 31' 39" E, 244.34 feet with said south line of Shady Shores Road to an iron rod found for corner, said point being the northwest corner of that certain tract of land conveyed by deed from AKP Stillwater Partnership to Don Valk recorded under Document Number 2013-103071, Real Property Records, Denton County, Texas;

THENCE S 01° 58' 48" W, 683.21 feet with said west line of said Valk tract to an iron rod found for corner, said point being the southwest corner of said Valk tract;

THENCE N 88° 54' 33" E, 35.96 feet with the south line of said Valk tract to an iron rod found for corner, said point being the northwest corner of Lot 1, Block A of Streetwerks Addition, an addition to the City of Corinth, Denton County, Texas according to the plat thereof recorded in Cabinet O, Page 74, Plat Records, Denton County, Texas;

THENCE S 14° 27' 04" W, 508.78 feet with the west line of said Streetwerks Addition to an "X" found for corner in the east line of Interstate Highway Number 35-E, a public roadway having a variable width right-of-way;

THENCE N 51° 47' 59" W, 545.85 feet with said east line of said Interstate Highway to an iron rod found for corner;

THENCE N 47° 07' 20" W, 598.79 feet with said east line of said Interstate Highway to an iron rod found for corner;

THENCE N 52° 08' 00" W, 80.51 feet with said east line of said Interstate Highway to an iron rod found for corner at a right-of-way flare;

THENCE N 01° 41' 04" W, 44.63 feet with said right-of-way flare to an iron rod found for corner in the southeast line of Post Oak Drive, a public roadway having a right-of-way of 80.0 feet;

THENCE N 45° 16' 08" E, 242.18 feet with said southeast line of said Post Oak Drive to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 10° 55' 14", a radius of 810.00 feet, an arc length of 154.39 feet, whose chord bears N 39° 50' 59" E, 154.15 feet with said southeast line of said Post Oak Drive to an iron rod found for corner;

THENCE N 45° 17' 51" E, 97.03 feet with said southeast line of said Post Oak Drive to an iron rod found for corner in said City Limit line;

THENCE S 89° 53' 42" E, 457.04 feet with said City Limit line to the PLACE OF BEGINNING and containing 18.417 acres of land.

AND DESIGNATED HEREIN AS LOT 2-R, BLOCK A, BILL UTTER FORD ADDITION, an addition to the City of Corinth and the City of Denton, Denton County, 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 Subdivision Ordinance and Design Criteria thereon shown for the purpose and consideration therein expressed.

WITNESS MY HAND this ________ day of ____________________, 2016

____
Bill E. Utter, Jr., Authorized Representative

STATE OF TEXAS
COUNTY OF DENTON: BEFORE ME the undersigned authority, on this day personally appeared Bill E. Utter, Jr., 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ________ day of ____________________, 2016

____
NOTARY PUBLIC
STATE OF TEXAS

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION
STATE OF TEXAS
COUNTY OF DENTON

Whereas, N/A, acting by and through the undersigned, its duly authorized agent, as the lien holder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

LIENHOLDER N/A
DATE N/A (Subject property is owned fee simple)

APPROVED

Approved this ________ day of ______________, 2016
By the Planning and Zoning Commission of the City of Corinth

____
Chairman, Planning and Zoning Commission

CERTIFICATE OF FINAL PLAT APPROVAL

Approved

______________________________ __________
Chairman, Planning and Zoning Commission Date
City of Corinth, Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies the foregoing Final Plat of Lot 2-R, Block A, Bill Utter Ford Addition, an Addition to the City of Corinth was submitted to the City Council on the ____________ day of ____________, 2015 and the Council, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of the public works improvements and infrastructure as indicated on the accompanying construction plans, and said Council further authorizes the Mayor to note the acceptance thereof by signing his or her name as hereinabove described.

Witness by hand this ____________ day of ______________, 2016

____
City Secretary
City of Corinth, Texas

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire Jane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance
with City 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 COMPLETION AND AUTHORIZATION TO FILE

Approved

______________________________ __________
Chairman, Planning and Zoning Commission Date

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies the foregoing plat of Lot 2 R, Block A, Bill Utter Ford Addition, an Addition to the City of Corinth was submitted to the City Council on the ____________ day of ____________, 2016 and the council, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, 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 Subdivision Ordinance and Design Criteria as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ____________ day of ______________, 2016

____
City Secretary
City of Corinth, Texas

CERTIFICATE OF APPROVAL

Approved this ___________ day of ___________ A. D. 2016
By the Development Review Committee, City of Denton

____
Development Review Committee, Administrator

____
City Secretary
City of Denton, Texas

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do 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, and that the monuments shown thereon were properly placed under my personal supervision.

____
Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

WITNESS MY HAND this ________ day of ____________________, 2016

____
Jerald D. Yensan, President, Landmark Surveyors LLC

STATE OF TEXAS
COUNTY OF DENTON: BEFORE ME the undersigned authority, on this day personally appeared Jerald D. Yensan, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ________ day of ____________________, 2016

____
NOTARY PUBLIC
STATE OF TEXAS

NOTES:
1. The City of Denton has adopted the National Electric Safety Code (The "CODE"). The CODE generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 30 feet on either side of the centerline of overhead transmission lines. In some instances the CODE requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.
2. The purpose of this plat is to provide access to a vehicle inventory storage lot in the City of Corinth

FR16-0001

MINOR REPLAT

LOT 2-R, BLOCK A OF
BILL UTTER FORD ADDITION
BEING 18.417 ACRES IN THE
M.E.P. & P.R.R. CO. SURVEY A-911
THE G. WALKER SURVEY A-1330
AND L.H. BATES SURVEY A-204
CITY OF DENTON AND CITY OF CORINTH
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, LLC.
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REVISED: 26 APRIL, 2016

DRAWN BY: BTH SCALE: 1"=60' DATE: 25 AUGUST, 2015 JOB NO: 142934

PUBLIC HEARING AND AGENDA ITEM # 11

Planning and Zoning Commission Special Session

May 16, 2016

PUBLIC HEARING AND BUSINESS AGENDA ITEM

11. Consider and act on the Site Plan for the Bill Utter Ford Dealership zoned Planned Development C-3 and Planned Development C-2 on 16.652 acres legally described as Bill Utter Ford Addition Block A, Lot 1, Bill Utter Ford Addition Block A, Lot 2 and Tract 26 out of the L. Bates Survey, County Abstract 204 in the City of Corinth, Denton County, Texas.

AGENDA ITEM SUMMARY/BACKGROUND

Approval Process

The Planning and Zoning Commission will take action on this item.

Agenda Item Description

The Planning and Zoning Commission recommended approval of a Special Use Permit in July 1995 to operate an automobile sales and service center. The Final Plat was approved by City Council in May 1997 on 12.283 acres.

The Commission recommended approval of the zoning change for this project at the April Planning and Zoning Commission meeting. City Council approved an ordinance for the rezoning at their meeting on May 5, 2016 approving a Planned Development C-3/C-2 zoning district that will allow renovations to the existing development and expansion for inventory, a car wash and future body shop on a total of 18+ acres of the Bill Utter Ford campus.

The zoning ordinance provides for land use regulations, uses, area regulations, dimensional regulations and development standards. The site plan process and associated documents provides the physical plans to show that these standards are being adhered to as approved by ordinance. The documents attached have met those requirements and will be used in the infrastructure development as well as construction of the proposed buildings, expansions and renovations.

Current Zoning

The property is zoned Planned Development C-3/C-2. The zoning allows for the automobile sales, service and outside display of inventory as established in the Planned Development Regulations of Ordinance No. 16-05-05-13.

Conformance to the Comprehensive Plan

The zoning of the existing and proposed development conforms to the current Future Land Use designation of Commercial.

Notification to the Public

No official notification for site plan approval to the public is required. The site plan does however go before the Planning and Zoning Commission and City Council.

Financial Summary

Source of Funding: No funding is required.

RECOMMENDATION

The Replat appears to meet the requirements of the City of Corinth, Denton County and State of Texas. There are still a few items with the engineering documents (by UDC regulations these are tied to plat approval) however we are confident that all comments will be addressed prior to the meeting. Staff will wait to make a recommendation until that time.

