



PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

SPECIAL HOLIDAY SESSION MEETING

**MONDAY, NOVEMBER 14, 2016 – 7:00 P.M.**

City of Corinth ♦ 3300 Corinth Parkway ♦ Corinth, Texas 76208  
940-498-3260 ♦ 940-498-3266 Fax ♦ [www.cityofcorinth.com](http://www.cityofcorinth.com)  
Bill Heidemann, Mayor



\*\*\*\* PUBLIC NOTICE \*\*\*\*

**NOTICE OF THE CITY OF CORINTH  
PLANNING AND ZONING COMMISSION SPECIAL HOLIDAY SESSION  
MONDAY, NOVEMBER 14, 2016 7:00 P.M.  
CITY HALL – 3300 CORINTH PARKWAY**

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**CALL TO ORDER, INVOCATION**

**PUBLIC HEARING / BUSINESS AGENDA ITEM**

1. TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT RICHARD FRONTERHOUSE, WITH GLENN THURMAN, INC., AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER MERITAGE HOMES OF TEXAS, LLC., FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW A “TEMPORARY CONCRETE BATCH PLANT” ON PROPERTY ZONED PLANNED DEVELOPMENT (PD) SF-4, SINGLE-FAMILY RESIDENTIAL DISTRICT ON APPROXIMATELY 0.568 ACRES OUT OF A TOTAL 31.368 ACRE TRACT OF LAND SITUATED IN THE WILLIAM C. GARRISON SURVEY, ABSTRACT NO. 508, THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1383 AND THE D.A. WARE SURVEY, ABSTRACT NO. 1580, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING A CALLED 18.789 ACRE TRACT OF LAND DESCRIBED IN DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN INSTRUMENT 2015-107509, DEED RECORDS, DENTON COUNTY, TEXAS, TRACTS ONE AND TWO DESCRIBED IN DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN INSTRUMENT 2015-107059 OF SAID DEED RECORDS AND TRACTS 1-5, DESCRIBED IN DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN INSTRUMENT 2015-107065 OF SAID DEED RECORDS. THIS PROPERTY IS LOCATED ON THE EAST SIDE OF POST OAK DRIVE, NORTH OF LAKE SHARON DRIVE.
  - 1a. Consider and act on a Specific Use Permit (SUP) to allow a “Temporary Concrete Batch Plant” for approximately thirty days on property zoned Planned Development (PD) SF-4, Single-Family Residential District on approximately 0.568 acres out of a total 31.368 acre tract of land situated in the William C. Garrison Survey, Abstract No. 508, the William Wilson Survey, Abstract No. 1383 and the D.A. Ware Survey, Abstract No. 1580, City of Corinth, Denton County, Texas, and being a called 18.789 acre tract of land described in deed to Meritage Homes of Texas, LLC, recorded in Instrument 2015-107509, Deed Records, Denton County, Texas, Tracts One and Two described in deed to Meritage Homes of Texas, LLC, recorded in Instrument 2015-107059 of said Deed Records and Tracts 1-5, described in deed to Meritage Homes of Texas, LLC, recorded in Instrument 2015-107065 of said Deed Records. This property is located on the east side of Post Oak Drive, north of Lake Sharon Drive.

**BUSINESS AGENDA ITEM**

2. Consider and act on a Site Plan for Panda Express to be located on Lot 5, Block A, Swisher 35E Addition in the City of Corinth, Denton County, Texas.
3. Consider and act on a Site Plan for Arby's to be located on Lot 1R, Block A, Swisher 35E Addition in the City of Corinth, Denton County, Texas.
4. Consider and act on a Site Plan for Popeye's Restaurant to be located on Lot 1R, Block A, Swisher 35E Addition in the City of Corinth, Denton County, Texas.
5. Consider and act on Minutes from the September 26, 2016 Planning and Zoning Commission Regular Session.

**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 8<sup>th</sup> day of November, 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.

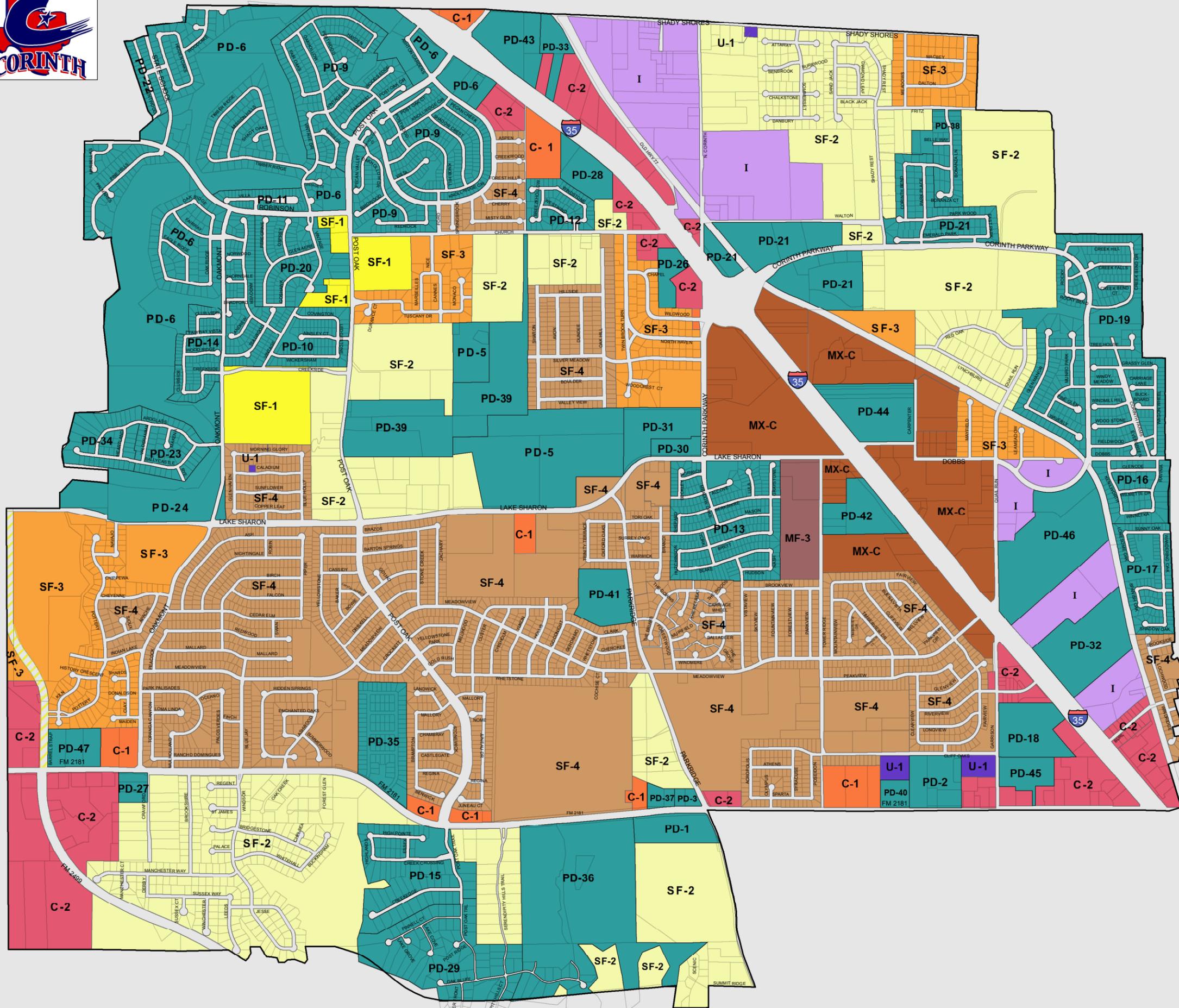
Corinth City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 940.498-3200 or FAX 940.498-7505 for more information.

**BRALE IS NOT AVAILABLE**





# City of Corinth Zoning Map

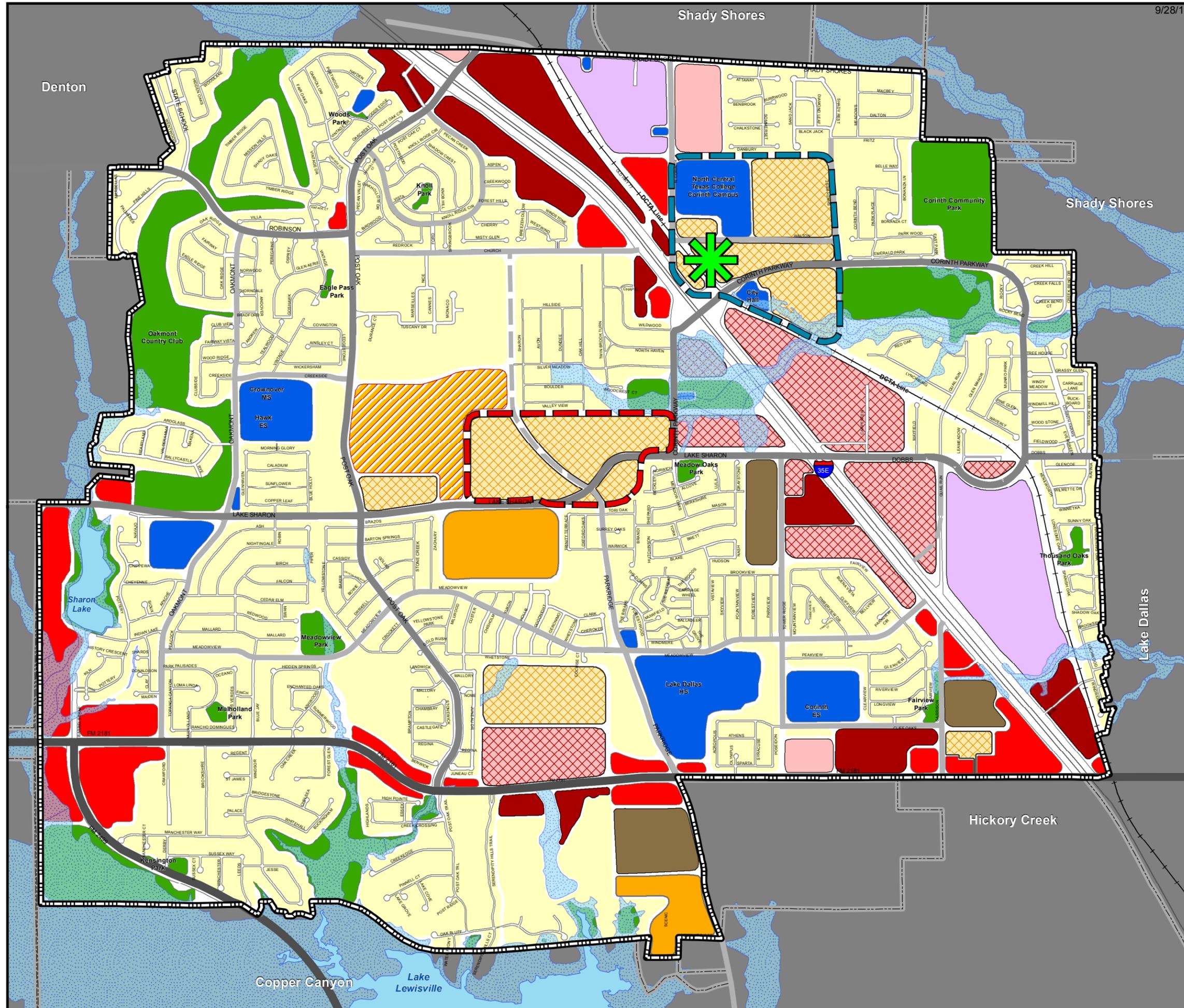


## Legend

- Zoning Districts**
- Future FM 2499
  - C-1 Commercial
  - C-2 Commercial
  - C-3 Commercial
  - I Industrial
  - MF-1 Multi-Family Residential
  - MF-2 Multi-Family Residential
  - MF-3 Multi-Family Residential
  - MHD Modular Home District
  - MX-C Mixed Use Commercial
  - PD Planned Development
  - SF-1 Single Family Residential
  - SF-2 Single Family Residential
  - SF-3 Single Family Residential
  - SF-4 Single Family Residential
  - U-1 Utility



# Future Land Use Plan



### Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Residential
- Mixed Use with Residential
- Parks and Open Space
- Public/Semi-Public
- Mixed Use Non-Residential
- Office/Business Park
- Retail
- Commercial
- Industrial

- Multi-Modal Transit Center
- Transit Oriented Development
- Corinth City Center

### Road Types

- Major Arterial
- Minor Arterial
- Collector
- Corinth City Limits
- FEMA 100 Year Floodplain

## Plate 4-1

Note:  
A Comprehensive Plan shall not constitute zoning district regulations or establish zoning district boundaries.





**PUBLIC HEARING / BUSINESS AGENDA #1 & 1a.**

**Planning and Zoning Commission Special Holiday Session  
November 14, 2016**

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**AGENDA ITEM**

1. **PUBLIC HEARING:** TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT RICHARD FRONTERHOUSE, WITH GLENN THURMAN, INC., AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER MERITAGE HOMES OF TEXAS, LLC., FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW A “TEMPORARY CONCRETE BATCH PLANT” ON PROPERTY ZONED PLANNED DEVELOPMENT (PD) SF-4, SINGLE-FAMILY RESIDENTIAL DISTRICT ON APPROXIMATELY 0.568 ACRES OUT OF A TOTAL 31.368 ACRE TRACT OF LAND SITUATED IN THE WILLIAM C. GARRISON SURVEY, ABSTRACT NO. 508, THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1383 AND THE D.A. WARE SURVEY, ABSTRACT NO. 1580, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING A CALLED 18.789 ACRE TRACT OF LAND DESCRIBED IN DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN INSTRUMENT 2015-107509, DEED RECORDS, DENTON COUNTY, TEXAS, TRACTS ONE AND TWO DESCRIBED IN DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN INSTRUMENT 2015-107059 OF SAID DEED RECORDS AND TRACTS 1-5, DESCRIBED IN DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN INSTRUMENT 2015-107065 OF SAID DEED RECORDS. THIS PROPERTY IS LOCATED ON THE EAST SIDE OF POST OAK DRIVE, NORTH OF LAKE SHARON DRIVE.
- 1a. **BUSINESS:** Consider and act on a Specific Use Permit (SUP) to allow a “Temporary Concrete Batch Plant” for approximately thirty days on property zoned Planned Development (PD) SF-4, Single-Family Residential District on approximately 0.568 acres out of a total 31.368 acre tract of land situated in the William C. Garrison Survey, Abstract No. 508, the William Wilson Survey, Abstract No. 1383 and the D.A. Ware Survey, Abstract No. 1580, City of Corinth, Denton County, Texas, and being a called 18.789 acre tract of land described in deed to Meritage Homes of Texas, LLC, recorded in Instrument 2015-107509, Deed Records, Denton County, Texas, Tracts One and Two described in deed to Meritage Homes of Texas, LLC, recorded in Instrument 2015-107059 of said Deed Records and Tracts 1-5, described in deed to Meritage Homes of Texas, LLC, recorded in Instrument 2015-107065 of said Deed Records. This property is located on the east side of Post Oak Drive, north of Lake Sharon Drive.