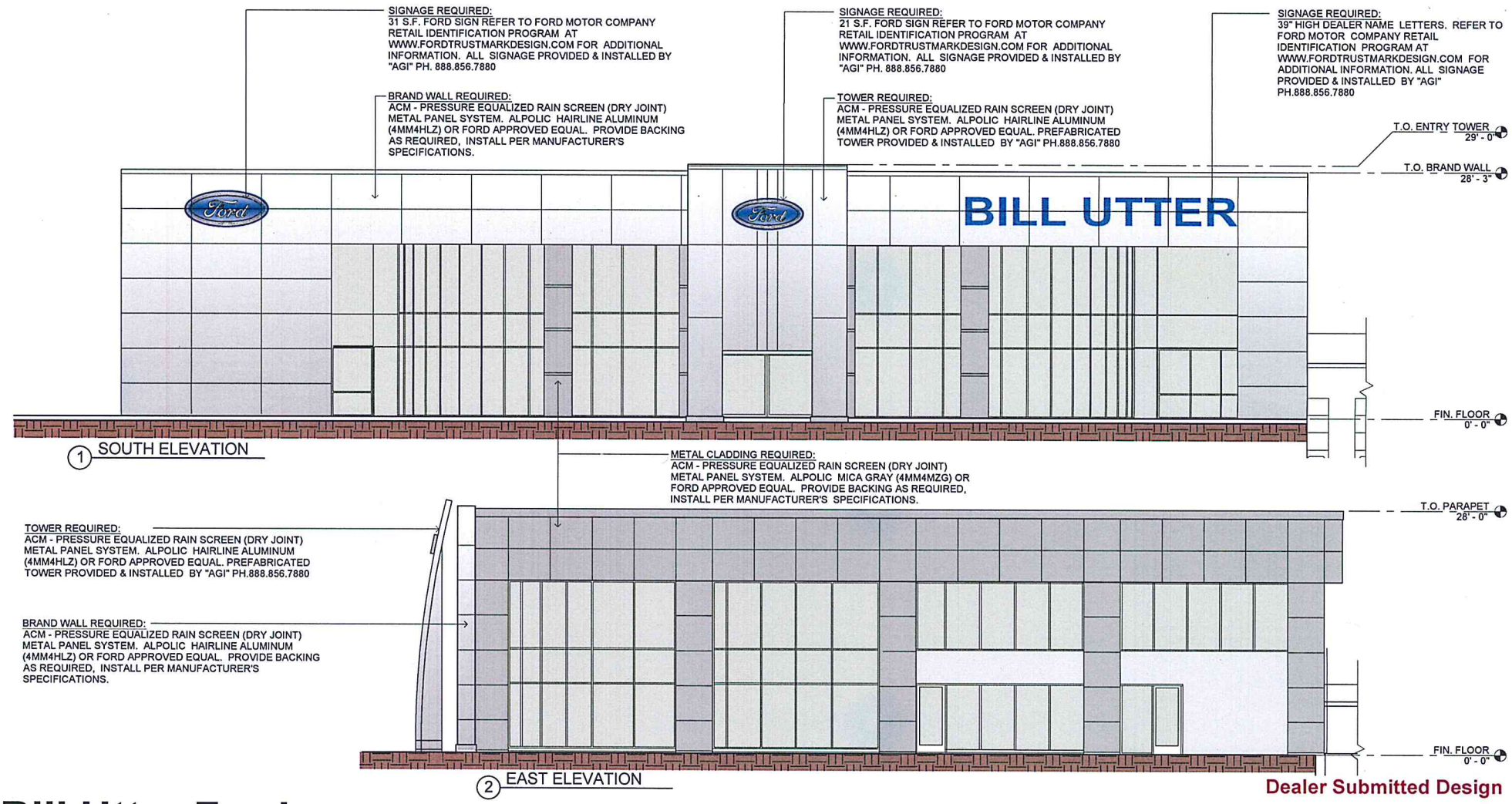
ATTACHMENTS/SUPPORTING DOCUMENTS

Site Plan Documents.

Submitted By: Barbara Cubbage <> Department of Planning and Development

Finance Review: Yes___ NA _X_ <> Legal Review: Yes ___ NA _X_

Director Review and Approval



Dealer Submitted Design

Bill Utter Ford

Proposed Exterior Elevations

LOCAL ARCHITECT TO V.I.F. ALL EXISTING BUILDING CONDITIONS.

A 601

Date: 12.08.2015

City / State: Denton, TX

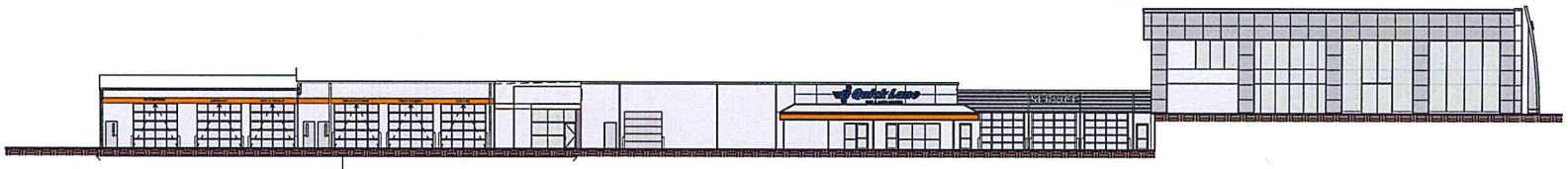
ADDITIONAL PROTOTYPICAL DRAWINGS AND DETAILS FOR THE FORD TRUSTMARK FACILITY DESIGN CAN BE FOUND AT **WWW.FORDTRUSTMARKDESIGN.COM**

FORDLAND Dealership Facility Design

For communication of design intent only. Local architect must review for code compliance.
These drawings are not suited or intended for construction or fabrication.
All contents on this sheet are confidential.
Information and all rights therein are and will remain the property of Ford Motor Company.

Scale: 3/32" = 1'-0"

0 4 8 20



1 OVERALL WEST ELEVATION
1/32" = 1'-0"

QUICK LANE BRANDING ELEMENTS REQUIRED:
REFER TO QUICK LANE PRE-PLAN DATED 10/18/12

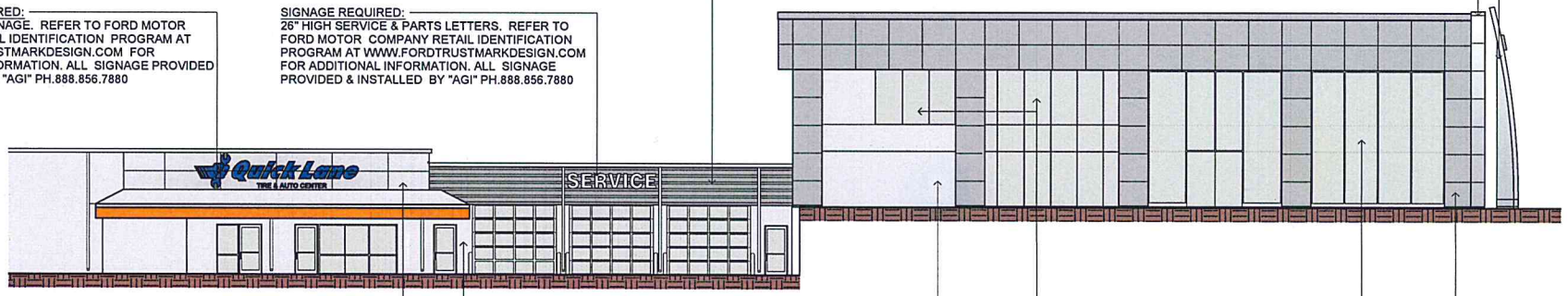
TOWER REQUIRED:
ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT) METAL PANEL SYSTEM. ALPOLIC HAIRLINE ALUMINUM (4MM4HLZ) OR FORD APPROVED EQUAL. PREFABRICATED TOWER PROVIDED & INSTALLED BY "AGI" PH.888.856.7880

METAL CLADDING REQUIRED:
RIBBED METAL PANELS (EXPOSED, PAINTED FASTENER): ALCOA SLATE GREY OR FORD APPROVED EQUAL. REFER TO WWW.FORDTRUSTMARKDESIGN.COM FOR SPECIFICATIONS

BRAND WALL REQUIRED:
ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT) METAL PANEL SYSTEM. ALPOLIC HAIRLINE ALUMINUM (4MM4HLZ) OR FORD APPROVED EQUAL. PROVIDE BACKING AS REQUIRED, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

SIGNAGE REQUIRED:
QUICK LANE SIGNAGE. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDTRUSTMARKDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH.888.856.7880

SIGNAGE REQUIRED:
26" HIGH SERVICE & PARTS LETTERS. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDTRUSTMARKDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH.888.856.7880



BRAND WALL REQUIRED:
ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT) METAL PANEL SYSTEM. ALPOLIC HAIRLINE ALUMINUM (4MM4HLZ) OR FORD APPROVED EQUAL. PROVIDE BACKING AS REQUIRED, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR PAINT REQUIRED:
COLOR: UNIVERSAL GREY, OONN 62/ 000 ORDER# A2004
MANUFACTURER: GLIDDEN PROFESSIONAL

EXISTING GLAZING TO REMAIN

GLAZING SYSTEM REQUIRED:
CLEAR ANODIZED ALUMINUM CURTAINWALL -OR- STOREFRONT SYSTEM

METAL CLADDING REQUIRED:
ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT) METAL PANEL SYSTEM. ALPOLIC MICA GRAY (4MM4MZG) OR FORD APPROVED EQUAL. PROVIDE BACKING AS REQUIRED, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 ENLARGED WEST ELEVATION - SERVICE / PARTS & SHOWROOM
1/16" = 1'-0"

Dealer Submitted Design

Bill Utter Ford

Proposed Exterior Elevations - Service

LOCAL ARCHITECT TO V.I.F. ALL EXISTING BUILDING CONDITIONS.

A 602

Date: 12.08.2015

City / State: Denton, TX

ADDITIONAL PROTOTYPICAL DRAWINGS AND DETAILS FOR THE FORD TRUSTMARK FACILITY DESIGN CAN BE FOUND AT **WWW.FORDTRUSTMARKDESIGN.COM**

FORD LAND Dealership Facility Design

For communication of design intent only. Local architect must review for code compliance.
These drawings are not suited or intended for construction or fabrication.
All contents on this sheet are confidential.
Information and all rights therein are and will remain the property of Ford Motor Company.

Scale: AS NOTED

BILL UTTER
Ford
Ford

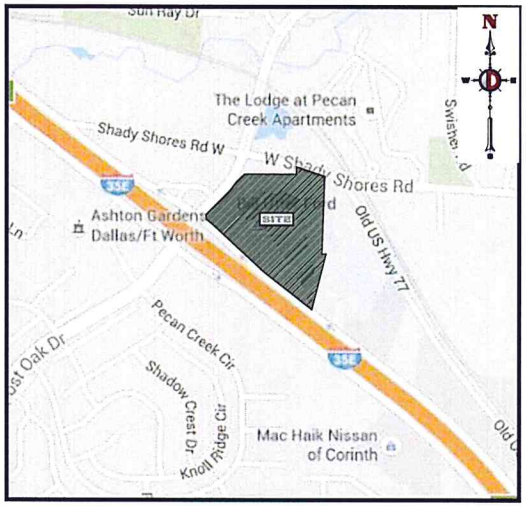
ENGINEERING CONSTRUCTION PLANS

FOR

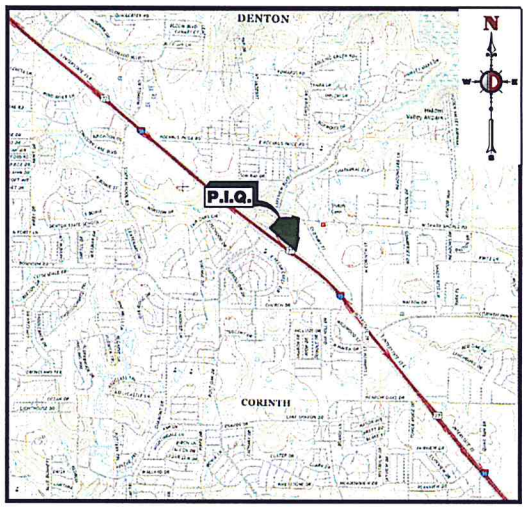
BILL UTTER FORD
PROPOSED SITE EXPANSION

LOT 1, BLOCK A, BILL UTTER FORD ADDITION
CITY OF CORINTH
DENTON COUNTY, TEXAS

AERIAL MAP
1" = 300'