**AGENDA ITEM DESCRIPTION**

A Temporary Concrete Batch Plant is proposed for a duration of approximately thirty days on approximately 0.568 acres out of the recently approved planned development for Terrace Oaks Phase One located on the east side of Post Oak Dr., north of Lake Sharon Dr., in order to pave public right-of-way that is being dedicated to the City as part of phase one of the proposed 108 single-family lot residential subdivision and 7 common area lots. The property is zoned Planned Development (PD) SF-4, Single-Family Residential District. The preliminary and final plat for the single-family subdivision was approved by the Planning and Zoning Commission on April 18, 2016.

“Concrete Batch Plants” are only allowed by-right in the U-1, Utility District with conditional standards. All other zoning districts require approval of a Specific Use Permit (SUP) with conditional standards. The applicant is meeting or exceeding all Conditional Standards for a Concrete Batch Plant per Section 2.07.04 of

the Unified Development Code, as well as all requirements of the Texas Commission on Environmental Quality.

The maximum height of the “wet” batch plant stackers will be 20’ tall, and the closest distance from a single family residential property line will be 300’ and 1027’ from the furthest point. The batch plant stackers and equipment will not have lighting and will produce a noise level of an average of 75 dB (decibels) and will only produce 85 dB on start-up of the mixer. The average of 75 dB is typical of noise produced by a vacuum cleaner or average radio and 85 dB is typical of heavy traffic, a noisy restaurant or a power lawn mower.

Prior to the public hearing, staff asked the applicant to meet with the adjacent residents and address any concerns. The applicant stated that they have met with several of the adjacent residents and will continue to meet with the remaining adjacent residents prior to the public hearing. Please see the attached letters of support submitted by the applicant.

**NOTIFICATION TO PUBLIC**

Prior to the Planning and Zoning Commission meeting, public hearing notifications were sent to 15 property owners located within 200’ of the subject property. Notices of public hearing were posted on the subject property along Post Oak Drive.

Please see the Conditional Development Standards for Concrete Batch Plants below:

| <b>CONDITIONAL DEVELOPMENT STANDARDS 2.07.04 (7).<br/>CONCRETE BATCH PLANT</b>   |  |
|--|--|
| <b>Required</b>  | <b>Proposed</b>  |
| All Buildings and Equipment fenced with a chain link fence   | 10’ Chain Link Fence   |
| Site Plan meeting all of the following requirements:<br><br>1. Provide Site Plan<br>2. Building Permit Approved<br>3. Min. Setback from all neighboring Residential Districts = 300’<br>4. Vehicular Access paved sufficiently to allow Emergency Vehicle Access<br><br>5. Copy of TCEQ (Texas Commission on Environmental Quality) approved permit prior to issuance of Building Permits<br><br>6. Council may impose additional conditions | Site Plan Attached<br>Pending SUP Approval<br><br>Min. 300’<br>Internal access limed and compacted<br><br>TCEQ Permit Pending<br><br>TBD |

#### **2.04.04 SF-4 Single Family Residential (Detached) - Development Standards**

1. UDC 2.07.07 **Accessory Buildings and Uses** shall apply, except as shown on the attached Site Plan.
2. UDC 2.09.01 **Landscape Regulations** shall not apply.
3. UDC 2.09.02 **Tree Preservation Regulations** shall apply.
4. UDC 2.09.03 **Vehicle Parking Regulations** shall not apply.
5. UDC 2.09.04 **Building Façade Material Standards** shall not apply.
6. UDC 2.09.05 **Residential Adjacency Standards** shall not apply.
7. UDC 2.09.06 **Nonresidential Architectural Standards** shall not apply.
8. UDC 2.09.07 **Lighting and Glare Regulations** shall apply.
9. UDC 4.01 **Sign Regulations** shall apply.
10. UDC 4.02 **Fence and Screening Regulations** shall apply, except as shown on the attached Site Plan.

#### **FINANCIAL SUMMARY**

**Source of Funding:** No funding is required.

#### **RECOMMENDATION**

Staff recommends **APPROVAL** of the Temporary SUP, subject to TCEQ permit approval and subject to the expiration of the SUP on the 30<sup>th</sup> day after a building permit is issued.

The Concrete Batch Plant will only be in operation for approximately 7 days, and on-site a total of two weeks, including set-up and tear-down of equipment. The batch plant will be less intrusive to the adjacent single-family residential homes than a traditional pour of concrete that would have numerous concrete truck traffic, continuous noise and dust, and a longer construction period. The proposed Temporary Concrete Batch Plant will be on-site for approximately two weeks, and will allow the concrete to be self-contained within the equipment and poured on-site, as opposed to being continuously trucked-in.

In addition to the requirements of the Unified Development Code, Concrete Batch Plants are also regulated and must apply for permits with the Texas Commission on Environmental Quality and must comply with all State requirements.

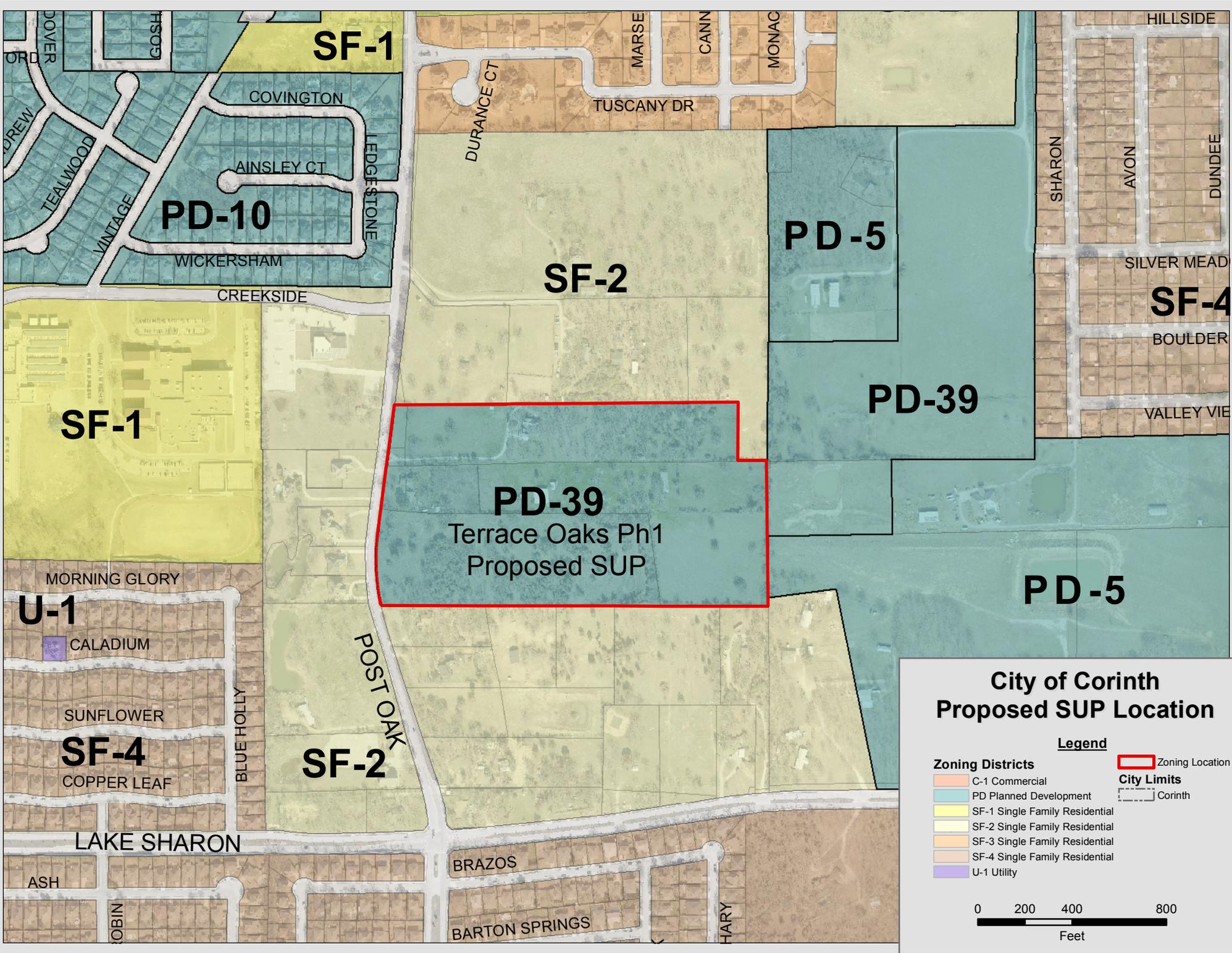
#### **ATTACHMENTS / SUPPORTING DOCUMENTS**

Zoning Location Map  
Letter of Intent  
Texas Commission on Environmental Quality Air Permit Application Packet  
Maps with Distances to Residential Property Lines  
Site Plan  
Tree Survey/Tree Preservation Plans  
Letters of Support from Adjacent Property Owners

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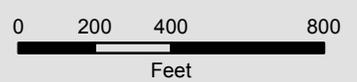
Submitted By: Lori Levy  
Department: Planning and Development  
Finance Review: Yes \_\_\_ NA X  
Legal Review: Yes \_\_\_ NA X

Director Review and Approval



### City of Corinth Proposed SUP Location

- Legend**
- Zoning Districts**
    - C-1 Commercial
    - PD Planned Development
    - SF-1 Single Family Residential
    - SF-2 Single Family Residential
    - SF-3 Single Family Residential
    - SF-4 Single Family Residential
    - U-1 Utility
  - City Limits**
    - Corinth
  - Zoning Location** (indicated by a red outline)





Flatland Environmental, LLC  
606 Cedar Drive  
Pilot Point, TX 76258  
940-783-7770  
[rlfhouse@flatlandenvironmental.com](mailto:rlfhouse@flatlandenvironmental.com)

City of Corinth  
3300 Corinth Parkway  
Corinth, TX 76208

Re: Concrete Batch Plant Standards – Terrace Oaks Phase 1 / Glenn Thurman, Inc.  
(GTI)

Department of Planning,

It is the intent of Glenn Thurman Inc. to apply for a Special Use Permit from the City of Corinth to operate a temporary concrete batch plant. This temporary plant will be in use approximately two weeks. The plant will be used to pave public right of way to be donated to the City of Corinth.

Attached are the following hard copies and thumb drive with pdfs.

- Universal Application and SUP Checklist
- Plat illustrating plant placement onsite.
- Erosion Control Plan illustrating plant layout details / chain link fence.
- Plant flow diagram.
- Letter stating Conditional Standards compliance.
- TCEQ Air Submittal.
- Proof of TCEQ Stormwater Permit.

Please contact me with any questions or concerns.

Regards,

Richard Fronterhouse  
Manager



**GLENN THURMAN, INC.**

P.O. Box 850842, Mesquite, TX 75185. Phone 972-286-6333 Fax 972-557-5096

September 29, 2016

TCEQ – Air Permits  
2309 Gravel Drive  
Fort Worth, TX 76118

I am submitting the following information with attachments regarding the utilization of a temporary concrete batch plant. Be advised that this temporary concrete batch plant will supply concrete for the street improvements on a public works project. This information is supplied as per the Standard Permit General Conditions.

Owner / Operator – Glenn Thurman, Inc.  
Standard Permit No. – 51497L015  
Customer Reference No. – CN600451538  
Batch Plant Permit – BP-7

Project Name – Terrace Oaks  
Plant Location – Located approximately 1315' N/E of the intersection of Lake Sharon Drive and Post Oak Road in Corinth, TX. Please see attached maps.

Concrete Plant Serial No. – 81207401  
TCEQ Account No. – 92-6984-E  
Regulated Entity No. – RN100765114  
Estimated Start Date – 11-1-16  
Estimated Completion Date – 11-14-16

Please give me a call should you have any concerns regarding this notification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Fronterhouse', written over a horizontal line.

Richard Fronterhouse  
Cell – 940-783-7770  
rlfhouse@flatlandenvironmental.com

Sent Via USPS for delivery on - 10-1-16



Texas Commission on Environmental Quality  
Table 20  
Concrete Batch Plants

The following table is designed to help you confirm that you meet the requirements of Title 30 Texas Administrative Code Chapter 116. Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality Air Permits Division website at [http://www.tceq.texas.gov/permitting/air/air\\_permits.html](http://www.tceq.texas.gov/permitting/air/air_permits.html).

| Please Complete the Following   |   |   |   |  |            |      |           |
|---|---|---|---|--|------------|------|-----------|
| Company Name: Glenn Thurman, Inc.   |   |   |   |  |            |      |           |
| Plant identification or name: BP-7  |   |   |   |  |            |      |           |
| Type of plant:  | <input type="checkbox"/> Permanent              | <input checked="" type="checkbox"/> Temporary | <input type="checkbox"/> Specialty Mix          |  |            |      |           |
| Type of batching that will be accomplished  | <input type="checkbox"/> Wet (Rotary Mix Truck) | <input type="checkbox"/> Dry                  | <input checked="" type="checkbox"/> Central Mix |  |            |      |           |
| Maximum production rates: 285   | cubic yards/hour                                | 889,200                                       | cubic yards/year                                |  |            |      |           |
| Maximum operations: 10  | hours/day                                       | 6   | days/week                                       | 52                                     | weeks/year | 3120 | hour/year |
| Does the facility operate at night?   |   |   | <input type="checkbox"/> YES                    | <input checked="" type="checkbox"/> NO |            |      |           |
| Is a completed table 11 "Fabric Filters," submitted with this application for each fabric filter?   |   |   | <input checked="" type="checkbox"/> YES         | <input type="checkbox"/> NO            |            |      |           |
| <b>Silo Information:</b>  |   |   |   |  |            |      |           |
| How many silos will this plant have? 2  |   |   |   |  |            |      |           |
| What is the volume of each silo (cubic feet)? 1200 and 1400 cubic feet  |   |   |   |  |            |      |           |
| Explain the method of loading silo(s):<br>Air forced discharge from tanker truck  |   |   |   |  |            |      |           |
| Is each silo equipped with overload warning device?   |   |   | <input checked="" type="checkbox"/> YES         | <input type="checkbox"/> NO            |            |      |           |
| What type of abatement device will be used on silo vent(s)?   |   |   |   |  |            |      |           |
| How will the batch drop to truck or central mixer be controlled to prevent dust emissions?  |   |   |   |  |            |      |           |
| <input checked="" type="checkbox"/> Suction shroud with exhaust air to central fabric filter (If checked, attach a completed Table 11, "Fabric Filters.") |   |   |   |  |            |      |           |
| <input type="checkbox"/> Flexible discharge spouts with water fog ring (If checked, attach design drawing.)   |   |   |   |  |            |      |           |
| <input type="checkbox"/> Other type of abatement device (If checked, explain in detail and attach design-drawing.)  |   |   |   |  |            |      |           |
| What is the distance from the water fog ring or central bag house stack to the nearest property line (ft.):   |   |   |   |  |            |      |           |
| How will the cement weigh hopper be vented?   |   |   |   |  |            |      |           |
| <input type="checkbox"/> Cement Fly Ash Silo Fabric Filter (If checked, attach a completed Table 11, "Fabric Filters.")                                   |   |   |   |  |            |      |           |
| <input checked="" type="checkbox"/> Central Fabric Filter (If checked, attach a completed Table 11, "Fabric Filters.")                                    |   |   |   |  |            |      |           |
| <input type="checkbox"/> Other (Please indicate)  |   |   |   |  |            |      |           |

Save Form

Reset Form



**Texas Commission on Environmental Quality**  
**Table 20**  
**Concrete Batch Plants**

The following table is designed to help you confirm that you meet the requirements of Title 30 Texas Administrative Code Chapter 116. Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality Air Permits Division website at [http://www.tceq.texas.gov/permitting/air/air\\_permits.html](http://www.tceq.texas.gov/permitting/air/air_permits.html).

| <b>Please Complete the Following (continued)</b>  |   |
|---|---|
| Will the sand and aggregate be washed prior to delivery at your facility?   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| What is the number of acres or square feet which will be covered by aggregate stockpiles?   |   |
| acres or  | 5000  |
| square feet   |   |
| Water sprays will be used at the following locations:   |   |
| <input checked="" type="checkbox"/> Stockpiles <input type="checkbox"/> Aggregate Bin Outlets <input type="checkbox"/> Convey or Transfer Points <input type="checkbox"/> Screens                 |   |
| How will plant roads be treated to prevent dust emissions?  |   |
| <input type="checkbox"/> Paved and Cleaned<br>(asphalt or concrete) <input type="checkbox"/> Chemical Sprayed <input checked="" type="checkbox"/> Water Sprinkled <input type="checkbox"/> Gravel |   |
| <input type="checkbox"/> Paved and Vacuumed   |   |
| Is there a generator or engine on site?   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| <i>[Note: If "YES," complete generator information below and submit a completed Table 29 entitled, "Reciprocating Engines."]</i>  |   |
| <b>Generator Information</b>  |   |
| Make and model:   | Caterpillar SR4   |
| Maximum rated horsepower :  | 912 hp  |
| Fuel type:  | diesel  |
| Percentage of sulfur content :  | 15%   |
| Annual hours of operation:  | 3120  |
| Distance to nearest property line (feet):   | greater than 100 feet   |
| NO <sub>x</sub> rating (specify in units):  | 17.2  |
| <b>Fabric Filter</b>  |   |
| Fabric filter name or EPN:  | VHC JP1083  |
| Manufacturer's represented efficiency (%):  | 100% at 1 micron  |
| Micron level(s) evaluated:  | 0-20  |

Save Form      Reset Form



**Texas Commission on Environmental Quality**  
**Table 11**  
**Fabric Filters**

Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality (TCEQ) Air Permits Division (APD) Web site at [www.tnccc.state.tx.us/permitting/airperm](http://www.tnccc.state.tx.us/permitting/airperm).

|   |  |                             |                                       |                            |
|---|--|-----------------------------|---------------------------------------|----------------------------|
| 1. Emission Point Number and name (from Process Flow Diagram) <sup>B</sup>  |  |                             |                                       |                            |
| 2. Manufacturer and model number (if available) VH-1083   |  |                             |                                       |                            |
| 3. Name of source(s) or equipment being controlled: Temporary Concrete Batch Plant BP-7                                 |  |                             |                                       |                            |
| 4. Type of particulate controlled: cement, sand, aggregates, and related dust   |  |                             |                                       |                            |
| <b>5. GAS STREAM CHARACTERISTICS</b>  |  |                             |                                       |                            |
| Design Maximum Flow Rate (acfm)   | Average Expected Flow Rate (acfm)                            | Gas Stream Temperature (°F) | Particulate Grain Loading (grain/scf) |                            |
| 6500  | 6350   | ambient                     | Inlet: 5                              | Outlet: .01                |
| Pressure Drop (inches of H <sub>2</sub> O)  | Water Vapor Content of Effluent Stream (lb water/lb dry air) |                             | Fan Requirements                      |                            |
| 4.55  |  |                             | hp: 15                                | ft <sup>3</sup> /min: 6500 |
| <b>6. PARTICULATE DISTRIBUTION (By Weight)</b>  |  |                             |                                       |                            |
| Micron Range  | Inlet (Percentage)   |                             | Outlet (Percentage)                   |                            |
| 0.0-0.5   |  |                             |                                       |                            |
| 0.5-1.0   | 99.9   |                             | 99.9                                  |                            |
| 1.0-5.0   |  |                             |                                       |                            |
| 5-10  |  |                             |                                       |                            |
| 10-20   |  |                             |                                       |                            |
| over 20   |  |                             |                                       |                            |
| <b>7. FILTER CHARACTERISTICS</b>  |  |                             |                                       |                            |
| Filtering Velocity (acfm/ft <sup>2</sup> of Cloth)  | Bag Diameter (inches)  | Bag Length (feet)           | Total Number of Bags                  |                            |
| 6/1   | 6"   | 7'                          | 99                                    |                            |
| 8. Bag rows will be: <input type="checkbox"/> Staggered <input checked="" type="checkbox"/> Straight                    |  |                             |                                       |                            |
| 9. Will walkways be provided between banks of bags? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |  |                             |                                       |                            |
| 10. Filtering material: polyester   |  |                             |                                       |                            |
| 11. Describe bag cleaning method and cycle: high frequency air vibrator cleaning  |  |                             |                                       |                            |
| 12. Capital installed cost \$ \$45,000 Annual operating cost \$ \$500   |  |                             |                                       |                            |

Note: Attach the details regarding the principle of operation and an assembly drawing (front and top view) of the abatement device drawn to scale clearly showing the design, size and shape. If the device has bypasses, safety valves, etc., include in the drawing and specify when such bypasses are to be used and under what conditions.

## MODEL JP "JET PULSE" CENTRAL DUST COLLECTORS

### SPECIFICATIONS Jet-Pulse Dust Collector

| Model     | Cloth Area (Sq. Ft.) | No. of Bags | ACFM  | Blower H.P. | A/C Ratio |
|-----------|----------------------|-------------|-------|-------------|-----------|
| VH-700JP  | 700                  | 64          | 4,200 | 7.5         | 6:1       |
| VH-1083JP | 1083                 | 99          | 6,500 | 15          | 6:1       |
| VH-1094JP | 1094                 | 100         | 6,500 | 15          | 6:1       |
| VH-1203JP | 1203                 | 110         | 7,200 | 15          | 6:1       |
| VH-1432JP | 1423                 | 130         | 8,500 | 25          | 6:1       |

### Hagan Jet-Pulse Filter Bag

|              |                                 |
|--------------|---------------------------------|
| Efficiency   | 99.9% At 1 Microns              |
| Cloth Type   | Polyester Felt                  |
| Cloth Weave  | Polyester 065 (Nom)             |
| Permeability | 25 to 45 CFM/Sq. Ft. @ 7.5 w.g. |
| Bag Weight   | 15.5 ± 1 Oz./Sq. Ft.            |
| Construction | Needle punched self supported   |
| Bag Length   | 84"                             |
| Bag Diameter | 6"                              |

### SPECIFICATIONS MODEL VH-245JP

|                        |                             |
|------------------------|-----------------------------|
| Cloth Filtering Area   | 245 Sq. Ft.                 |
| Number of Cartridges   | 7                           |
| Cartridge Diameter     | 8.00" O.D.                  |
| Cartridge Length       | 36"                         |
| Cloth Type             | Spun-Bound Polyester        |
| Cloth Weight           | 7.7 Oz./Sq. Yd.             |
| Permeability           | 20 CFM/Sq. Ft. @ 0.5" Water |
| Temperature Limit      | 200 Deg. F.                 |
| Air Volume Intake      | 600 CFM @ 0.5" Water        |
| Exhaust Operating Size | 0.24 Sq. Ft.                |
| Efficiency             | 99.9% At 1 Microns          |



P.O. Box 655141  
Dallas, Texas 75265-5141  
Sales@VinceHagan.com  
1.800.354.3238  
WWW.VINCEHAGAN.COM



THE INNOVATOR OF BATCH PLANT EXCELLENCE

## Dust Collection Systems



Free Standing  
Jet Pulse Dust Collector



In-Tross Jet Pulse Dust Collector



Sit-Top  
Jet Pulse Dust Collector



**ENVIRONMENTAL INNOVATION.** Since 1956 the Vince Hagan Company has been dedicated to innovation in keeping the environment safe and clean. Innovation that has led to the patented design of a horizontal mixer used in hazardous sludge remediation, reclaimers used to keep concrete job sites clean, and dust control systems for every application which are keeping the air we all breathe a whole lot cleaner.

WWW.VINCEHAGAN.COM

**Texas Commission on Environmental Quality**  
**Air Quality Standard Permits**  
**General Requirements Checklist**  
**Title 30 Texas Administrative Code §§116.610-116.615**

Check the most appropriate answer and include any additional information in the spaces provided. If additional space is needed, please include an extra page and reference the rule number. The SP forms, tables, checklists, and guidance documents are available from the TCEQ, Air Permits Division web site at:  
[www.tceq.texas.gov/permitting/air/nav/standard.html](http://www.tceq.texas.gov/permitting/air/nav/standard.html).

Most Standard Permits require registration with the commission's Office of Permitting, Remediation, and Registration in Austin. The facilities and/or changes to facilities can be registered by completing a Form PI-1S, "Registration for Air Standard Permit." This checklist should accompany the registration form to expedite any registration review.

| CHECK THE MOST APPROPRIATE ANSWERS AND FILL IN THE REQUESTED INFORMATION |   |   |
|--|---|---|
| Rule   | Questions/Description   | Response  |
| 116.610(a)(1)  | Are there net emissions increases associated with this registration?  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
|  | <i>If "YES," will net emission increases of air contaminants from the project, other than those for which a National Ambient Air Quality Standard (NAAQS) has been established, meet the emission limits of § 106.261 or § 106.262?</i> | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
|  | <i>If "NO," does the specific standard permit exempt emissions from this limit?</i>   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Attach emissions summary and calculations:                               |   |   |
| 116.610(a)(3)  | Do any of the Title 40 Code of Federal Regulations Part (CFR) 60, New Source Performance Standards apply to this registration?  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| <i>If "YES," list subparts:</i>  |   |   |
| 116.610(a)(4)  | Do any Hazardous Air Pollutant requirements apply to this registration?   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| <i>If "YES," list subparts:</i>  |   |   |
| 116.610(a)(5)  | Do any maximum achievable control technology (MACT) standards as listed under 40 CFR Part 63 or Chapter 113, Subchapter C (National Emissions Standard for Hazardous Air for Source Categories) apply to this registration?             | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| <i>If "YES," list subparts:</i>  |   |   |
| 116.610(a)(6)  | Will additional emission allowances under Chapter 101, Subchapter H, Division 3, Emissions Banking and Trading, need to be obtained following this registration?  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 116.611(a)(1-6)  | Is the following documentation included with this registration:   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
|  | Emissions calculations including the basis of the calculations?   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
|  | Quantification of all emission increases and/or decreases associated with this project?   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
|  | Sufficient information demonstrating that this project does not trigger PSD or NNSR review?   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
|  | Description of efforts to minimize collateral emissions increases associated with this project?   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
|  | Process descriptions including related processes?   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Description of any equipment being installed?                            | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   |   |

**Texas Commission on Environmental Quality  
Air Quality Standard Permits  
General Requirements Checklist  
Title 30 Texas Administrative Code §§116.610-116.615**

| Rule                                    | Question/Description  | Response  |
|---|---|---|
| 116.614                                 | Are the required fee and a copy of the check or money order provided with the application?  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 116.615(1)                              | Will emissions from the facility comply with all applicable rules and regulations of the commission adopted under Texas Health and Safety Code, Chapter 382, and with the intent of the Texas Clean Air Act?                    | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| 116.615(2)                              | Do you understand that all representations with regard to construction plans, operating procedures, and maximum emission rates in this registration become conditions upon which the facility will be constructed and operated? | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| 116.615(3)                              | Do you understand that all changes authorized by this registration need to be incorporated into the facility's permit if the facility is currently permitted under §116.110 (relating to Applicability)?                        | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| <i>List all related permit numbers.</i> |   |   |
| BP-7                                    | Job # 955   |   |
| 116.615(9)617(e)(1)                     | Will all air pollution emission capture and abatement equipment be maintained in good working order?  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| 116.615(10)                             | Will the facility comply with all applicable rules and regulations of the TCEQ, the Texas Health and Safety Code, Chapter 382, and the Texas Clean Air Act?   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