AREA MAP
1" = 500'



KEY MAP
1" = 2000'

Sheet List Table

Sheet Title	Sheet Number
Cover	1
Site Plan	2
Engineering and Grading Plan	3

ENGINEER/APPLICANT:
DYNAMIC ENGINEERING CONSULTANTS, PC
KYLE VRLA
1301 CENTRAL EXPRESSWAY SOUTH, SUITE 210
ALLEN, TX 75013
Ph: 972-534-2100 EXT. 4102
FAX: 732-974-3521
KVRLA@DYNAMICEC.COM

ARCHITECT:
ASM ARCHITECTS, INC.
OSCAR MOHAMAKAR
17000 PRESTON RD. SUITE 322
DALLAS, TX 75248
972-267-0588

OWNER:
MONICA UTTER
BILL UTTER FORD
4901 S. I-35E
DENTON, TX 76210
940-321-7400
MUTTER@BILLUTTERFORD.COM

Texas 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
A PHONE CALL CAN BE YOUR INSURANCE POLICY
CONTRACTORS TO NOTIFY TEXAS ONE CALL SYSTEM
(1-800-245-4545) A MINIMUM OF 72 HOURS
PRIOR TO START OF WORK

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
TEXAS REGISTERED ENGINEERING FIRM NO. F-13660
1301 CENTRAL EXPRESSWAY SOUTH, SUITE 210
ALLEN, TX 75013
WWW.DYNAMICEC.COM

Rev.	Date	Comments	By
2	4/27/16	SITE PLAN RESUBMISSION #2	KAV
1	3/30/16	SITE PLAN RE-SUBMISSION #1	KAV
0	3/1/16	SITE PLAN SUBMISSION #1	KAV

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: COVER

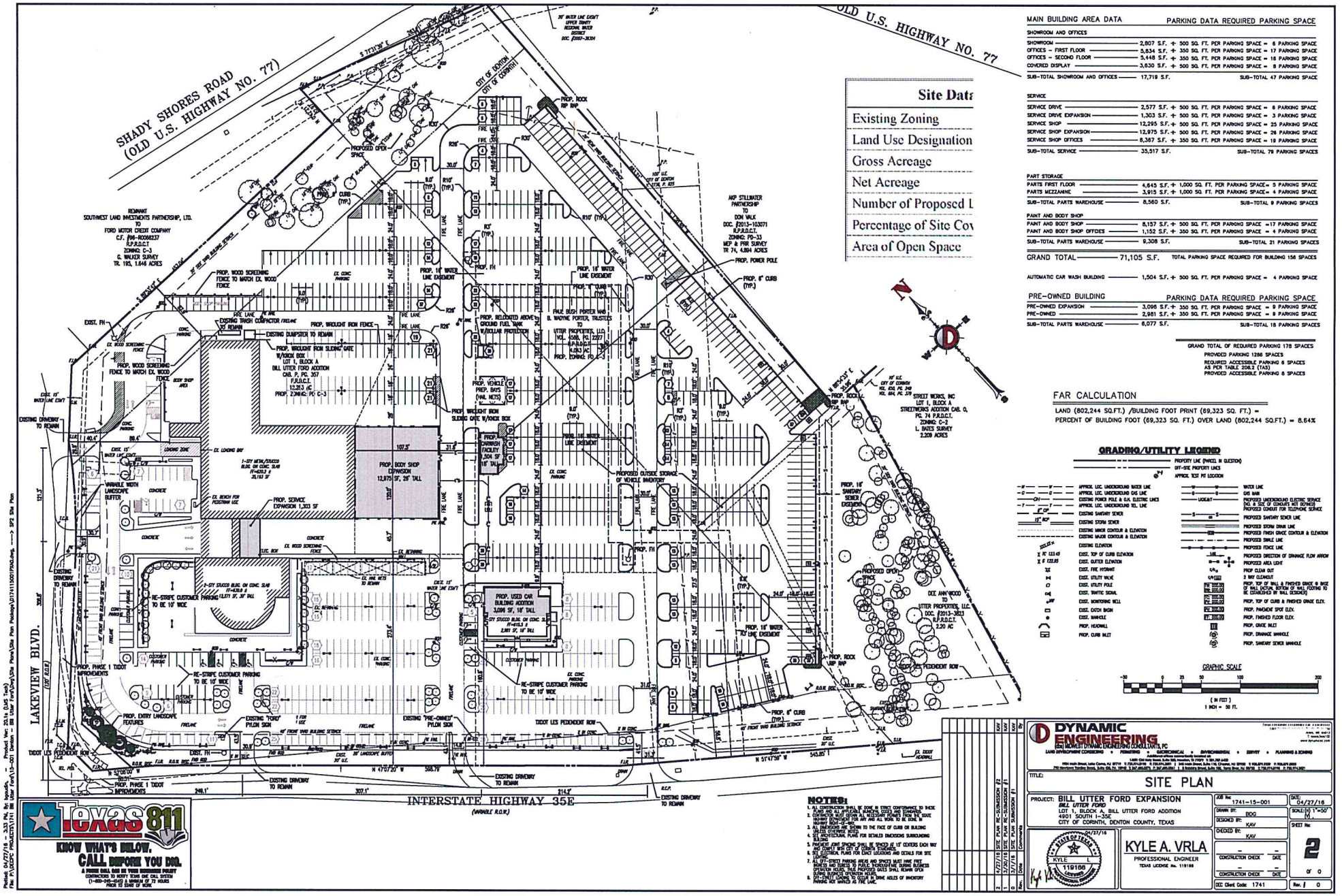
PROJECT: BILL UTTER FORD EXPANSION
BILL UTTER FORD
LOT 1, BLOCK A, BILL UTTER FORD ADDITION
4901 SOUTH I-35E
CITY OF CORINTH, DENTON COUNTY, TEXAS

JOB No. 1741-15-001
DATE: 04/27/16
DRAWN BY: BDG
SCALE: (H) 1" = (V)
DESIGNED BY: KAV
CHECKED BY: KAV
SHEET No: 1 of 0
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE
DEC Client Code: 1741
Rev. # 0

STATE OF TEXAS
KYLE A. VRLA
119166
LICENSED
PROFESSIONAL ENGINEER
04/27/16

KYLE A. VRLA
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 119166

Plotted: 04/27/16 - 1:37 PM, By: jcbritton, - Product Ver: 20.1s (LMS Tech)
File: P:\DCEPC PROJECTS\1741 Bill Utter Ford\15-001 Denton - Bill Utter Ford\Dwg\Site Plans\Site Plan Package\D174115001P2K0.dwg, ---> SP1 Cover



MAIN BUILDING AREA DATA — PARKING DATA REQUIRED PARKING SPACE

SHOWROOM AND OFFICES

SHOWROOM	2,807 S.F. + 500 SQ. FT. PER PARKING SPACE =	6 PARKING SPACE
OFFICES – FIRST FLOOR	5,834 S.F. + 350 SQ. FT. PER PARKING SPACE =	17 PARKING SPACE
OFFICES – SECOND FLOOR	5,448 S.F. + 350 SQ. FT. PER PARKING SPACE =	16 PARKING SPACE
COVERED DISPLAY	3,630 S.F. + 500 SQ. FT. PER PARKING SPACE =	8 PARKING SPACE
SUB-TOTAL SHOWROOM AND OFFICES	17,719 S.F.	SUB-TOTAL 47 PARKING SPACE

SERVICE

SERVICE DRIVE	2,577 S.F. + 500 SQ. FT. PER PARKING SPACE =	6 PARKING SPACE
SERVICE DRIVE EXPANSION	1,303 S.F. + 500 SQ. FT. PER PARKING SPACE =	3 PARKING SPACE
SERVICE SHOP	12,295 S.F. + 500 SQ. FT. PER PARKING SPACE =	25 PARKING SPACE
SERVICE SHOP EXPANSION	12,975 S.F. + 500 SQ. FT. PER PARKING SPACE =	26 PARKING SPACE
SERVICE SHOP OFFICES	8,367 S.F. + 350 SQ. FT. PER PARKING SPACE =	18 PARKING SPACE
SUB-TOTAL SERVICE	35,517 S.F.	SUB-TOTAL 78 PARKING SPACES

PART STORAGE

PARTS FIRST FLOOR	4,643 S.F. + 1,000 SQ. FT. PER PARKING SPACE=	5 PARKING SPACE
PARTS MEZZANINE	3,915 S.F. + 1,000 SQ. FT. PER PARKING SPACE=	4 PARKING SPACE
SUB-TOTAL PARTS WAREHOUSE	8,560 S.F.	SUB-TOTAL 9 PARKING SPACES

PAINT AND BODY SHOP

PAINT AND BODY SHOP	8,157 S.F. + 500 SQ. FT. PER PARKING SPACE =	17 PARKING SPACE
PAINT AND BODY SHOP OFFICES	1,152 S.F. + 350 SQ. FT. PER PARKING SPACE =	4 PARKING SPACE
SUB-TOTAL PARTS WAREHOUSE	9,308 S.F.	SUB-TOTAL 21 PARKING SPACES

GRAND TOTAL	71,105 S.F.	TOTAL PARKING SPACE REQUIRED FOR BUILDING 156 SPACES
AUTOMATIC CAR WASH BUILDING	1,504 S.F. + 500 SQ. FT. PER PARKING SPACE =	4 PARKING SPACE