**Save Form      Reset Form**

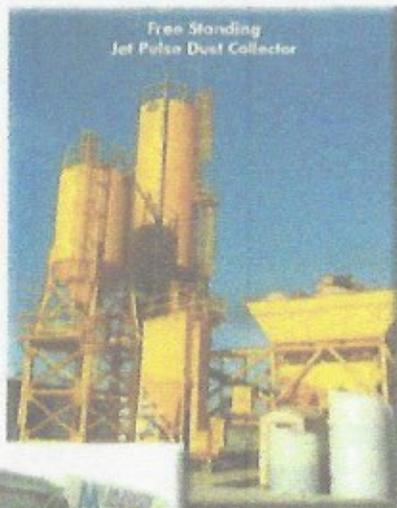


Texas Commission on Environmental Quality  
Table 29 Reciprocating Engines

|  |      |         |                       |                   |      |                             |      |              |                           |         |      |
|--|------|---------|-----------------------|-------------------|------|-----------------------------|------|--------------|---------------------------|---------|------|
| <b>I. Engine Data</b>  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| Manufacturer:<br>Caterpillar   |      |         | Model No.<br>SR4      |                   |      | Serial No.<br>BCW00794      |      |              | Manufacture Date:<br>2002 |         |      |
| Rebuilds Date:   |      |         | No. of Cylinders:     |                   |      | Compression Ratio:          |      |              | EPN:                      |         |      |
| Application: <input type="checkbox"/> Gas Compression <input type="checkbox"/> Electric Generation <input type="checkbox"/> Refrigeration <input type="checkbox"/> Emergency/Stand by  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <input type="checkbox"/> 4 Stroke Cycle <input type="checkbox"/> 2 Stroke Cycle <input type="checkbox"/> Carbureted <input type="checkbox"/> Spark Ignited <input type="checkbox"/> Dual Fuel <input type="checkbox"/> Fuel Injected         |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <input checked="" type="checkbox"/> Diesel <input type="checkbox"/> Naturally Aspirated <input type="checkbox"/> Blower /Pump Scavenged <input type="checkbox"/> Turbo Charged and I.C. <input type="checkbox"/> Turbo Charged               |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <input type="checkbox"/> Intercooled <input type="checkbox"/> I.C. Water Temperature <input type="checkbox"/> Lean Burn <input type="checkbox"/> Rich Burn   |      |         |                       |                   |      |                             |      |              |                           |         |      |
| Ignition/Injection Timing: Fixed:  |      |         |                       |                   |      | Variable:                   |      |              |                           |         |      |
| Manufacture Horsepower Rating: 912   |      |         |                       |                   |      | Proposed Horsepower Rating: |      |              |                           |         |      |
| <b>Discharge Parameters</b>  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| Stack Height (Feet)  |      |         | Stack Diameter (Feet) |                   |      | Stack Temperature (°F)      |      |              | Exit Velocity (FPS)       |         |      |
|  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <b>II. Fuel Data</b>   |      |         |                       |                   |      |                             |      |              |                           |         |      |
| Type of Fuel: <input type="checkbox"/> Field Gas <input type="checkbox"/> Landfill Gas <input type="checkbox"/> LP Gas <input type="checkbox"/> Natural Gas <input type="checkbox"/> Digester Gas <input checked="" type="checkbox"/> Diesel |      |         |                       |                   |      |                             |      |              |                           |         |      |
| Fuel Consumption (BTU/bhp-hr):   |      |         |                       | Heat Value: (HHV) |      |                             |      | (LHV)        |                           |         |      |
| Sulfur Content (grains/100 scf - weight %): .15  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <b>III. Emission Factors (Before Control)</b>  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| NO <sub>x</sub>  |      | CO      |                       | SO <sub>2</sub>   |      | VOC                         |      | Formaldehyde |                           | PM10    |      |
| g/hp-hr  | ppmv | g/hp-hr | ppmv                  | g/hp-hr           | ppmv | g/hp-hr                     | ppmv | g/hp-hr      | ppmv                      | g/hp-hr | ppmv |
|  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| Source of Emission Factors: <input type="checkbox"/> Manufacturer Data <input type="checkbox"/> AP-42 <input type="checkbox"/> Other (specify):  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <b>IV. Emission Factors (Post Control)</b>   |      |         |                       |                   |      |                             |      |              |                           |         |      |
| NO <sub>x</sub>  |      | CO      |                       | SO <sub>2</sub>   |      | VOC                         |      | Formaldehyde |                           | PM10    |      |
| g/hp-hr  | ppmv | g/hp-hr | ppmv                  | g/hp-hr           | ppmv | g/hp-hr                     | ppmv | g/hp-hr      | ppmv                      | g/hp-hr | ppmv |
|  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| Method of Emission Control: <input type="checkbox"/> NSCR Catalyst <input type="checkbox"/> Lean Operation <input type="checkbox"/> Parameter Adjustment   |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <input type="checkbox"/> Stratified Charge <input type="checkbox"/> JLCC Catalyst <input type="checkbox"/> Other (Specify):  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <i>Note: Must submit a copy of any manufacturer control information that demonstrates control efficiency.</i>  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| Is Formaldehyde included in the VOCs? <input type="checkbox"/> Yes <input type="checkbox"/> No   |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <b>V. Federal and State Standards (Check all that apply)</b>   |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <input type="checkbox"/> NSPS JJJ <input type="checkbox"/> MACT ZZZZ <input type="checkbox"/> NSPS IIII <input type="checkbox"/> Title 30 Chapter 117 - List County:   |      |         |                       |                   |      |                             |      |              |                           |         |      |
| <b>VI. Additional Information</b>  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| 1. Submit a copy of the engine manufacturer's site rating or general rating specification data.  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| 2. Submit a typical fuel gas analysis, including sulfur content and heating value. For gaseous fuels, provide mole percent of constituents.  |      |         |                       |                   |      |                             |      |              |                           |         |      |
| 3. Submit description of air/fuel ratio control system (manufacturer information is acceptable).   |      |         |                       |                   |      |                             |      |              |                           |         |      |

**"A dust control solution for any concrete batch plant from the inventor of the mobile concrete plant."**

Let the Vince Hagan Company solve your concrete batch plant dust control problems with a free-standing, in-truss, or portable collector. Hagan can take any existing plant, stationary or portable, and retro-fit a dust collection system. Then let an optional fully automatic dust reclaim system pay for your collector by recycling the dust into the fly ash.



Free Standing Jet Pulse Dust Collector



In-Truss Jet Pulse Dust Collector

**DUST CONTROL**

1 - FREE STANDING OR IN-TRUSS DUST COLLECTION

2 - DUCTWORK

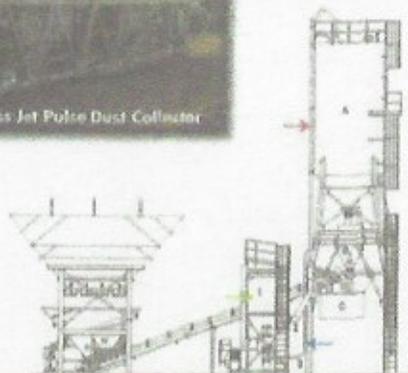
3 - DUST RETURN LINE

**EXISTING PLANT**

A - CEMENT SILO

B - WEIGH BATCHER

C - DUST SHROUD TRUCK FEED POINT



**Jet-Pulse Technology... "How it works" continuous cleaning without operator assistance is Jet-Pulse technology.**

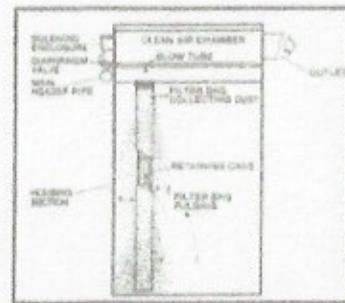


The technology behind the Hagan Jet-Pulse Dust Collection System is that each row of filter bags is equipped with a solid state sequential timer that energizes a solenoid pilot valve, thus triggering the momentary pulse of compressed air through a blow pipe and down into a row of filter bags. This translates to faster and more objective means of controlling dust at your concrete plant.

As the Jet-Pulse Collection system cleans the environment, it also keeps itself clean and makes it easy for anyone to change our heavy duty, snap-in filter bags.

If something doesn't cut your bottom line, it gets cut! The Vince Hagan Company understands this. That's why efficiency of the Jet-Pulse Dust Collection system is important. Our dust control system not only keeps the neighborhood clean and happy, but it also provides the option of recycling the collected dust.

- A. Dust laden air enters the collector through the bottom of the housing section.
- B. Dust particles are collected on the outside surface of the bags.
- C. Filtered air goes to the clean air chamber and is then exhausted through the outlet.
- D. Periodic pulsing by compressed air removes the accumulated dust from the bags.
- E. Dust falls into a receptacle.
- F. Cleaning frequency and duration are adjustable by solid state timers.



**Dust Collection System Options**

| Dust Reclaim with Rotary Vane Feeder | Drive Through Four-Sided Shroud | Stationary Fixed Shroud | Shroud Back In | Baby Buggy Shroud |
|--------------------------------------|---------------------------------|-------------------------|----------------|-------------------|
|                                      |                                 |                         |                |                   |

# CONCRETE BATCH PLANT SITE PLAN FOR TERRACE OAKS PHASE 1

AN ADDITION TO THE CITY OF CORINTH  
DENTON COUNTY, TEXAS  
108 SINGLE-FAMILY LOTS  
31.368 ACRES



VICINITY MAP  
N.T.S.



#### SHEET INDEX

1. COVER SHEET
2. FINAL PLAN
3. CONCRETE BATCH PLANT SITE PLAN
4. GRADING PLAN (WEST)
5. GRADING PLAN (EAST)
6. TREE SURVEY (SHEET 1 OF 4)
7. TREE SURVEY (SHEET 2 OF 4)
8. TREE SURVEY (SHEET 3 OF 4)
9. TREE SURVEY (SHEET 4 OF 4)

#### CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 800-955-7888 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

OWNER / DEVELOPER  
HERITAGE HOMES OF TEXAS, LLC  
8840 CYPRESS WATERS BLVD., SUITE 100  
DALLAS, TX 75019  
OFFICE 972.580.8329

**ENGINEERINGCONCEPTS**  
& DESIGN, L.P.  
ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. AP-00045  
20 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
972-961-8400 FAX 972-961-8409 WWW.ECDLP.COM

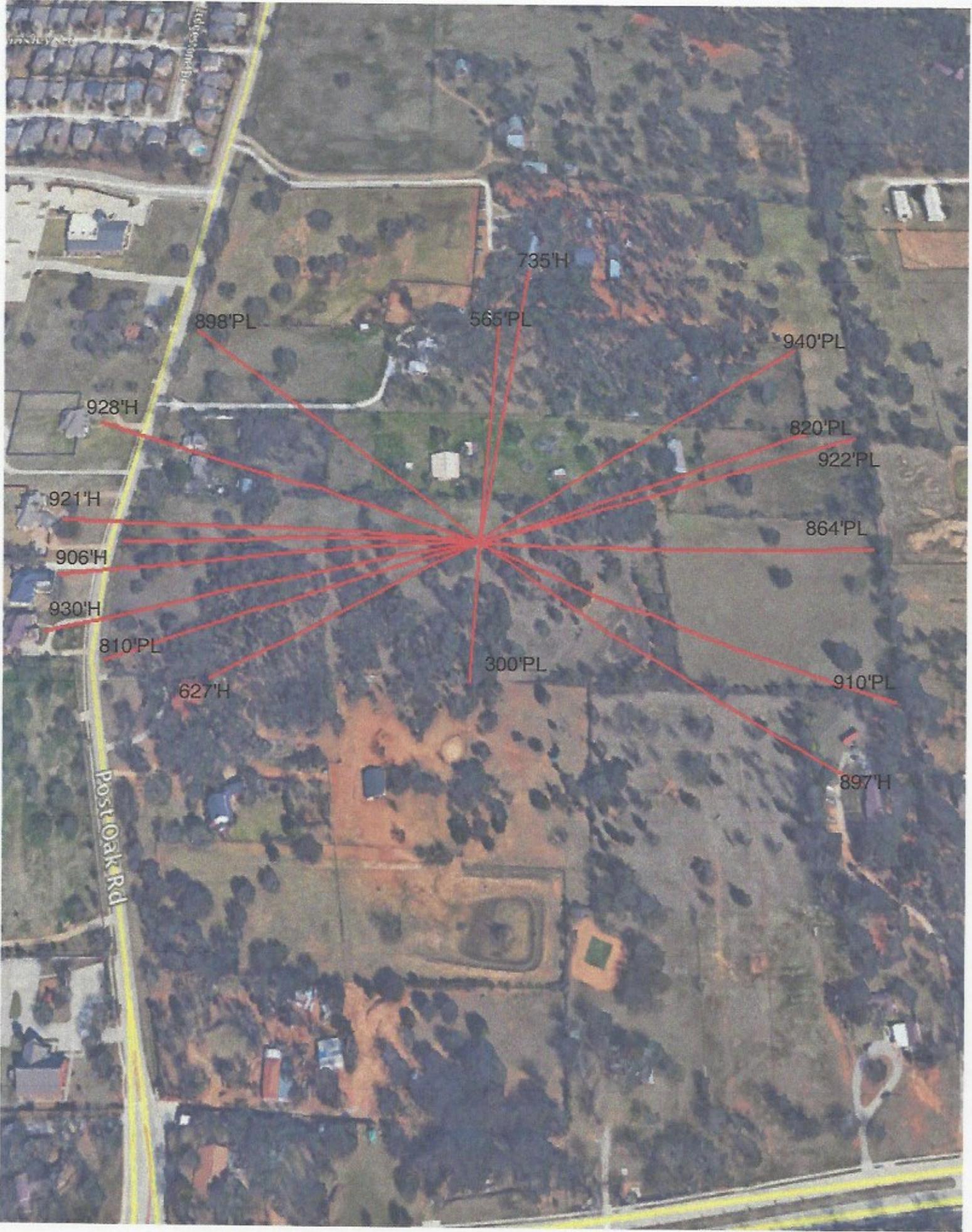
DATE: 22 September 2016







Glenn Thurman, Inc.  
Temporary Concrete Plant  
Terrace Oaks  
Corinth, TX



735'H

565'PL

940'PL

820'PL

922'PL

864'PL

910'PL

897'H

300'PL

810'PL

627'H

930'H

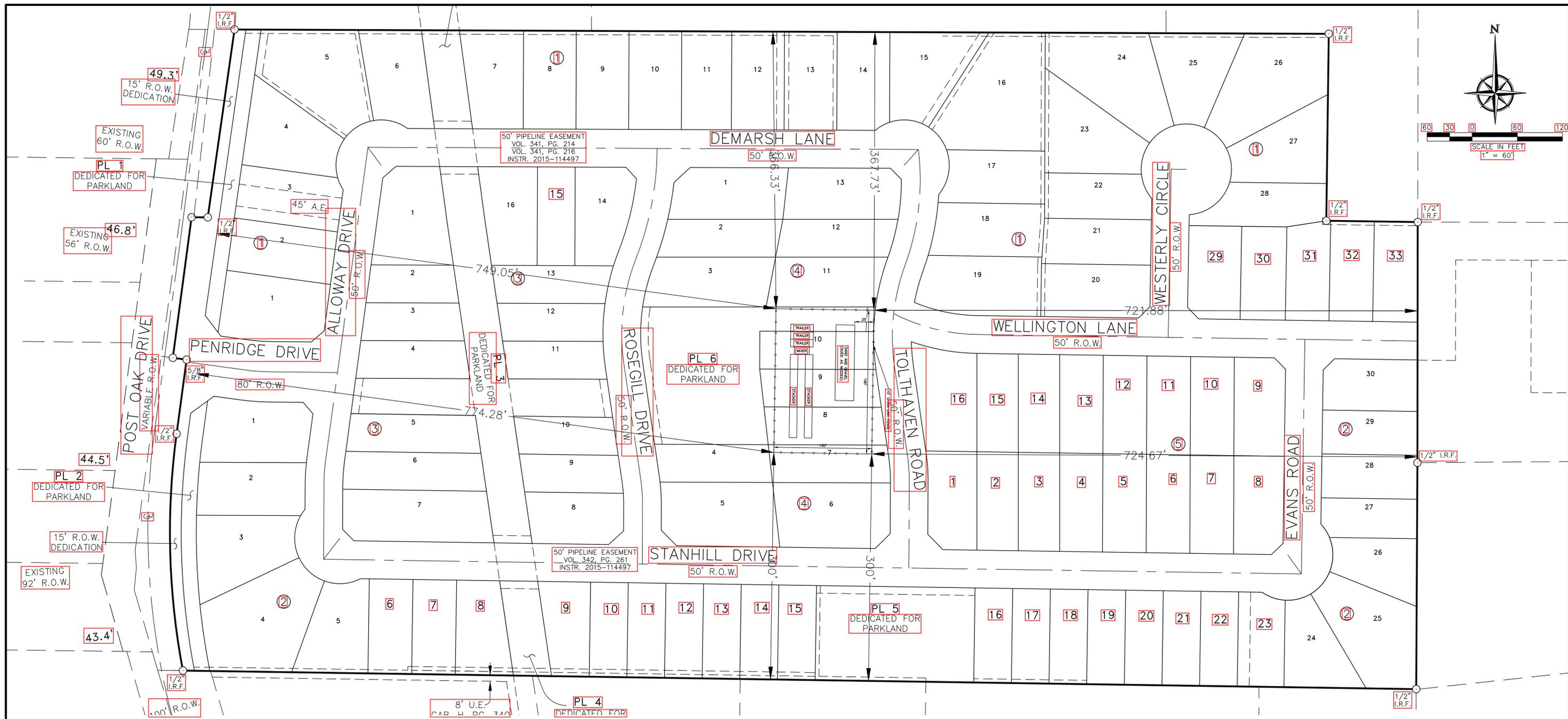
906'H

921'H

928'H

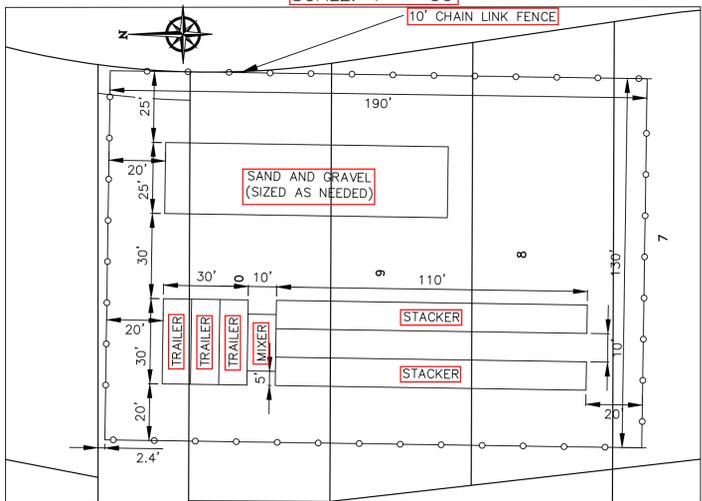
898'PL

Post Oak Rd

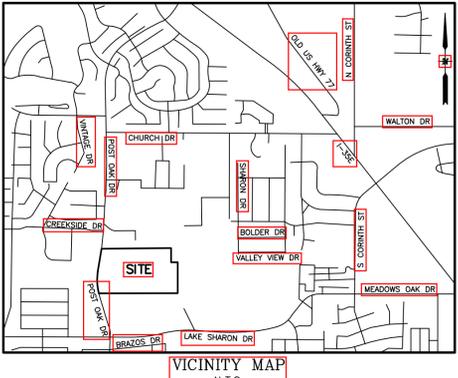


**CONCRETE BATCH PLANT DETAIL**

SCALE: 1" = 30'



| Site Data Summary     |           |                             |
|-----------------------|-----------|-----------------------------|
|                       | Existing  | Proposed                    |
| Zoning                | PD (SF-4) | SUP - Temporary Batch Plant |
| Land Use Designation  | SF        | SUP                         |
| Gross Acreage         | 0.568     | 0.568                       |
| Net Acreage           | 0.568     | 0.568                       |
| Number of Lots        | N/A       | 3.5                         |
| Start of Construction | N/A       | 12/3/2016                   |
| End of Construction   | N/A       | 1/3/2017                    |
| Days of Operation     | N/A       | Monday-Saturday             |
| Hours of Operation    | N/A       | 7am - 6pm                   |



108 RESIDENTIAL LOTS  
7 COMMON AREA TRACTS

APPLICANT  
**GLENN THURMAN, INC.**  
RICHARD TRIPLETT  
P.O. BOX 850842  
MESQUITE, TX 75185  
(972) 286-6333  
FAX: (972) 557-5096  
RICHARDT@GTITHURMAN.COM

OWNER/DEVELOPER  
**MERITAGE HOMES OF TEXAS, LLC**  
8840 CYPRESS WATERS BLVD., SUITE 100  
DALLAS, TX 75019  
(972) 580-6329  
FAX (972) 739-9171

LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75773  
(903) 295-1560  
FAX (903) 295-1570  
FIRM NO. 10083600 JOB NO. \_\_\_\_\_

CONCRETE BATCH PLANT SITE PLAN  
**TERRACE OAKS**  
PHASE ONE  
LOTS 1-33, BLOCK 1; LOTS 1-30, BLOCK 2;  
LOTS 1-16, BLOCK 3; LOTS 1-13, BLOCK 4;  
AND LOTS 1-16, BLOCK 5

**31.368 ACRES**

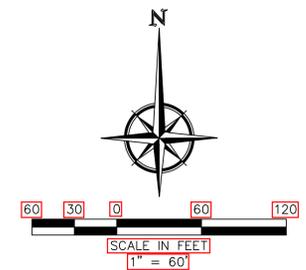
D.A. WARE SURVEY, A-1580,  
WILLIAM C. GARRISON SURVEY, A-508  
& WILLIAM WILSON SURVEY, A-1383  
CITY OF CORINTH, DENTON COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401  
denny@ecdpl.com or todd@ecdpl.com

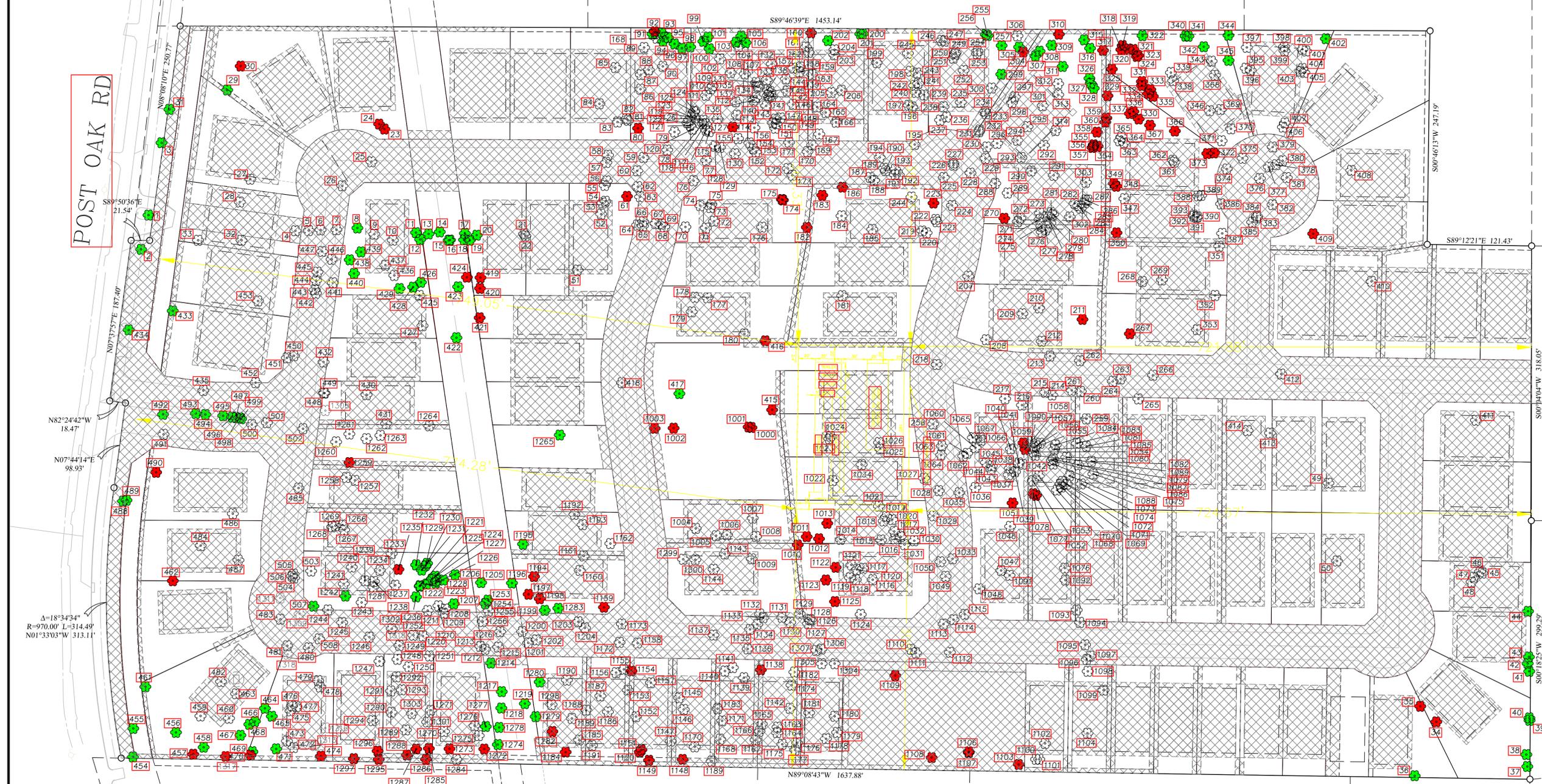
remainder of  
Teresa Gail Fletcher  
Volume 796, Page 920  
D.R.D.C.T.

Charles I. Fletcher  
and wife,  
Teresa Gail Fletcher  
Volume 5428, Page 7919  
R.P.R.D.C.T.

remainder of  
Teresa Gail Fletcher  
Volume 796, Page 920  
D.R.D.C.T.



POST OAK RD



N82°24'42"W 18.47'  
N07°44'14"E 98.93'  
N07°37'51"E 187.40'  
N08°00'00"W 230.77'  
S89°46'39"E 1453.14'  
S00°46'13"W 247.19'  
S89°12'21"E 121.43'  
S00°14'04"W 318.05'  
S00°16'25"W 299.29'  
N89°08'43"W 1637.88'  
N07°33'03"W 313.11'  
Δ=18°34'34"  
R=970.00' L=314.49'

Foy F. Taylor  
County Clerk's File No. 93-R0051801  
R.P.R.D.C.T.

Lot 1, Block A  
Hess Addition  
Cabinet H, Page 340  
P.R.D.C.T.

Peter Farrell  
and wife,  
Document No.  
2009-68707  
R.P.R.D.C.T.

Peter Farrell  
and wife,  
Angela Farrell  
Document No.  
2011-45701  
R.P.R.D.C.T.

Byron Kyle Jones  
and Susan Kessler Jones  
Document No.  
2010-125510  
R.P.R.D.C.T.

Gary Don Bird &  
Cynthia Ann Bird  
Document No.  
2008-37892  
R.P.R.D.C.T.

TREE SURVEY AND  
TREE PROTECTION PLAN  
FOR  
TERRACE OAKS, PHASE 1  
A PROPOSED RESIDENTIAL DEVELOPMENT  
31.364 ACRES  
108 RESIDENTIAL LOTS  
7 COMMON AREA TRACTS

WILLIAM C. GARRISON SURVEY, A-508  
& WILLIAM WILSON SURVEY, A-1383  
CITY OF CORINTH, DENTON COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401  
denny@ecdip.com or todd@ecdip.com

NOTES:  
1. ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OR MATERIALS OR EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTINGS IS TO OCCUR IN OR AROUND TREES IN LANDSCAPING AREAS WHICH MAY BE AFFECTED.  
2. CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL TREES TO BE PRESERVED.