PRE-OWNED BUILDING — PARKING DATA REQUIRED PARKING SPACE

PRE-OWNED EXPANSION	3,096 S.F. + 350 SQ. FT. PER PARKING SPACE =	9 PARKING SPACE
PRE-OWNED	2,981 S.F. + 350 SQ. FT. PER PARKING SPACE =	9 PARKING SPACE
SUB-TOTAL PARTS WAREHOUSE	8,077 S.F.	SUB-TOTAL 18 PARKING SPACES

GRAND TOTAL OF REQUIRED PARKING 178 SPACES
PROVIDED PARKING 1286 SPACES
REQUIRED ACCESSIBLE PARKING 6 SPACES AS PER TABLE 208.2 (TAS)
PROVIDED ACCESSIBLE PARKING 8 SPACES

FAR CALCULATION

LAND (802,244 SQ.FT.) /BUILDING FOOT PRINT (69,323 SQ. FT.) =
PERCENT OF BUILDING FOOT (69,323 SQ. FT.) OVER LAND (802,244 SQ.FT.) = 8.64%

GRADING/UTILITY LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES
APPROX. TEST PIT LOCATION
APPROX. LOC. UNDERGROUND WATER LINE
APPROX. LOC. UNDERGROUND GAS LINE
EXISTING POWER POLE & O/H. ELECTRIC LINES
APPROX. LOC. UNDERGROUND TEL. LINE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING MINOR CONTOUR & ELEVATION
EXISTING MAJOR CONTOUR & ELEVATION
EXISTING ELEVATION
EXIST. TOP OF CURB ELEVATION
EXIST. GUTTER ELEVATION
EXIST. FIRE HYDRANT
EXIST. UTILITY VALVE
EXIST. UTILITY POLE
EXIST. TRAFFIC SIGNAL
EXIST. MONITORING WELL
EXIST. CATCH BASIN
EXIST. MANHOLE
PROP. HEADWALL
PROP. CURB INLET
WATER LINE
GAS MAIN
PROPOSED UNDERGROUND ELECTRIC SERVICE W/ NO. & SIZE OF CONDUITS NOT SHOWN
PROPOSED CONDUIT FOR TELEPHONE SERVICE
PROPOSED SANITARY SEWER LINE
PROPOSED STORM DRAIN LINE
PROPOSED FINISH GRADE CONTOUR & ELEVATION
PROPOSED SWALE LINE
PROPOSED FENCE LINE
PROPOSED DIRECTION OF DRAINAGE FLOW ARROW
PROPOSED AREA LIGHT
PROP. CLEAN OUT
3 WAY CLEANOUT
PROP. TOP OF BALL & FINISHED GRADE & SIZE OF BALL (actual bottom of ball footing to be established by ball designer)
PROP. TOP OF CURB & FINISHED GRADE ELEV.
PROP. PARKSIDE SPOT ELEV.
PROP. FINISHED FLOOR ELEV.
PROP. GRADE INLET
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE

GRAPHIC SCALE
-30 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

NOTES:
1. ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE TO THESE PLANS AND ALL APPLICABLE BUILDING CODES AND ORDINANCES.
2. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE STATE HIGHWAY DEPARTMENT FOR ANY AND ALL WORK TO BE DONE IN THE STATE R.O.W.
3. ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR DETAILED DIMENSIONS SURROUNDING BUILDING.
5. PAVEMENT JOINS SHOWN SHALL BE SPACED AT 15' CENTERS EACH WAY AND CONFORM WITH CITY OF CORINTH STANDARDS.
6. SEE ELECTRICAL PLANS FOR EXACT LOCATIONS AND DETAILS FOR SITE LIGHTING.
7. ALL SITE TRAFFIC PAINTING (WHITE AND YELLOW) AND FIRE LANE STRIPING SHALL BE DONE IN ACCORDANCE WITH CITY OF CORINTH ORDINANCES. OPERATION HOURS. TRUCK DELIVERIES SHALL REMAIN OPEN DURING BUSINESS
8. DO NOT LOCATE TO OCCUR IN SOME AREAS OF INVENTORY PARKING ARE MARKED AS FIRE LANE.

No.	Date	Description	By
3	4/27/16	SITE PLAN RE-SUBMISSION #2	KAV
2	3/30/16	SITE PLAN RE-SUBMISSION #1	KAV
1	3/1/16	SITE PLAN RE-SUBMISSION #1	KAV
0		Comments	

DYNAMIC ENGINEERING
(D) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • MECHANICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
1904 Wash Street, Lake Carroll, IL 61772 T: 217.276.4000 F: 217.276.4001 | 2445 Kirby Street, Suite 300, Houston, TX 77005 T: 281.797.4420
750 Hawthorne Terrace Street, Suite 100, FL 34946 T: 847.680.0870 F: 847.680.0871 | 1 Bostonia Street, Suite 100, Santa Rosa, NJ 08738 T: 732.974.6700 F: 732.974.5601

TITLE: SITE PLAN

PROJECT: BILL UTTER FORD EXPANSION
BILL UTTER FORD
LOT 1, BLOCK A, BILL UTTER FORD ADDITION
4901 SOUTH I-35E
CITY OF CORINTH, DENTON COUNTY, TEXAS

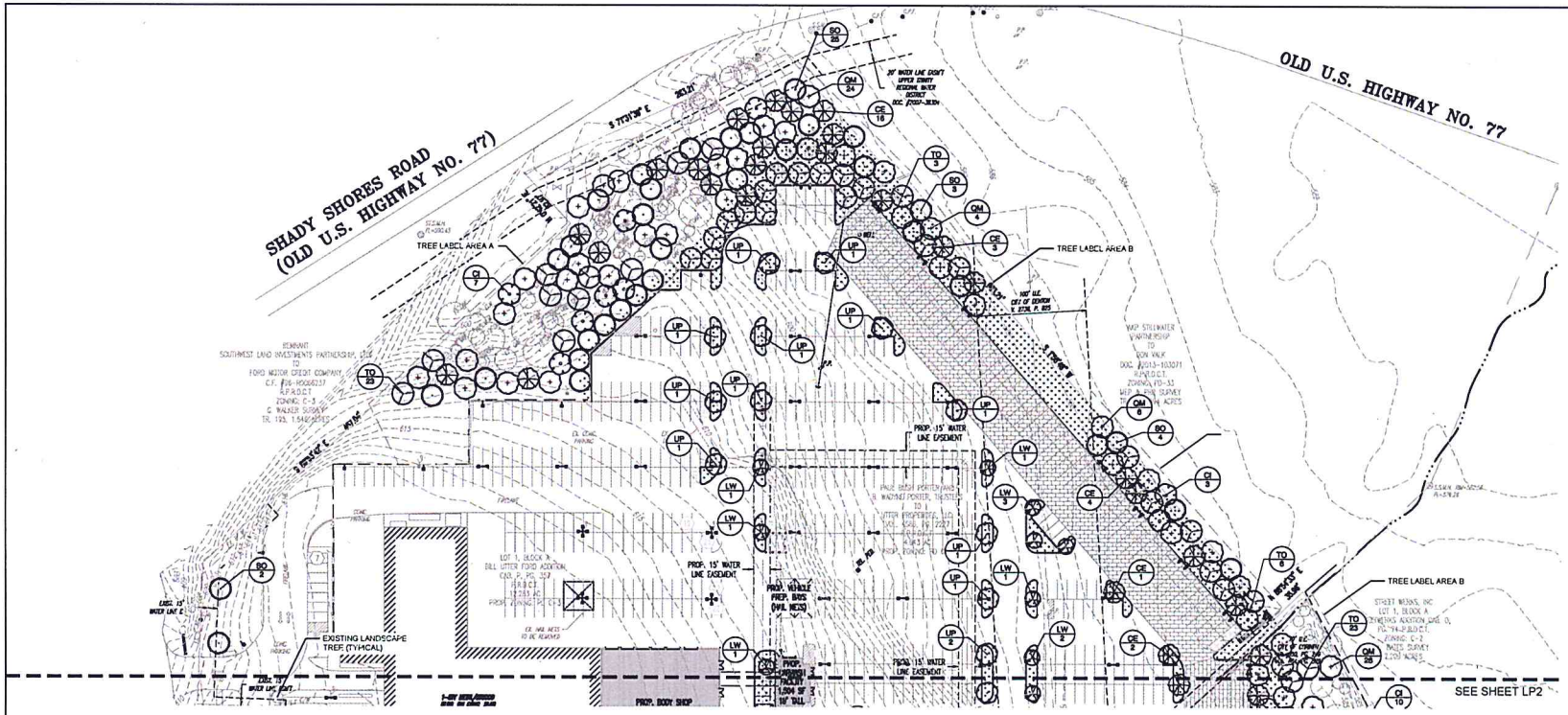
JOB No: 1741-15-001
DATE: 04/27/16
DRAWN BY: BDQ
SCALE: (H) 1"=50' (V) -
DESIGNED BY: KAV
SHEET No: 2 OF 0
CHECKED BY: KAV
CONSTRUCTION CHECK — DATE
CONSTRUCTION CHECK — DATE
DEC Client Code: 1741
Rev. # 0

STATE OF TEXAS — KYLE L. VRLA — 119166 — REGISTERED PROFESSIONAL ENGINEER — 04/27/16

KYLE A. VRLA
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 119166

TEXAS 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
A PHONE CALL CAN BE YOUR EXCAVATOR PARTY CONTRACTORS TO NOTIFY TEXAS ONE CALL SYSTEM (1-800-245-4545) A MINIMUM OF 72 HOURS PRIOR TO START OF WORK

Plotted: 04/27/16 - 3:33 PM, By: bquade, - Product Ver: 20.1s (LMS Tech)
File: P:\DCPC PROJECTS\741 BB Utter Ford\Dwg\Site Plans\Site Plan Package\U1741150017PKG.dwg, ----> SITE Site Plan