TREE MITIGATION CALCULATIONS

|   |       |        |
|---|-------|--------|
| TOTAL MITIGATION REQUIRED               | 1,168 | INCHES |
| POOR CONDITION OR DEAD                  | 187   | INCHES |
| TREE REPLACEMENT (3 - 3" TREES PER LOT) | 972   | INCHES |
| TREE REPLACEMENT (LANDSCAPE PLAN)       | 186   | INCHES |
| SURPLUS                                 | 178   | INCHES |
| SAVED PROTECTED TREES                   | 1,688 | INCHES |

LEGEND

|  |  |
|--|--|
|  | TREE TO BE REMOVED (EXEMPT OR NOT PROTECTED) |
|  | TREE TO BE REMOVED (PROTECTED)               |
|  | TREE TO BE PRESERVED (PROTECTED)             |
|  | PROPOSED HOUSE PAD                           |
|  | NO TREE MITIGATION REQUIRED PER UDC          |

| TREE CHART |                  |                            |          |      |                                 |                    |                  |         |            |                          |       | TREE CHART |                  |          |      |                |                    |                  |         |            |                          |       |                  | TREE CHART           |          |      |                               |                    |                  |         |            |                          |  |  |  |
|------------|------------------|----------------------------|----------|------|---------------------------------|--------------------|------------------|---------|------------|--------------------------|-------|------------|------------------|----------|------|----------------|--------------------|------------------|---------|------------|--------------------------|-------|------------------|----------------------|----------|------|-------------------------------|--------------------|------------------|---------|------------|--------------------------|--|--|--|
| Tree#      | Species          | Scientific Name            | dbh (in) | Cond | Notes                           | Protected Species? | Remove/Preserve? | Exempt? | Reason     | Mitigation Required (in) | Tree# | Species    | Scientific Name  | dbh (in) | Cond | Notes          | Protected Species? | Remove/Preserve? | Exempt? | Reason     | Mitigation Required (in) | Tree# | Species          | Scientific Name      | dbh (in) | Cond | Notes                         | Protected Species? | Remove/Preserve? | Exempt? | Reason     | Mitigation Required (in) |  |  |  |
| 1          | Post Oak         | Quercus stellata           | 23.3     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 124a  | Post Oak   | Quercus stellata | 8.4      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 245   | Post Oak         | Quercus stellata     | 14.8     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 2          | Pecan            | Carya illinoensis          | 29.3     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 124b  | Post Oak   | Quercus stellata | 7.3      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 246   | Post Oak         | Quercus stellata     | 8.3      | Poor | Horizontal lean, stem cankers | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 3          | American Elm     | Ulmus americana            | 24.1     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 125   | Post Oak   | Quercus stellata | 10.4     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 247   | Post Oak         | Quercus stellata     | 10.5     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 4          | Bradford Pear    | Pyrus calleryana           | 6.6      | Good |                                 | Yes                | Remove           | Yes     | Driveway   | 0                        | 126   | Post Oak   | Quercus stellata | 9.2      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 248   | Post Oak         | Quercus stellata     | 8.9      | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 5          | Bradford Pear    | Pyrus calleryana           | 6.6      | Good |                                 | Yes                | Remove           | Yes     | Street ROW | 0                        | 127   | Post Oak   | Quercus stellata | 10.9     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 250   | Post Oak         | Quercus stellata     | 11.6     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 6          | Bradford Pear    | Pyrus calleryana           | 6.6      | Good |                                 | Yes                | Remove           | Yes     | Street ROW | 0                        | 128a  | Post Oak   | Quercus stellata | 9.9      | 0    |                | Yes                | Remove           | Yes     | Street ROW | 0                        | 251   | Post Oak         | Quercus stellata     | 11.5     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 7          | Bradford Pear    | Pyrus calleryana           | 9.3      | Good | Die back of crown               | Yes                | Remove           | Yes     | Street ROW | 0                        | 128b  | Post Oak   | Quercus stellata | 9.9      | Good |                | Yes                | Remove           | Yes     | Street ROW | 0                        | 252   | Post Oak         | Quercus stellata     | 13.4     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 8          | Blackjack Oak    | Quercus marilandica        | 16       | Poor |                                 | Yes                | Preserve         | No      | 0          | 0                        | 129a  | Post Oak   | Quercus stellata | 12.2     | Good |                | Yes                | Remove           | Yes     | Street ROW | 0                        | 253   | Post Oak         | Quercus stellata     | 12.8     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 9          | Bradford Pear    | Pyrus calleryana           | 18       | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 129b  | Post Oak   | Quercus stellata | 12.2     | Good |                | Yes                | Remove           | Yes     | Street ROW | 0                        | 254   | Post Oak         | Quercus stellata     | 10.1     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 10         | Cedar Elm        | Ulmus crassifolia          | 5.9      | Fair | Under power line                | Yes                | Remove           | Yes     | Pad        | 0                        | 130   | Post Oak   | Quercus stellata | 15.9     | Good |                | Yes                | Remove           | Yes     | Street ROW | 0                        | 255   | Post Oak         | Quercus stellata     | 9.8      | Poor | Hypoxylon canker present      | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 11         | Cedar Elm        | Ulmus crassifolia          | 12.6     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 131   | Post Oak   | Quercus stellata | 8.7      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 256   | Post Oak         | Quercus stellata     | 8.9      | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 12         | American Elm     | Ulmus americana            | 6.2      | Fair | Vines covering tree             | Yes                | Preserve         | No      | 0          | 0                        | 132   | Post Oak   | Quercus stellata | 13.7     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 257   | Post Oak         | Quercus stellata     | 10.7     | Good |                               | Yes                | Preserve         | No      | 0          | 0                        |  |  |  |
| 13         | Bradford Pear    | Pyrus calleryana           | 15.9     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 133   | Post Oak   | Quercus stellata | 12.4     | Dead |                | Yes                | Remove           | Yes     | Pad        | 0                        | 258   | Post Oak         | Quercus stellata     | 19.1     | Good |                               | Yes                | Remove           | Yes     | Street ROW | 0                        |  |  |  |
| 14         | Live Oak         | Quercus virginiana         | 12.7     | Fair |                                 | Yes                | Preserve         | No      | 0          | 0                        | 134   | Post Oak   | Quercus stellata | 7        | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 259a  | Eastern Redcedar | Juniperus virginiana | 9.9      | Fair |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 15         | Cedar Elm        | Ulmus crassifolia          | 7.6      | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 135   | Post Oak   | Quercus stellata | 8.4      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 259b  | Eastern Redcedar | Juniperus virginiana | 9.4      | Fair |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 16         | Cedar Elm        | Ulmus crassifolia          | 5.6      | Fair |                                 | Yes                | Preserve         | No      | 0          | 0                        | 136   | Post Oak   | Quercus stellata | 11.8     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 260   | Post Oak         | Quercus stellata     | 19       | Good |                               | Yes                | Remove           | Yes     | Street ROW | 0                        |  |  |  |
| 17         | Live Oak         | Quercus virginiana         | 15.6     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 137   | Post Oak   | Quercus stellata | 10.3     | Poor | Fallen over    | Yes                | Remove           | Yes     | Pad        | 0                        | 261   | Eastern Redcedar | Juniperus virginiana | 7.8      | Fair |                               | Yes                | Remove           | Yes     | Street ROW | 0                        |  |  |  |
| 18         | Cedar Elm        | Ulmus crassifolia          | 7.6      | Fair |                                 | Yes                | Preserve         | No      | 0          | 0                        | 138   | Post Oak   | Quercus stellata | 7.8      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 262   | Post Oak         | Quercus stellata     | 16.6     | Good |                               | Yes                | Remove           | Yes     | Street ROW | 0                        |  |  |  |
| 19         | Cedar Elm        | Ulmus crassifolia          | 8.6      | Fair |                                 | Yes                | Preserve         | No      | 0          | 0                        | 139   | Post Oak   | Quercus stellata | 7.7      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 263   | Post Oak         | Quercus stellata     | 19.6     | Good |                               | Yes                | Remove           | Yes     | Street ROW | 0                        |  |  |  |
| 20         | Cedar Elm        | Ulmus crassifolia          | 5.6      | Fair |                                 | Yes                | Preserve         | No      | 0          | 0                        | 140   | Post Oak   | Quercus stellata | 9.5      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 264   | Eastern Redcedar | Juniperus virginiana | 13.1     | Good |                               | Yes                | Remove           | Yes     | Street ROW | 0                        |  |  |  |
| 21a        | Bradford Pear    | Pyrus calleryana           | 11.3     | Fair |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 141   | Post Oak   | Quercus stellata | 7.9      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 265   | Post Oak         | Quercus stellata     | 24.4     | Good |                               | Yes                | Remove           | Yes     | Util Esmt  | 0                        |  |  |  |
| 21b        | Bradford Pear    | Pyrus calleryana           | 8.5      | Fair |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 142   | Post Oak   | Quercus stellata | 10       | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 266   | Post Oak         | Quercus stellata     | 22       | Good |                               | Yes                | Remove           | Yes     | Street ROW | 0                        |  |  |  |
| 22b        | Post Oak         | Quercus stellata           | 18.3     | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 143   | Post Oak   | Quercus stellata | 11.4     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 267   | Post Oak         | Quercus stellata     | 33.4     | Good |                               | Yes                | Remove           | No      | 33.4       | 0                        |  |  |  |
| 23a        | Post Oak         | Quercus stellata           | 30.6     | Good | Separate trees                  | Yes                | Remove           | Yes     | Driveway   | 0                        | 144   | Post Oak   | Quercus stellata | 8.7      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 268   | Sugarberry       | Celtis laevigata     | 8.7      | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 24a        | Post Oak         | Quercus stellata           | 11.7     | Good | Separate trees                  | Yes                | Remove           | Yes     | Driveway   | 0                        | 145   | Post Oak   | Quercus stellata | 11.7     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 269   | Sugarberry       | Celtis laevigata     | 8.9      | Fair |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 24b        | Post Oak         | Quercus stellata           | 17.6     | Good |                                 | Yes                | Remove           | Yes     | Driveway   | 0                        | 146   | Post Oak   | Quercus stellata | 12.9     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 270a  | Post Oak         | Quercus stellata     | 12.8     | Fair |                               | Yes                | Remove           | No      | 12.8       | 0                        |  |  |  |
| 25         | Blackjack Oak    | Quercus marilandica        | 14.3     | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 147   | Post Oak   | Quercus stellata | 8        | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 270b  | Post Oak         | Quercus stellata     | 13.3     | Good |                               | Yes                | Remove           | No      | 13.3       | 0                        |  |  |  |
| 26         | Post Oak         | Quercus stellata           | 18       | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 148   | Post Oak   | Quercus stellata | 11.2     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 271   | Post Oak         | Quercus stellata     | 14.3     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 26a        | Post Oak         | Quercus stellata           | 17.4     | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 149   | Post Oak   | Quercus stellata | 9.5      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 272a  | Post Oak         | Quercus stellata     | 8.8      | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 26b        | Post Oak         | Quercus stellata           | 15.6     | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 150   | Post Oak   | Quercus stellata | 11.2     | Good |                | Yes                | Remove           | Yes     | Driveway   | 0                        | 272b  | Post Oak         | Quercus stellata     | 6.4      | Fair |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 26c        | Post Oak         | Quercus stellata           | 15.9     | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 151   | Post Oak   | Quercus stellata | 10.9     | Good |                | Yes                | Remove           | Yes     | Driveway   | 0                        | 273   | Post Oak         | Quercus stellata     | 8.1      | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 27         | American Elm     | Ulmus americana            | 13.2     | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 152   | Post Oak   | Quercus stellata | 13.3     | Good |                | Yes                | Remove           | Yes     | Street ROW | 0                        | 274   | Post Oak         | Quercus stellata     | 8.3      | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 28         | American Elm     | Ulmus americana            | 13.2     | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 153   | Post Oak   | Quercus stellata | 13.3     | Good |                | Yes                | Remove           | Yes     | Street ROW | 0                        | 275   | Post Oak         | Quercus stellata     | 10.9     | Good | Butt canker horizontal lean   | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 29         | American Elm     | Ulmus americana            | 24.4     | Poor | Top broken out                  | Yes                | Preserve         | No      | 0          | 0                        | 154   | Post Oak   | Quercus stellata | 13.5     | Good |                | Yes                | Remove           | Yes     | Street ROW | 0                        | 276   | Post Oak         | Quercus stellata     | 11.7     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 30         | Pecan            | Carya illinoensis          | 27.4     | Good | Dual stems at 2.5 feet          | Yes                | Remove           | No      | 0          | 27.4                     | 155   | Post Oak   | Quercus stellata | 10.8     | Good |                | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 277   | Post Oak         | Quercus stellata     | 10.1     | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 31         | Chinese Pistacho | Pistacia chinensis         | 15.8     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 156   | Post Oak   | Quercus stellata | 10.8     | Good |                | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 278   | Post Oak         | Quercus stellata     | 9.4      | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 32         | American Elm     | Ulmus americana            | 28.3     | Poor | Cankers, limb breakage          | Yes                | Remove           | Yes     | Pad        | 0                        | 157   | Post Oak   | Quercus stellata | 8.3      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 279   | Post Oak         | Quercus stellata     | 7        | Poor | Lots of vines, dieback        | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 33         | Cedar Elm        | Ulmus crassifolia          | 25.6     | Poor | Very significant decay in trunk | Yes                | Remove           | Yes     | Pad        | 0                        | 158   | Post Oak   | Quercus stellata | 8.2      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 280   | Post Oak         | Quercus stellata     | 6.7      | Good |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 34         | Blackjack Oak    | Quercus marilandica        | 21.8     | Good |                                 | Yes                | Remove           | Yes     | Pad        | 21.8                     | 159   | Post Oak   | Quercus stellata | 8.3      | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 281   | Post Oak         | Quercus stellata     | 14.3     | Good |                               | Yes                | Remove           | Yes     | Street ROW | 0                        |  |  |  |
| 35         | Blackjack Oak    | Quercus marilandica        | 17.9     | Good |                                 | Yes                | Remove           | No      | 0          | 0                        | 160   | Post Oak   | Quercus stellata | 10.7     | Good |                | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 282   | Post Oak         | Quercus stellata     | 6.5      | Poor | Horizontal lean               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 36         | Hercules Club    | Zanthoxylum clava-herculis | 7.2      | Poor |                                 | Yes                | Preserve         | No      | 0          | 0                        | 161a  | Post Oak   | Quercus stellata | 11.5     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 283   | Post Oak         | Quercus stellata     | 10.2     | Fair |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 37         | Post Oak         | Quercus stellata           | 38.7     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 161b  | Post Oak   | Quercus stellata | 7.8      | Fair |                | Yes                | Remove           | Yes     | Pad        | 0                        | 284   | Post Oak         | Quercus stellata     | 10.4     | Fair |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 38         | Post Oak         | Quercus stellata           | 39.6     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 162a  | Post Oak   | Quercus stellata | 14.3     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 285   | Post Oak         | Quercus stellata     | 9.6      | Fair |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 39         | Hercules Club    | Zanthoxylum clava-herculis | 11.3     | Good |                                 | Yes                | Preserve         | No      | 0          | 0                        | 162b  | Post Oak   | Quercus stellata | 10.2     | Fair | 30 degree lean | Yes                | Remove           | Yes     | Pad        | 0                        | 286   | Post Oak         | Quercus stellata     | 14.5     | Poor |                               | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 40         | Hercules Club    | Zanthoxylum clava-herculis | 5.9      | Fair |                                 | Yes                | Preserve         | No      | 0          | 0                        | 163   | Post Oak   | Quercus stellata | 14.7     | Good |                | Yes                | Remove           | Yes     | Pad        | 0                        | 287   | Post Oak         | Quercus stellata     | 7.9      | Poor | over shadowed lean            | Yes                | Remove           | Yes     | Pad        | 0                        |  |  |  |
| 41         | Post Oak         | Quercus stellata           | 20.1     | Good |                                 | Yes                | Remove           | Yes     | Pad        | 0                        | 164   | Post Oak   | Quercus stellata | 11.9     | Good |                |                    |                  |         |            |                          |       |                  |                      |          |      |                               |                    |                  |         |            |                          |  |  |  |

| TREE CHART (CONTINUED) |                  |                            |          |      |                          |                    |                  |         |               |                          |        |               |                            |          |      |                                |                    |                  |         |            |                          |        |                  |                      |          |      |       |                    |                  |         |            |                          |
|------------------------|------------------|----------------------------|----------|------|--------------------------|--------------------|------------------|---------|---------------|--------------------------|--------|---------------|----------------------------|----------|------|--------------------------------|--------------------|------------------|---------|------------|--------------------------|--------|------------------|----------------------|----------|------|-------|--------------------|------------------|---------|------------|--------------------------|
| Trees#                 | Species          | Scientific Name            | dbh (in) | Cond | Notes                    | Protected Species? | Remove/Preserve? | Exempt? | Reason        | Mitigation Required (in) | Trees# | Species       | Scientific Name            | dbh (in) | Cond | Notes                          | Protected Species? | Remove/Preserve? | Exempt? | Reason     | Mitigation Required (in) | Trees# | Species          | Scientific Name      | dbh (in) | Cond | Notes | Protected Species? | Remove/Preserve? | Exempt? | Reason     | Mitigation Required (in) |
| 325                    | Post Oak         | Quercus stellata           | 13.1     | Good |                          | Yes                | Remove           | No      |               | 13.1                     | 436    | American Elm  | Ulmus americana            | 6.4      | Fair |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1051   | Eastern Redcedar | Juniperus virginiana | 5.8      | Fair |       | Yes                | Remove           | No      |            | 0                        |
| 326                    | Post Oak         | Quercus stellata           | 15.9     | Good |                          | Yes                | Preserve         | No      |               | 0                        | 437    | Cedar Elm     | Ulmus crassifolia          | 5.8      | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1052   | Post Oak         | Quercus stellata     | 7.5      | Fair |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 327                    | Post Oak         | Quercus stellata           | 8.7      | Good |                          | Yes                | Preserve         | No      |               | 0                        | 438    | American Elm  | Ulmus americana            | 7.4      | Fair |                                | Yes                | Preserve         | No      |            | 0                        | 1053   | Post Oak         | Quercus stellata     | 16.4     | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 328                    | Post Oak         | Quercus stellata           | 10.4     | Good |                          | Yes                | Preserve         | No      |               | 0                        | 439    | Post Oak      | Quercus stellata           | 17.8     | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1054   | Post Oak         | Quercus stellata     | 6.6      | Fair |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 329                    | Post Oak         | Quercus stellata           | 9.9      | Good |                          | Yes                | Remove           | Yes     | Drainage Esmt | 0                        | 440    | American Elm  | Ulmus americana            | 5.9      | Poor |                                | Yes                | Preserve         | No      |            | 0                        | 1055   | Post Oak         | Quercus stellata     | 8.7      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 330a                   | Post Oak         | Quercus stellata           | 13       | Good |                          | Yes                | Remove           | No      |               | 13                       | 441    | American Elm  | Ulmus americana            | 7.3      | Fair |                                | Yes                | Remove           | Yes     | Street ROW | 0                        | 1056   | Post Oak         | Quercus stellata     | 7.2      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 330b                   | Post Oak         | Quercus stellata           | 12.8     | Good |                          | Yes                | Remove           | No      |               | 12.8                     | 442a   | American Elm  | Ulmus americana            | 8.2      | Poor |                                | Yes                | Remove           | Yes     | Street ROW | 0                        | 1057   | Post Oak         | Quercus stellata     | 9        | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 331                    | Post Oak         | Quercus stellata           | 12.5     | Good |                          | Yes                | Remove           | No      |               | 12.5                     | 442b   | American Elm  | Ulmus americana            | 7.3      | Fair |                                | Yes                | Remove           | Yes     | Street ROW | 0                        | 1058   | Post Oak         | Quercus stellata     | 7        | Fair |       | Yes                | Remove           | Yes     | Pad        | 7                        |
| 332                    | Post Oak         | Quercus stellata           | 9.9      | Fair |                          | Yes                | Remove           | No      |               | 0                        | 443    | American Elm  | Ulmus americana            | 5.9      | Poor |                                | Yes                | Remove           | Yes     | Street ROW | 0                        | 1059   | Post Oak         | Quercus stellata     | 6.3      | Good |       | Yes                | Remove           | No      |            | 6.3                      |
| 333                    | Post Oak         | Quercus stellata           | 11.5     | Good |                          | Yes                | Remove           | No      |               | 11.5                     | 444    | American Elm  | Ulmus americana            | 7.2      | Fair |                                | Yes                | Remove           | Yes     | Street ROW | 0                        | 1060   | Post Oak         | Quercus stellata     | 7.6      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 334                    | Post Oak         | Quercus stellata           | 9.1      | Good |                          | Yes                | Remove           | No      |               | 9.1                      | 445    | American Elm  | Ulmus americana            | 8.4      | Fair |                                | Yes                | Remove           | Yes     | Street ROW | 0                        | 1061   | Post Oak         | Quercus stellata     | 13.1     | Good |       | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 335                    | Post Oak         | Quercus stellata           | 9.7      | Good |                          | Yes                | Remove           | No      |               | 9.7                      | 446    | American Elm  | Ulmus americana            | 6.5      | Fair |                                | Yes                | Remove           | Yes     | Street ROW | 0                        | 1062   | Post Oak         | Quercus stellata     | 17       | Good |       | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 336                    | Post Oak         | Quercus stellata           | 7        | Good |                          | Yes                | Remove           | No      |               | 12                       | 447    | Hercules Club | Zanthoxylum clava-herculis | 7        | Poor | Fence growing through it       | Yes                | Remove           | Yes     | Street ROW | 0                        | 1063   | Post Oak         | Quercus stellata     | 9.5      | Good |       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 337                    | Post Oak         | Quercus stellata           | 7        | Poor | Half dead                | Yes                | Remove           | No      |               | 7                        | 448    | American Elm  | Ulmus americana            | 6.7      | Fair |                                | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 1064   | Sugarberry       | Celtis laevigata     | 8.4      | Good |       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 338                    | Post Oak         | Quercus stellata           | 16.6     | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 449    | American Elm  | Ulmus americana            | 7.9      | Good |                                | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 1065   | Post Oak         | Quercus stellata     | 10.9     | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 339a                   | Blackjack Oak    | Quercus marilandica        | 12.9     | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 450    | Sugarberry    | Celtis laevigata           | 6.4      | Good |                                | Yes                | Remove           | Yes     | Street ROW | 0                        | 1066   | Eastern Redcedar | Juniperus virginiana | 9.4      | Dead |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 339b                   | Blackjack Oak    | Quercus marilandica        | 10.2     | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 451    | American Elm  | Ulmus americana            | 32.9     | Poor | Significant decay in main stem | Yes                | Remove           | Yes     | Street ROW | 0                        | 1067   | Eastern Redcedar | Juniperus virginiana | 9        | Dead |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 340                    | Blackjack Oak    | Quercus marilandica        | 9.7      | Good |                          | Yes                | Preserve         | No      |               | 0                        | 452    | American Elm  | Ulmus americana            | 8.7      | Good |                                | Yes                | Remove           | Yes     | Street ROW | 0                        | 1068   | Post Oak         | Quercus stellata     | 8.2      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 341                    | Blackjack Oak    | Quercus marilandica        | 10       | Good |                          | Yes                | Preserve         | No      |               | 0                        | 453    | pine          | Pinus spp.                 | 26.3     | Poor | Under power line, top removed  | Yes                | Remove           | Yes     | Pad        | 0                        | 1069   | Post Oak         | Quercus stellata     | 6.5      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 342                    | Blackjack Oak    | Quercus marilandica        | 10.9     | Good |                          | Yes                | Preserve         | No      |               | 0                        | 454    | Post Oak      | Quercus stellata           | 16.1     | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1070a  | Post Oak         | Quercus stellata     | 7.6      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 343a                   | Blackjack Oak    | Quercus marilandica        | 12.7     | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 455    | Cedar Elm     | Ulmus crassifolia          | 10.7     | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1070b  | Post Oak         | Quercus stellata     | 9.2      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 343b                   | Blackjack Oak    | Quercus marilandica        | 8.3      | Good | Horizontal lean          | Yes                | Remove           | No      |               | 0                        | 456    | Post Oak      | Quercus stellata           | 15.9     | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1071   | Post Oak         | Quercus stellata     | 6.7      | Fair |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 344                    | Post Oak         | Quercus stellata           | 17.5     | Good |                          | Yes                | Preserve         | No      |               | 0                        | 457    | Post Oak      | Quercus stellata           | 9        | Good |                                | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 1072   | Post Oak         | Quercus stellata     | 5.5      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 345                    | Blackjack Oak    | Quercus marilandica        | 10.5     | Good |                          | Yes                | Preserve         | No      |               | 0                        | 458    | Post Oak      | Quercus stellata           | 7.4      | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1073   | Blackjack Oak    | Quercus marilandica  | 16.2     | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 346                    | Blackjack Oak    | Quercus marilandica        | 11.7     | Poor | Heart rot decline        | Yes                | Remove           | Yes     | Pad           | 0                        | 459    | Post Oak      | Quercus stellata           | 16.1     | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1074   | Post Oak         | Quercus stellata     | 6.2      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 347                    | Post Oak         | Quercus stellata           | 20.5     | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 460    | Post Oak      | Quercus stellata           | 7.6      | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1075   | Post Oak         | Quercus stellata     | 7.9      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 348                    | Post Oak         | Quercus stellata           | 12.9     | Good |                          | Yes                | Remove           | No      |               | 12.9                     | 461    | Post Oak      | Quercus stellata           | 21.5     | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1076   | Eastern Redcedar | Juniperus virginiana | 4        | Poor |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 349                    | Post Oak         | Quercus stellata           | 10.5     | Fair |                          | Yes                | Remove           | No      |               | 10.5                     | 462    | Blackjack Oak | Quercus marilandica        | 24.3     | Good |                                | Yes                | Remove           | No      |            | 24.9                     | 1077   | Post Oak         | Quercus stellata     | 5.4      | Fair |       | Yes                | Remove           | No      |            | 0                        |
| 350                    | Hercules Club    | Zanthoxylum clava-herculis | 8.3      | Good |                          | Yes                | Remove           | No      |               | 8.3                      | 463    | Post Oak      | Quercus stellata           | 29.9     | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1078   | Post Oak         | Quercus stellata     | 9.8      | Fair |       | Yes                | Remove           | Yes     | Pad        | 12.6                     |
| 351                    | Blackjack Oak    | Quercus marilandica        | 15       | Good |                          | Yes                | Remove           | Yes     | Driveway      | 0                        | 464    | Post Oak      | Quercus stellata           | 14.9     | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1079   | Post Oak         | Quercus stellata     | 9.8      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 352                    | Eastern Redcedar | Juniperus virginiana       | 7.6      | Fair |                          | Yes                | Remove           | Yes     | Driveway      | 0                        | 465    | Post Oak      | Quercus stellata           | 6.8      | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1080   | Post Oak         | Quercus stellata     | 6.9      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 353                    | Sugarberry       | Celtis laevigata           | 9.5      | Fair |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 466    | Post Oak      | Quercus stellata           | 6.8      | Fair |                                | Yes                | Preserve         | No      |            | 0                        | 1081   | Post Oak         | Quercus stellata     | 5.1      | Dead |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 354                    | Post Oak         | Quercus stellata           | 8.9      | Poor | Hypoxylon canker present | Yes                | Remove           | No      |               | 0                        | 467    | Post Oak      | Quercus stellata           | 15.7     | Poor | 1/2 dead, crown decline        | Yes                | Preserve         | No      |            | 0                        | 1082   | Post Oak         | Quercus stellata     | 9.1      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 355                    | Post Oak         | Quercus stellata           | 6.8      | Good |                          | Yes                | Remove           | No      |               | 6.8                      | 468    | Post Oak      | Quercus stellata           | 13       | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1083   | Post Oak         | Quercus stellata     | 23.9     | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 356                    | Post Oak         | Quercus stellata           | 6        | Good |                          | Yes                | Remove           | No      |               | 6                        | 469    | Post Oak      | Quercus stellata           | 6.7      | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1084   | Blackjack Oak    | Quercus marilandica  | 6.5      | Fair |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 357                    | Post Oak         | Quercus stellata           | 6.6      | Good |                          | Yes                | Remove           | No      |               | 6.6                      | 470    | Post Oak      | Quercus stellata           | 7.9      | Good |                                | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 1085   | Eastern Redcedar | Juniperus virginiana | 9.8      | Fair |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 358                    | Post Oak         | Quercus stellata           | 13.5     | Good |                          | Yes                | Remove           | No      |               | 13.5                     | 471    | Post Oak      | Quercus stellata           | 10.9     | Good |                                | Yes                | Preserve         | No      |            | 0                        | 1086   | Post Oak         | Quercus stellata     | 6.2      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 359                    | Post Oak         | Quercus stellata           | 7.5      | Dead |                          | Yes                | Remove           | No      | Drainage Esmt | 7.5                      | 472    | Post Oak      | Quercus stellata           | 12       | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1087   | Post Oak         | Quercus stellata     | 5.9      | Fair |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 360                    | Post Oak         | Quercus stellata           | 8.4      | Poor | 1/2 dead                 | Yes                | Remove           | No      | Drainage Esmt | 8.4                      | 473    | Post Oak      | Quercus stellata           | 8.3      | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1088   | Post Oak         | Quercus stellata     | 5.3      | Fair |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 361                    | Post Oak         | Quercus stellata           | 14.8     | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 474    | Post Oak      | Quercus stellata           | 14.1     | Good |                                | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 1089   | Post Oak         | Quercus stellata     | 5.2      | Fair |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 362                    | Post Oak         | Quercus stellata           | 12       | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 475    | Cedar Elm     | Ulmus crassifolia          | 13.5     | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1090   | Post Oak         | Quercus stellata     | 7.6      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 363a                   | Post Oak         | Quercus stellata           | 14.1     | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 476    | Post Oak      | Quercus stellata           | 8.3      | Fair |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1092   | Eastern Redcedar | Juniperus virginiana | 5.5      | Good |       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 363b                   | Post Oak         | Quercus stellata           | 14.4     | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 477    | Post Oak      | Quercus stellata           | 6.3      | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1093   | American Elm     | Ulmus americana      | 5.8      | Fair |       | Yes                | Remove           | Yes     | Driveway   | 0                        |
| 364                    | Post Oak         | Quercus stellata           | 10.4     | Good |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 478    | Blackjack Oak | Quercus marilandica        | 6.8      | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1094   | Eastern Redcedar | Juniperus virginiana | 7.7      | Good |       | Yes                | Remove           | Yes     | Driveway   | 0                        |
| 365                    | Post Oak         | Quercus stellata           | 9.2      | Fair |                          | Yes                | Remove           | Yes     | Pad           | 0                        | 479    | Post Oak      | Quercus stellata           | 12.7     | Good |                                | Yes                | Remove           | Yes     | Pad        | 0                        | 1095   | Eastern Redcedar | Juniperus virginiana | 5.9      | Good |       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 366                    | Blackjack Oak    | Quercus marilandica        | 16.7     | Dead |                          | Yes                | Remove           | No      |               | 16.7                     | 480    | Post Oak      | Quercus stellata           | 9.3      | Poor | Hypoxylon canker present       | Yes                | Remove           | Yes     | Street ROW | 0                        | 1096   | Eastern Redcedar | Juniperus virginiana | 5        | Good |       |                    |                  |         |            |                          |