PLANT SCHEDULE

	CI	Carya / P a	B B	3"Cal	20' . .		20
	QM	Quercus acr car a / Burr Oa	B B	3"Cal	25' .c. u		60
	SO	Quercus s u ar / S u ar Re Oa	B B	3"Cal	20' .c. u		53
	TO	Quercus e a a / Te as Re Oa	B B	3"Cal	20' .c. u		55
	CE	Ulmus crass l a / Ce ar Elm	B B	3"Cal	20' .c. m mum		50
	UP	Ulmus par l a / C ese Elm	B B	3"Cal	20' .c. m mum		17
	LW	Lagerstroema i ica 'Watermelo Re ' / Watermelo Re Crape Myrtle Multi tru 3 ca es mi imum	B B	2"Cal	20' o.c. mi imum		21
	AN	Berberis t u berga 'Atropurpurea Na a' / D ar Re lea apa ses Barberry	3 gal			24" o.c.	56
	BA	Berberis t u berga 'Atropurpurea' / Re Lea apa ese Barberry	5 gal			48" o.c.	21
	BA3	Berberis t u berga 'Aurea Na a' / apa ese Barberry	3 gal			24" o.c.	58
	IN	Ilex ornitona 'Na a' / D ar Yaupo	5 gal			36" o.c.	30
	RS	Rhaphiolepis i ica 'S o White' / S o White l ia Ha thor	5 gal			36" o.c.	71
	CD	Cynodon dactylon / Common Bermuda Grass	sod				58,631 s
	TB	Trachelospermum asiaticum 'Bron e Beauty' / Bron e Beauty Asian asmine	1 gal				637 s
		EXISTING TREE					

LANDSCAPE CALCULATIONS

PARKING AN AP
TOTAL PARKING SPACES: 821
TOTAL LANDSCAPE AREA REQUIRED: 7,510 SF (10 SF PER PARKING SPACE)
TOTAL LANDSCAPE AREA PROVIDED: 20,385 SF
TREES REQUIRED: 41 TREES (ONE TREE/20 SPACES)
TREES PROVIDED: 41 TREES*

TREE ITIGATI N
TOTAL CALIPER INCHES TO MITIGATE: 1,380 INCHES TOTAL
TOTAL CALIPER INCHES OF TREES ON SITE: 3,302 INCHES
TOTAL OF EXEMPT TREE CALIPER INCHES: 266
TOTAL TREES MITIGATED ON SITE: 1,380 INCHES / 2 230 3" CAL. TREES

*ORNAMENTAL TREES USED IN UTILITY EASEMENTS

NOTE:
1. AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIALS.

NOTE:
THE PROPERTY LINE OF THE PROPOSED DEVELOPMENT IS NOT WITH 400' OF A RESIDENTIAL PROPERTY.

Texas 811

NOTE T E ONT TO E TONE T TT E O TON AND/OR E E AT O E TN T TE A O HONT E E AN BASED ON DES N DRA N S RE ORDS O T E ARO S T T COMPANIES AND ERE POSSIB E MEAS REMENTS TA EN NT E E D CORE STATES, INC DOES NOT ARANTEE T AT OCATIONS S O N ARE EXACT T E CONTRACTOR M ST CONTACT T E APPROPRIATE TI IT COMPANIES AT EXAT O RS BE ORE AN EXCA ATION TO RE EST EXACT IE D OCATIONS O TI ITES AS S C T E ENERA CONTRACTOR SHALL BE RESPONSIBE OR LOCATIN AND NCO ERIN EXISTIN TILITIES IN THE ICINT O THE PROPOSED IMPRO EMENTS AND TILIT CONNECTION POINTS PRIOR TO THE START O CONSTR CTION TO ASCERTAIN EXACT MATERIALS LOCATIONS, ELE ATIONS, ETC. AND THEIR POTENTIAL CON LICT WITH PROPOSED IMPRO EMENTS C SHALL CONS LT WITH CONSTR CTION MANAGER AND ENGINEER AS APPROPRIATE BE ORE PROCEEDING WITH WOR

EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.landscape-consultants.net

DATE: 3/29/2016

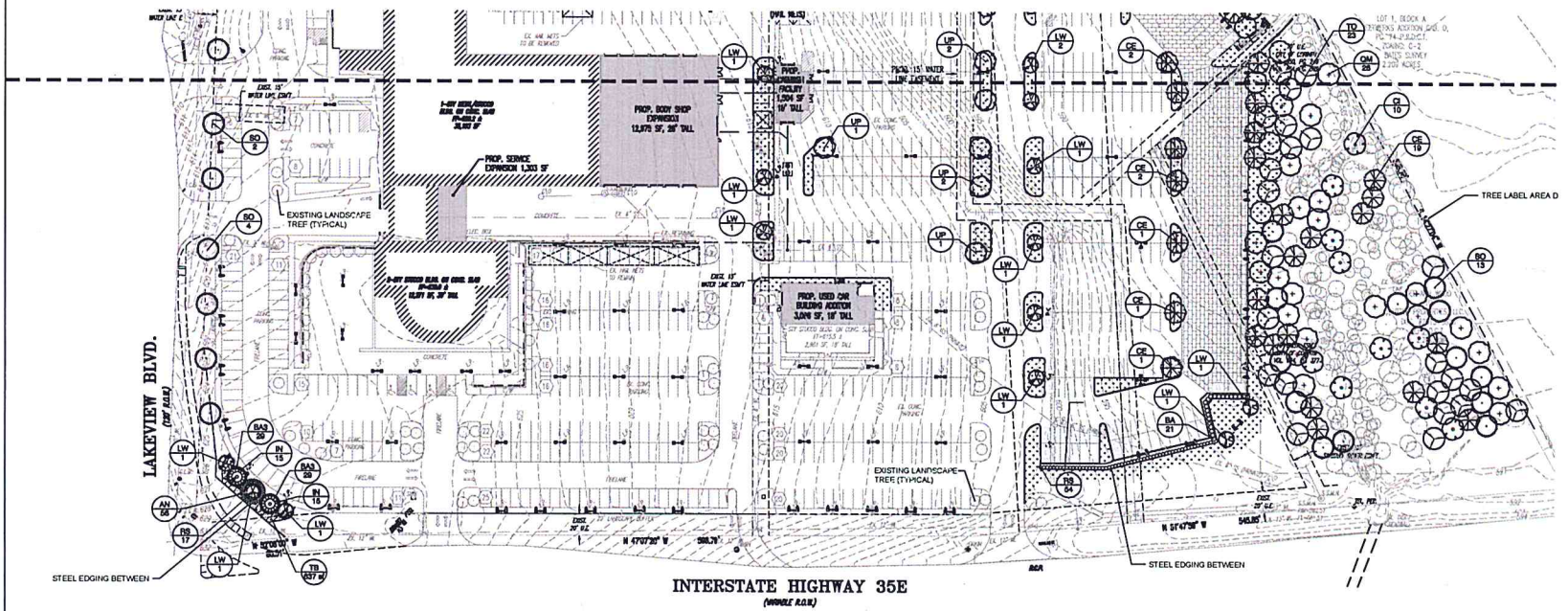
DYNAMIC ENGINEERING
1301 HONEST DYNAMIC ENGINEERING CONSULTANTS, PLLC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: LANDSCAPE PLAN

PROJECT: BILL UTTER FORD EXPANSION
LOT 1, BLOCK A, BILL UTTER FORD ADDITION
CITY OF CORINTH, DENTON COUNTY, TEXAS

JOB No: 1741-15-001
DATE: 03/29/2016
DRAWN BY: JWQ
DESIGNED BY: JWQ
CHECKED BY: RM
SCALE: (H) 1"=50' (V) 1"=
SHEET No: LP1 OF 0
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE
DEC Client Code: 1741
Rev. # 0

Rev. | Date | Comments | By



PLANT SCHEDULE

ORNAMENTAL TRESS	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SPACING	QTY
	CI	Carya / P a	B B	3"Cal	20' . .	20
	QM	Quercus acr car a / Burr Oa	B B	3"Cal	25' .c. u	60
	SO	Quercus s u ar / S u ar Re Oa	B B	3"Cal	20' .c. u	53
	TO	Quercus e a a / Te as Re Oa	B B	3"Cal	20' .c. u	55
	CE	Ulmus crass la / Ce ar Elm	B B	3"Cal	20' .c. m mum	50
	UP	Ulmus par la / C ese Elm	B B	3"Cal	20' .c. m mum	17
	LW	Lagerstroemia i ica 'Watermelo Re ' / Watermelo Re Crape Myrtle Multi tru 3 ca es mi imum	B B	2"Cal	20' o.c. mi imum	21
	AN	Berberis t u bergii 'Atropurpurea Na a' / D ar Re lea apa ses Barberry	3 gal		24" o.c.	56
	BA	Berberis t u bergii 'Atropurpurea' / Re Lea apa ese Barberry	5 gal		48" o.c.	21
	BA3	Berberis t u bergii 'Aurea Na a' / apa ese Barberry	3 gal		24" o.c.	58
	IN	Ilex omitoria 'Na a' / D ar Yaupo	5 gal		36" o.c.	30
	RS	Rhaphiolepis i ica 'S o White' / S o White l ia Ha thor	5 gal		36" o.c.	71
	CD	Cynodon dactylon / Common Bermuda Grass	sod			58,631 s
	TB	Trachelospermum asiaticum 'Bron e Beauty' / Bron e Beauty Asian asmine	1 gal			637 s
		EXISTING TREE				

LANDSCAPE CALCULATIONS

PARKING AN AP
TOTAL PARKING SPACES: 821
TOTAL LANDSCAPE AREA REQUIRED: 7,310 SF (10 SF PER PARKING SPACE)
TOTAL LANDSCAPE AREA PROVIDED: 20,385 SF
TREES REQUIRED: 41 TREES (ONE TREE/20 SPACES)
TREES PROVIDED: 41 TREES

TREE ITIGATI N
TOTAL CALIPER INCHES TO MITIGATE: 1,380 INCHES TOTAL
TOTAL CALIPER INCHES OF TREES ON SITE: 3,302 INCHES
TOTAL OF EXEMPT TREE CALIPER INCHES: 286
TOTAL TREES MITIGATED ON SITE: 1,380 INCHES / 2 230 3" CAL. TREES

NOTE:
1. AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIALS.

NOTE:
THE PROPERTY LINE OF THE PROPOSED DEVELOPMENT IS NOT WITH 400' OF A RESIDENTIAL PROPERTY.

Texas 811

NOTE T E ONT TO E TONE T TT E O TON ANGIOR E E ATON O E TN T E A O NONT E E AN BASED ON DES N N S RE ORDS O T E ARO S T T COMPANIES, AND ERE POSSIB E, MEAS REMENTS TA EN NT E IE D CORE STATES, INC DOES NOT ANANTEE T AT OCATIONS S O N ARE EXACT T E CONTRACTOR M ST CONTACT T E APPROPRIATE TI IT COMPANIES AT EAST O RS BE ORE AN EXCA ATION TO RE EST EXACT IE D OCATIONS O TI ITIES AS S C T E EMERA CONTRACTOR SHALL BE RESPONSIBLE OR LOCATIN AND NCO ERIN EXISTIN TILITIES IN THE ICINT O THE PROPOSED IMPRO EMENTS AND T&IT CONNECTION POINTS PRIOR TO THE START O CONSTR CTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELE ATIONS, ETC. AND THEIR POTENTIAL CON LICT WITH PROPOSED IMPRO EMENTS. C SHALL CONS LT WITH CONSTR CTION MANAGER AND ENGINEER AS APPROPRIATE BE ORE PROCEEDING WITH WOR

EVERGREEN DESIGN GROUP
(903) 680-6630
13303 Dallas Pkwy., Ste 300
Addison, TX 75001
www.landscape-consultants.net

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: LANDSCAPE PLAN

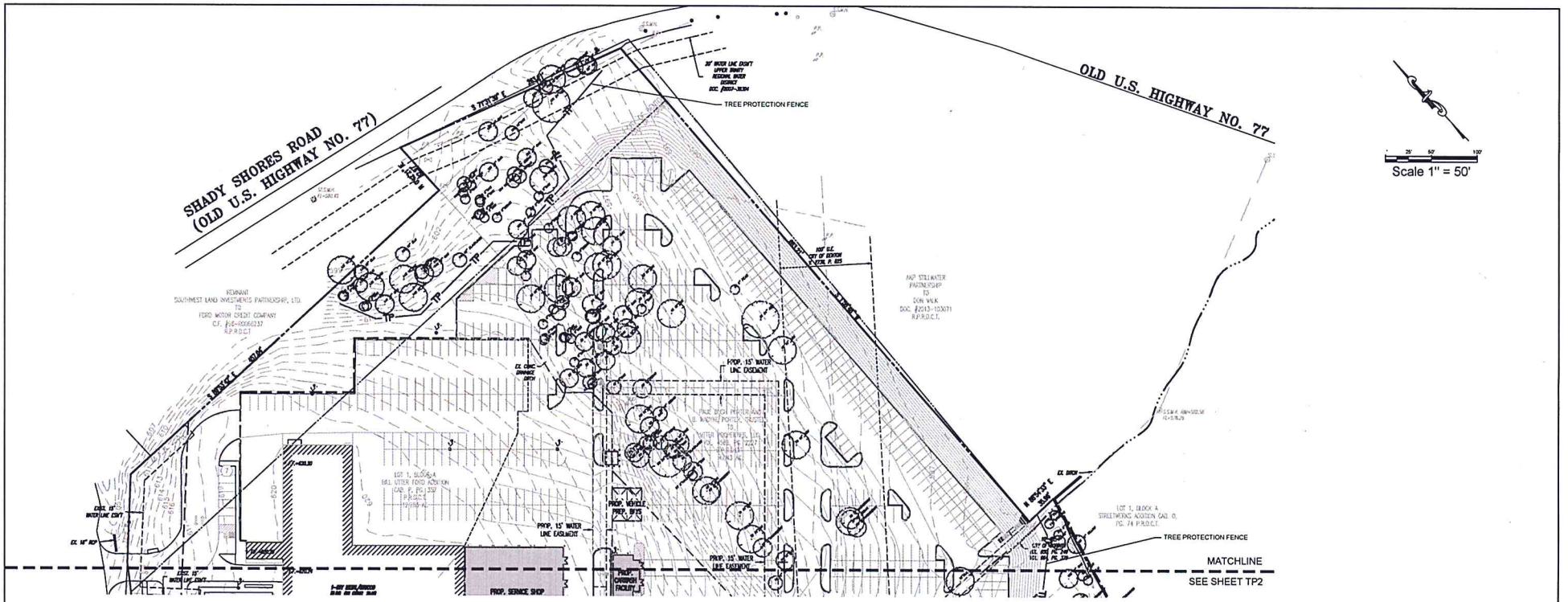
PROJECT: BILL UTTER FORD EXPANSION
LOT 1, BLOCK A, BILL UTTER FORD ADDITION
CITY OF CORINTH, DENTON COUNTY, TEXAS

JOB No: 1741-15-001
DRAWN BY: JWO
DESIGNED BY: JWO
CHECKED BY: RM
CONSTRUCTION CHECK: DATE:
CONSTRUCTION CHECK: DATE:
DEC Client Code: 1741

DATE: 03/29/2016
SCALE: (H) 1"=50' (V) -
SHEET No: LP2
OF 0
Rev. # 0

Rev. Date Comments

REGISTERED LANDSCAPE ARCHITECT
JOSEPH DUANE BOHN
3665
STATE OF TEXAS
DATE: 3/29/2016



TOTAL 00 TOOD 0AL 0BOD 0BOOOD 0 OBEX
TOTAL 00 OOOOOOT TOOD 0AL 0BOD 0BOOOD 0 OOX
TOTAL 00 TOOD 0AL 0BOD 0OD 0OOOOOO OBEX
TOTAL TOOD 0 0BEATBOD 0OOOOBOD 0 OBEX
*EXEMPT TOEEO OOT 0OOOTEO 0 TOTAL

DATE: 2/29/2016

EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.landscape-consultants.net

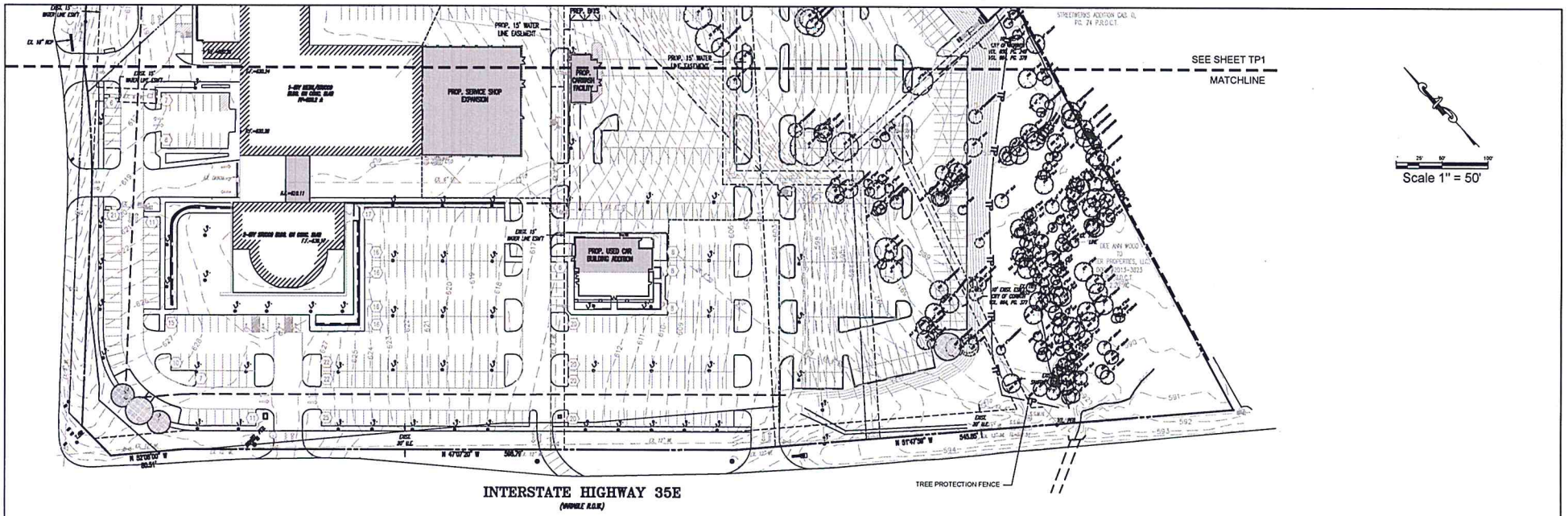
DYNAMIC ENGINEERING
(DM) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTANTS • PLANNING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: TREE SURVEY/TREE PROTECTION PLAN

PROJECT: BILL UTTER FORD EXPANSION
LOT 1, BLOCK A, BILL UTTER FORD ADDITION
CITY OF CORINTH, DENTON COUNTY, TEXAS

JOB No: 1741-15-001	DATE: 03/01/2016
DRAWN BY: JWQ	SCALE: (V) 1"=50' (V)
DESIGNED BY: JWQ	SHEET No: TP1
CHECKED BY: RM	OF 0
CONSTRUCTION CHECK DATE	
CONSTRUCTION CHECK DATE	
DEC Client Code: 1741	Rev. # 0

Rev. | Date | Comments | By



TOTAL OOTOOO OAL@OO @OOOOO O CEEE
TOTAL OOOOOOOT TOOO OAL@OO @OOOOO O CEE
TOTAL OOTOOO OAL@OO OOO OOOOOO CEEE
TOTAL TOOO OO@ATG@O OOOOOOO O CEEE
*EXEMPT TOEEO OOT OOOOTEO @ TOTAL

DATE: 2/29/2016

EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.landscape-consultants.net

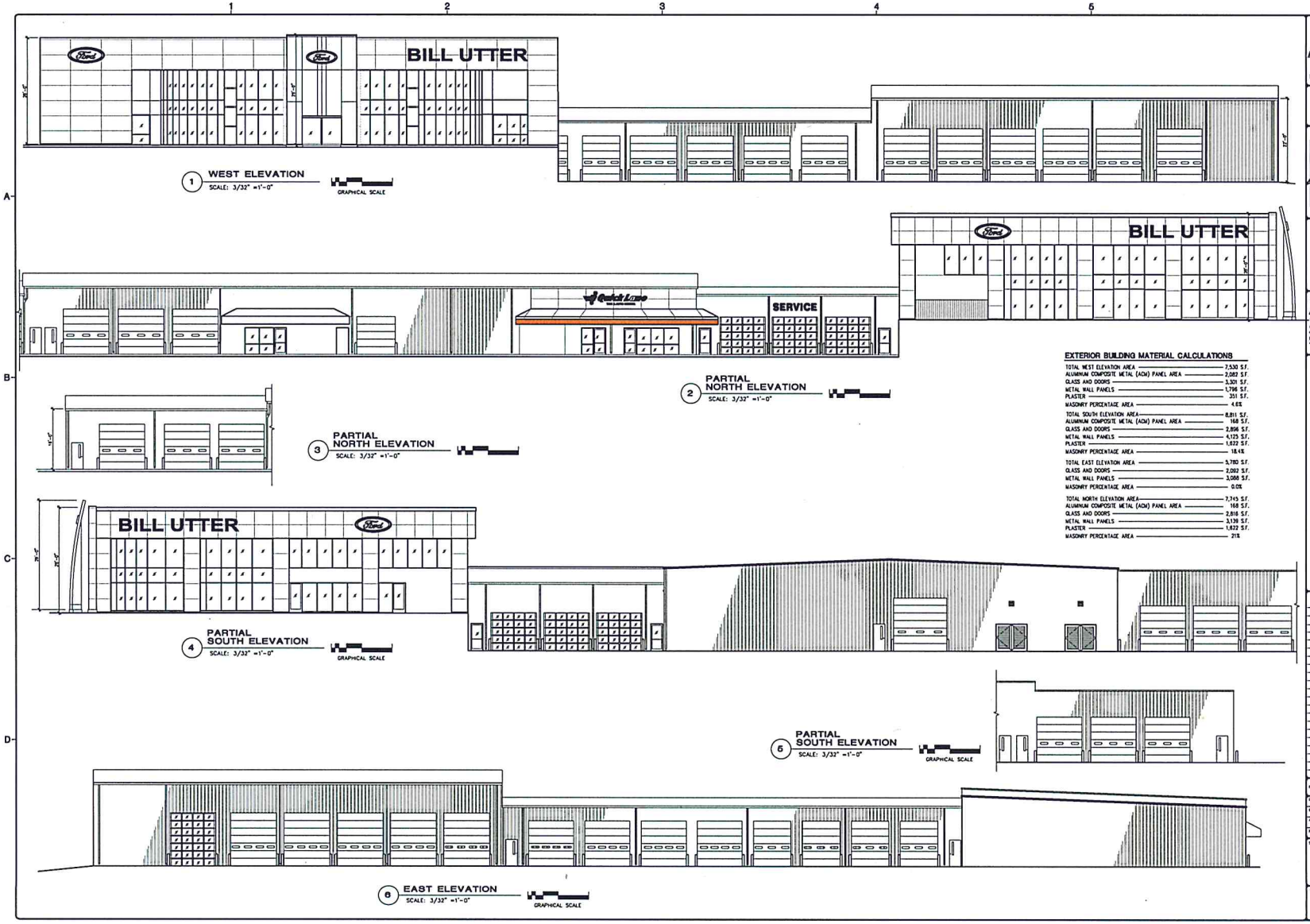
DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: TREE SURVEY/TREE PROTECTION PLAN

PROJECT: BILL UTTER FORD EXPANSION
LOT 1, BLOCK A, BILL UTTER FORD ADDITION
CITY OF CORINTH, DENTON COUNTY, TEXAS

JOB No: 1741-15-001	DATE: 03/01/2016
DRAWN BY: JWO	SCALE: (V) 1"=50' (H)
DESIGNED BY: JWO	SHEET No: TP2
CHECKED BY: RM	
CONSTRUCTION CHECK DATE	
CONSTRUCTION CHECK DATE	OF 0
DEC Client Code: 1741	Rev. # 0

Rev. | Date | Comments | By



1 WEST ELEVATION
SCALE: 3/32" =1'-0"
GRAPHICAL SCALE

2 PARTIAL NORTH ELEVATION
SCALE: 3/32" =1'-0"

3 PARTIAL NORTH ELEVATION
SCALE: 3/32" =1'-0"

4 PARTIAL SOUTH ELEVATION
SCALE: 3/32" =1'-0"
GRAPHICAL SCALE

5 PARTIAL SOUTH ELEVATION
SCALE: 3/32" =1'-0"
GRAPHICAL SCALE

6 EAST ELEVATION
SCALE: 3/32" =1'-0"
GRAPHICAL SCALE

EXTERIOR BUILDING MATERIAL CALCULATIONS

TOTAL WEST ELEVATION AREA	7,530 S.F.
ALUMINUM COMPOSITE METAL (ACM) PANEL AREA	2,082 S.F.
GLASS AND DOORS	3,301 S.F.
METAL WALL PANELS	1,796 S.F.
PLASTER	351 S.F.
MASONRY PERCENTAGE AREA	4.6%
TOTAL SOUTH ELEVATION AREA	8,811 S.F.
ALUMINUM COMPOSITE METAL (ACM) PANEL AREA	168 S.F.
GLASS AND DOORS	2,896 S.F.
METAL WALL PANELS	4,125 S.F.
PLASTER	1,822 S.F.
MASONRY PERCENTAGE AREA	18.4%
TOTAL EAST ELEVATION AREA	5,780 S.F.
GLASS AND DOORS	2,092 S.F.
METAL WALL PANELS	3,088 S.F.
MASONRY PERCENTAGE AREA	0.0%
TOTAL NORTH ELEVATION AREA	7,745 S.F.
ALUMINUM COMPOSITE METAL (ACM) PANEL AREA	168 S.F.
GLASS AND DOORS	2,816 S.F.
METAL WALL PANELS	3,138 S.F.
PLASTER	1,822 S.F.
MASONRY PERCENTAGE AREA	21%

ASM
ARCHITECTS, INC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS

17000 PRESTON RD.
SUITE 322
DALLAS, TEXAS 75248
PHONE (972)267-0588
FAX (972)713-7955

REGISTERED ARCHITECT
STATE OF TEXAS

ISSUED 03/01/16

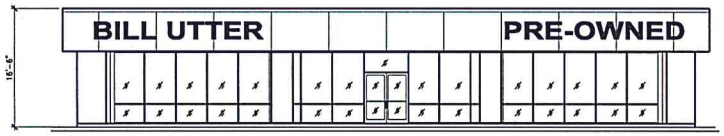
Copyright © 2016
ASM ARCHITECTS, INC.
This drawing is not to be reproduced, either in whole or in part, without the permission of ASM Architects, Inc.

RENOVATIONS AND ADDITIONS TO:
BILL UTTER FORD
4901 SOUTH I-35 E
DENTON, TEXAS 76205

REVISIONS

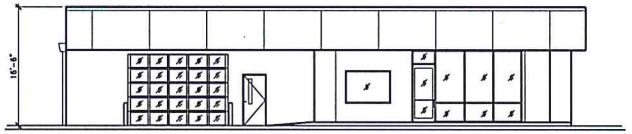
NO	DESCRIPTION	DATE

ISSUE DATE: 03/30/16
DRAWN BY:
CHECKED BY:
APPROVED BY:
PROJ. NO.: 1508
SHEET TITLE: EXTERIOR ELEVATIONS
DWG. NO.: A3-1



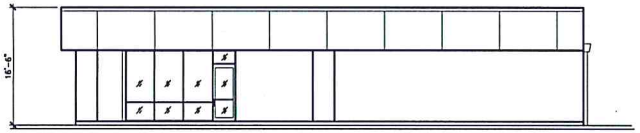
1 WEST ELEVATION
SCALE: 1/8" =1'-0"

0 4' 8' 16'
GRAPHICAL SCALE



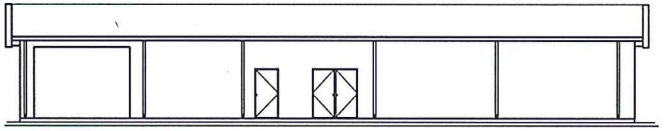
2 NORTH ELEVATION
SCALE: 1/8" =1'-0"

0 4' 8' 16'
GRAPHICAL SCALE



3 SOUTH ELEVATION
SCALE: 1/8" =1'-0"

0 4' 8' 16'
GRAPHICAL SCALE



4 EAST ELEVATION
SCALE: 1/8" =1'-0"

0 4' 8' 16'
GRAPHICAL SCALE

EXTERIOR BUILDING MATERIAL CALCULATIONS
PRE-OWNED BUILDING

TOTAL WEST ELEVATION AREA	1,443 S.F.
ALUMINUM COMPOSITE METAL (ACM) PANEL AREA	540 S.F.
GLASS AND DOORS	2,542 S.F.
PLASTER	144 S.F.
MASONRY PERCENTAGE AREA	10%
TOTAL SOUTH ELEVATION AREA	1,158 S.F.
ALUMINUM COMPOSITE METAL (ACM) PANEL AREA	435 S.F.
GLASS AND DOORS	158 S.F.
PLASTER	565 S.F.
MASONRY PERCENTAGE AREA	48%
TOTAL EAST ELEVATION AREA	984 S.F.
GLASS AND DOORS	65 S.F.
PLASTER	919 S.F.
MASONRY PERCENTAGE AREA	93%
TOTAL NORTH ELEVATION AREA	1,158 S.F.
ALUMINUM COMPOSITE METAL (ACM) PANEL AREA	435 S.F.
GLASS AND DOORS	345 S.F.
PLASTER	378 S.F.
MASONRY PERCENTAGE AREA	32%

ASM
ARCHITECTS, INC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS

17000 PRESTON RD.
SUITE 322
DALLAS, TEXAS 75248
PHONE (972)267-0588
FAX (972)713-7955

REGISTERED ARCHITECT
REGINALD WASHINGTON
19648
STATE OF TEXAS

ISSUED 03/01/16

Copyright © 2016
ASM ARCHITECTS, INC.
This drawing is not to be reproduced, either in whole or in part without the permission of ASM Architects, Inc.

RENOVATIONS AND ADDITIONS TO:
BILL UTTER FORD
4901 SOUTH I-35 E
DENTON, TEXAS 76205

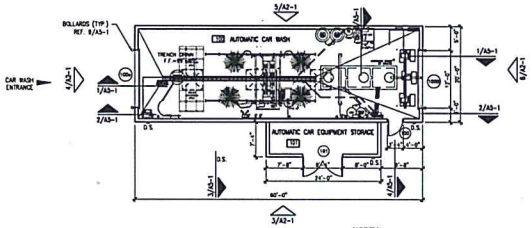
REVISIONS

NO	DESCRIPTION	DATE

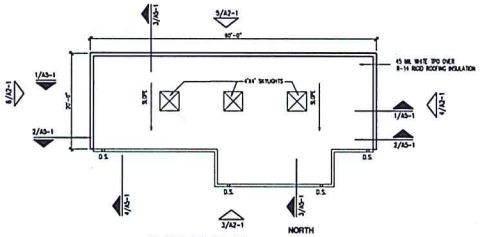
ISSUE DATE: 03/30/16
DRAWN BY:
CHECKED BY:
APPROVED BY:
PROJ. NO.: 1508
SHEET TITLE:
PREOWNED EXTERIOR ELEVATIONS
DWG. NO.:
A3-2

EXTERIOR MATERIALS AND FINISHES

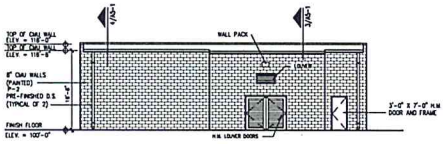
NO.	LOCATION	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	CONTACT
P-2	EXTERIOR PAINT AT CMU WALLS	CLIDDEN PROFESSIONALS ORDER NUMBER: A2004 COLOR: UNIVERSAL GREY		800-984-5444



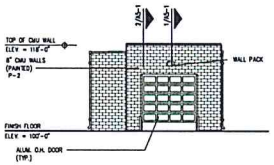
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH
GRAPHICAL SCALE



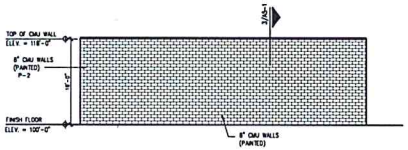
2 ROOF PLAN
SCALE: 1/8" = 1'-0"
NORTH
GRAPHICAL SCALE



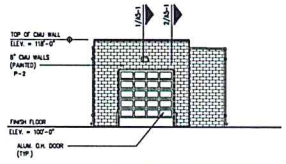
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
GRAPHICAL SCALE



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"
GRAPHICAL SCALE

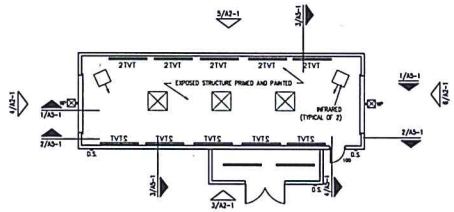


5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
GRAPHICAL SCALE



6 WEST ELEVATION
SCALE: 1/8" = 1'-0"
GRAPHICAL SCALE

REFLECTED CEILING LEGEND	
2TVT	2 FT. FLUOR. DROP LENS SURFACE MOUNT DESCRIPTION
WP	WORK WALL PACK



7 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
NORTH
GRAPHICAL SCALE

REVIEW DRAWINGS NOT FOR CONSTRUCTION OR PERMITTING

ASM ARCHITECTS, INC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS
17000 PRESTON RD
SUITE 372
DALLAS, TEXAS 75248
PHONE (972)267-0566
FAX (972)713-7955

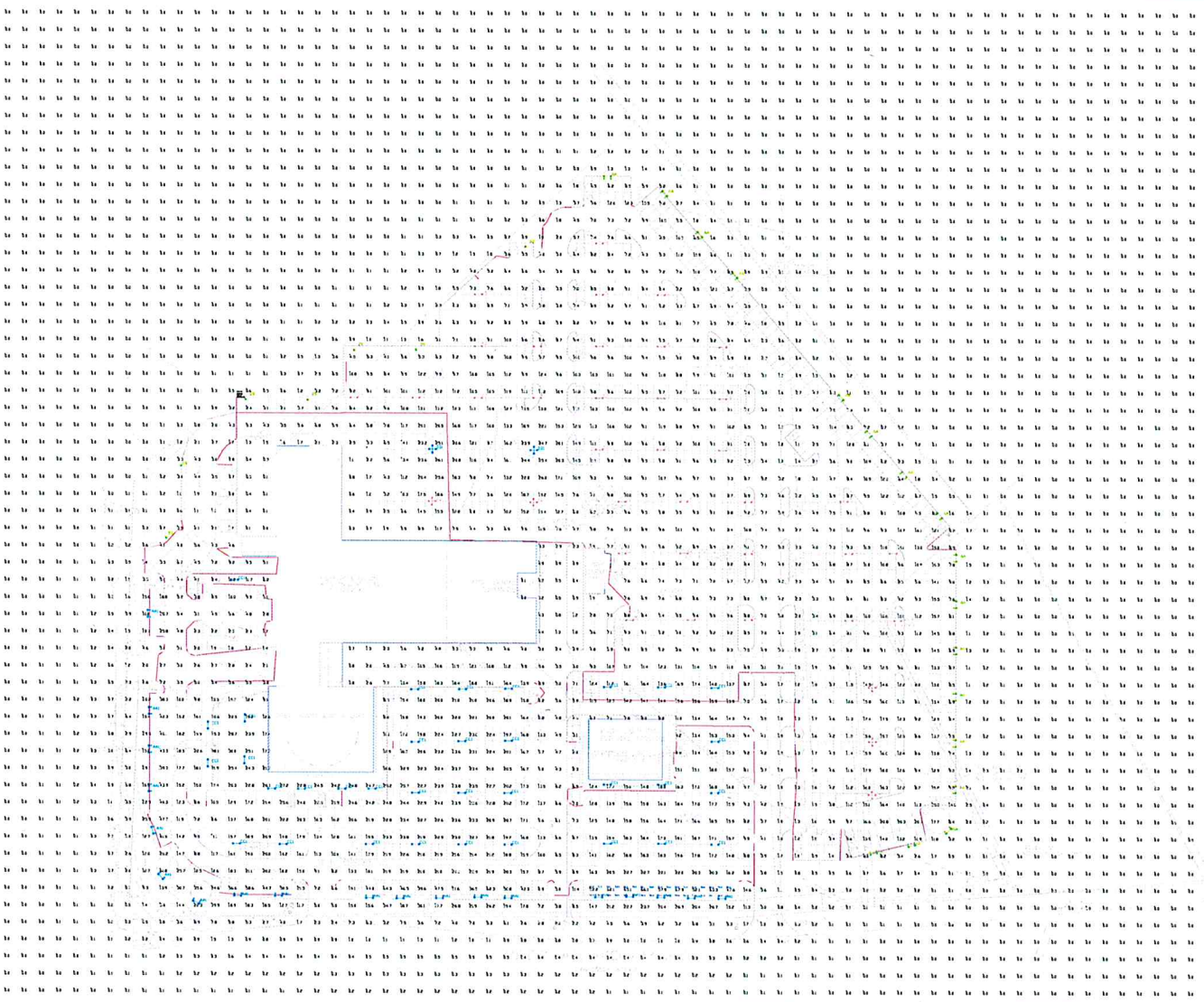
Copyright © 2016
ASM ARCHITECTS, INC.
This drawing is not to be reproduced, either in whole or in part without the permission of architect.

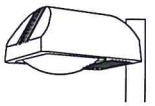
RENOVATIONS AND ADDITIONS TO:
BILL UTTER FORD
4901 SOUTH I-35 E
DENTON, TEXAS 76205

REVISIONS

NO	DESCRIPTION	DATE

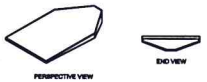
ISSUE DATE: 03/30/16
DRAWN BY:
CHECKED BY:
APPROVED BY:
PROJ. NO.: 1508
SHEET TITLE: AUTOMATIC CAR WASH PLANS AND ELEVATIONS
DWG. NO. A2-11





CHALLENGER

XLCM
LED Crossover Area Light



Crossover SOLID-STATE LIGHTING

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	Illuminance	Fc	4.24	67.9	0.0	NA	NA
FRONT LINE TYPICAL	Illuminance	Fc	56.74	74.3	39.6	1.43	1.88
EXISTING AREAS	Illuminance	Fc	21.17	74.3	0.7	30.24	106.14
NEW LOT AREA	Illuminance	Fc	8.84	26.0	0.4	22.10	65.00

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum Lumens	Arr. Watts
	17	AA	DIRO" 2RTD	XLCM-FTE-LED-HO-CW-HSS-DIBORDT-24" MH	1.000	N.A.	29210	529.2
	7	BB	SINGLE	XLCM-FTE-LED-HO-CW-HSS-SINGLE-24" MH	1.000	N.A.	14605	264.6
	33	CC	DIRO"	XLCM-SE-LED-HO-CW-DIRO-24" MH	1.000	N.A.	42346	533.4
	5	DD	4 @ 90 DEGREES	XLCM-SC-LED-HO-CW-QUAD-24" MH	1.000	N.A.	84692	1078.8
	19	AAI	DIRO" 2RTD	CHV-FA-775-NWPSMV-CT-DIBORDT-24" MH	0.900	66000	80188	1690
	34	CCI	DIRO"	CHV-S-775-NWPSMV-CT-DIRO-24" MH	0.900	66000	90424	1690
	2	DDI	4 @ 90 DEGREES	CHV-S-775-NWPSMV-CT-QUAD-24" MH	0.900	66000	180848	3380

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts_1
Total Watts = 130200.0

LIGHTING PROPOSAL LO-130706-2A

BILL UTTER FORD
DENTON, TX

BY: SMB | DATE: 12/17/2015 | REV:2/28/2016 | SHEET 1 OF 1

SCALE: 1"=60' | 0 60