| TREE CHART (CONTINUED) |                  |                      |          |      |  |                    |                  |         |            |                          | TREE CHART (CONTINUED) |                  |                      |          |      |                       |                    |                  |         |            |                          |
|------------------------|------------------|----------------------|----------|------|--|--------------------|------------------|---------|------------|--------------------------|------------------------|------------------|----------------------|----------|------|-----------------------|--------------------|------------------|---------|------------|--------------------------|
| Tree#                  | Species          | Scientific Name      | dbh (in) | Cond | Notes                                  | Protected Species? | Remove/Preserve? | Exempt? | Reason     | Mitigation Required (in) | Tree#                  | Species          | Scientific Name      | dbh (in) | Cond | Notes                 | Protected Species? | Remove/Preserve? | Exempt? | Reason     | Mitigation Required (in) |
| 1133                   | Eastern Redcedar | Juniperus virginiana | 9.1      | Dead |  | Yes                | Remove           | Yes     | Street ROW | 0                        | 1247                   | Blackjack Oak    | Quercus marilandica  | 10       | Good |                       | Yes                | Remove           | No      |            | 10                       |
| 1134                   | Post Oak         | Quercus stellata     | 9.3      | Fair |  | Yes                | Remove           | Yes     | Street ROW | 0                        | 1248                   | Post Oak         | Quercus stellata     | 6.4      | Fair |                       | Yes                | Remove           | Yes     | Driveway   | 0                        |
| 1135                   | Eastern Redcedar | Juniperus virginiana | 14.3     | Good |  | Yes                | Remove           | Yes     | Street ROW | 0                        | 1249                   | Post Oak         | Quercus stellata     | 11.9     | Good |                       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1136                   | Post Oak         | Quercus stellata     | 20.6     | Good |  | Yes                | Remove           | Yes     | Street ROW | 0                        | 1250                   | Post Oak         | Quercus stellata     | 11.8     | Poor | Significant dieback   | Yes                | Remove           | Yes     | Driveway   | 0                        |
| 1137a                  | Post Oak         | Quercus stellata     | 17.2     | Good |  | Yes                | Remove           | Yes     | Street ROW | 0                        | 1251                   | Post Oak         | Quercus stellata     | 5.2      | 0    |                       | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 1137b                  | Post Oak         | Quercus stellata     | 15.5     | Good |  | Yes                | Remove           | Yes     | Street ROW | 0                        | 1252                   | Post Oak         | Quercus stellata     | 5.8      | Good |                       | Yes                | Remove           | No      | Street ROW | 0                        |
| 1138                   | Post Oak         | Quercus stellata     | 20.7     | Good |  | Yes                | Remove           | No      | Ret Wall   | 20.7                     | 1253                   | Blackjack Oak    | Quercus marilandica  | 8.4      | Good |                       | Yes                | Preserve         | No      |            | 0                        |
| 1139                   | Post Oak         | Quercus stellata     | 12.8     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1254                   | Post Oak         | Quercus stellata     | 7.1      | Fair |                       | Yes                | Preserve         | No      |            | 0                        |
| 1140                   | Post Oak         | Quercus stellata     | 19.4     | Good |  | Yes                | Remove           | Yes     | Driveway   | 0                        | 1255                   | Post Oak         | Quercus stellata     | 6.3      | Good |                       | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 1141                   | Post Oak         | Quercus stellata     | 22.8     | Good |  | Yes                | Remove           | Yes     | Driveway   | 0                        | 1256                   | Post Oak         | Quercus stellata     | 14.4     | Good |                       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1142                   | Post Oak         | Quercus stellata     | 17.7     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1257                   | Post Oak         | Quercus stellata     | 17.2     | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1143                   | Post Oak         | Quercus stellata     | 32.5     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1258                   | Post Oak         | Quercus stellata     | 14.5     | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1144                   | Post Oak         | Quercus stellata     | 30.5     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1259                   | Post Oak         | Quercus stellata     | 29.9     | Good | Wire wrapped on trunk | Yes                | Remove           | No      |            | 26.9                     |
| 1145                   | Blackjack Oak    | Quercus marilandica  | 6.3      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1260a                  | Gum Bumelia      | Bumelia lanuginosa   | 11       | Fair |                       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1146                   | Post Oak         | Quercus stellata     | 13.5     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1260b                  | Gum Bumelia      | Bumelia lanuginosa   | 11.8     | Good |                       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1147                   | Blackjack Oak    | Quercus marilandica  | 7.1      | Fair |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1261                   | Post Oak         | Quercus stellata     | 25.4     | Good |                       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1148                   | Post Oak         | Quercus stellata     | 15.9     | Good |  | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 1262                   | Post Oak         | Quercus stellata     | 25.8     | Good | Wire on trunk         | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1149                   | Post Oak         | Quercus stellata     | 7.4      | Good |  | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 1263                   | Sugarberry       | Celtis laevigata     | 6.1      | Fair |                       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1150                   | Post Oak         | Quercus stellata     | 10.8     | Good |  | Yes                | Remove           | No      |            | 10.8                     | 1264                   | Eastern Redcedar | Juniperus virginiana | 5.1      | Fair |                       | Yes                | Remove           | No      |            | 0                        |
| 1151                   | Post Oak         | Quercus stellata     | 12.7     | Good |  | Yes                | Remove           | No      |            | 12.7                     | 1265                   | Eastern Redcedar | Juniperus virginiana | 7.5      | Fair |                       | Yes                | Preserve         | No      |            | 0                        |
| 1152                   | Post Oak         | Quercus stellata     | 14.9     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1266                   | Post Oak         | Quercus stellata     | 18.9     | Good | Lean                  | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1153                   | Post Oak         | Quercus stellata     | 13.1     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1267a                  | Blackjack Oak    | Quercus marilandica  | 7.2      | Poor | Lean                  | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1154                   | Cedar Elm        | Ulmus crassifolia    | 7.2      | Good |  | Yes                | Remove           | No      |            | 7.2                      | 1267b                  | Blackjack Oak    | Quercus marilandica  | 6.4      | Poor | Lean                  | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1155                   | Cedar Elm        | Ulmus crassifolia    | 5.6      | Good |  | Yes                | Remove           | Yes     | Driveway   | 0                        | 1268                   | Blackjack Oak    | Quercus marilandica  | 7.2      | Poor | Lean                  | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1156                   | Post Oak         | Quercus stellata     | 14.2     | Good |  | Yes                | Remove           | Yes     | Driveway   | 0                        | 1269a                  | Blackjack Oak    | Quercus marilandica  | 7.1      | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1157                   | Post Oak         | Quercus stellata     | 13.7     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1269b                  | Blackjack Oak    | Quercus marilandica  | 9        | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1158                   | Post Oak         | Quercus stellata     | 11.5     | Good |  | Yes                | Remove           | Yes     | Street ROW | 0                        | 1270                   | Post Oak         | Quercus stellata     | 18.6     | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1159a                  | Post Oak         | Quercus stellata     | 8.2      | Good |  | Yes                | Remove           | No      |            | 8.2                      | 1271                   | Post Oak         | Quercus stellata     | 18.6     | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1159b                  | Post Oak         | Quercus stellata     | 9.6      | Good |  | Yes                | Remove           | No      |            | 9.6                      | 1272                   | Post Oak         | Quercus stellata     | 13.7     | Good |                       | Yes                | Remove           | No      |            | 13.7                     |
| 1159c                  | Post Oak         | Quercus stellata     | 7.5      | Good |  | Yes                | Remove           | No      |            | 7.5                      | 1273                   | Post Oak         | Quercus stellata     | 12.8     | Fair |                       | Yes                | Remove           | No      |            | 12.8                     |
| 1160                   | Post Oak         | Quercus stellata     | 20.6     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1274                   | Post Oak         | Quercus stellata     | 13.2     | Good |                       | Yes                | Preserve         | No      |            | 0                        |
| 1161                   | Post Oak         | Quercus stellata     | 26.3     | Fair | Large canker, healing                  | Yes                | Remove           | Yes     | Pad        | 0                        | 1275                   | Post Oak         | Quercus stellata     | 7.9      | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1162                   | Sugarberry       | Celtis laevigata     | 9.2      | Good |  | Yes                | Remove           | Yes     | Driveway   | 0                        | 1276                   | Post Oak         | Quercus stellata     | 6.2      | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1163                   | Blackjack Oak    | Quercus marilandica  | 5.8      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1277                   | Cedar Elm        | Ulmus crassifolia    | 13.2     | Good |                       | Yes                | Preserve         | No      |            | 0                        |
| 1164                   | Blackjack Oak    | Quercus marilandica  | 7.8      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1278                   | Post Oak         | Quercus stellata     | 9.8      | Good |                       | Yes                | Preserve         | No      |            | 0                        |
| 1165                   | Post Oak         | Quercus stellata     | 14.4     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1279                   | Post Oak         | Quercus stellata     | 15.2     | Good |                       | Yes                | Preserve         | No      |            | 0                        |
| 1166                   | Blackjack Oak    | Quercus marilandica  | 7.5      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1280                   | Post Oak         | Quercus stellata     | 14.1     | Good |                       | Yes                | Preserve         | No      |            | 0                        |
| 1167                   | Post Oak         | Quercus stellata     | 16.3     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1281                   | Post Oak         | Quercus stellata     | 7.9      | Good | Vines                 | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1168                   | Post Oak         | Quercus stellata     | 14.2     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1282                   | Post Oak         | Quercus stellata     | 17.2     | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1169a                  | Post Oak         | Quercus stellata     | 12.9     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1283a                  | Post Oak         | Quercus stellata     | 7.7      | Good |                       | Yes                | Preserve         | No      |            | 0                        |
| 1169b                  | Post Oak         | Quercus stellata     | 13.8     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1283b                  | Post Oak         | Quercus stellata     | 8        | Good |                       | Yes                | Preserve         | No      |            | 0                        |
| 1170                   | Post Oak         | Quercus stellata     | 10.1     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1284                   | Post Oak         | Quercus stellata     | 5.8      | Good |                       | Yes                | Remove           | No      |            | 0                        |
| 1171                   | Post Oak         | Quercus stellata     | 20.2     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1285                   | Post Oak         | Quercus stellata     | 12.2     | Good |                       | Yes                | Remove           | No      |            | 12.2                     |
| 1172                   | Post Oak         | Quercus stellata     | 27       | Poor | 3/4 dead, hypoxylon canker             | Yes                | Remove           | Yes     | Street ROW | 0                        | 1286                   | Post Oak         | Quercus stellata     | 11.2     | Fair |                       | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 1173                   | Blackjack Oak    | Quercus marilandica  | 8.3      | Good |  | Yes                | Remove           | Yes     | Street ROW | 0                        | 1287                   | Post Oak         | Quercus stellata     | 12.4     | Good |                       | Yes                | Remove           | No      | 0          | 12.4                     |
| 1174                   | Post Oak         | Quercus stellata     | 8.4      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1288                   | Post Oak         | Quercus stellata     | 10.4     | Fair | Decay present         | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 1175                   | Post Oak         | Quercus stellata     | 13       | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1289                   | Post Oak         | Quercus stellata     | 9.2      | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1176                   | Post Oak         | Quercus stellata     | 7        | Fair |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1290                   | Post Oak         | Quercus stellata     | 7.9      | Fair |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1177                   | Blackjack Oak    | Quercus marilandica  | 6.5      | Fair |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1291                   | Post Oak         | Quercus stellata     | 11.6     | Fair | Vines                 | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1178                   | Blackjack Oak    | Quercus marilandica  | 11.4     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1292                   | Post Oak         | Quercus stellata     | 15.7     | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1179                   | Post Oak         | Quercus stellata     | 20.9     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1293                   | Post Oak         | Quercus stellata     | 6.5      | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1180                   | Blackjack Oak    | Quercus marilandica  | 9.4      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1294                   | Post Oak         | Quercus stellata     | 16.2     | Poor | 1/2 dead              | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1181a                  | Post Oak         | Quercus stellata     | 8.4      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1295                   | Post Oak         | Quercus stellata     | 11.1     | Good |                       | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 1181b                  | Post Oak         | Quercus stellata     | 6.8      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1296                   | Post Oak         | Quercus stellata     | 6.3      | Fair |                       | Yes                | Remove           | No      |            | 6.3                      |
| 1182a                  | Post Oak         | Quercus stellata     | 7.2      | Fair |  | Yes                | Remove           | No      |            | 7.2                      | 1297                   | Post Oak         | Quercus stellata     | 9.9      | Poor | 1/2 dead              | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 1182b                  | Post Oak         | Quercus stellata     | 7.6      | Fair |  | Yes                | Remove           | No      |            | 7.6                      | 1298                   | Cedar Elm        | Ulmus crassifolia    | 5.1      | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1182c                  | Post Oak         | Quercus stellata     | 8.3      | Dead |  | Yes                | Remove           | No      |            | 8.3                      | 1299                   | Post Oak         | Quercus stellata     | 7.6      | Fair | Vines                 | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1183                   | Cedar Elm        | Ulmus crassifolia    | 7.6      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1300                   | Post Oak         | Quercus stellata     | 9.2      | Good |                       | Yes                | Remove           | Yes     | Driveway   | 0                        |
| 1184                   | Post Oak         | Quercus stellata     | 12.6     | Good |  | Yes                | Remove           | No      |            | 12.6                     | 1301                   | Cedar Elm        | Ulmus crassifolia    | 5.7      | Fair |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1185                   | Post Oak         | Quercus stellata     | 8.9      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1302                   | Post Oak         | Quercus stellata     | 8.4      | Fair |                       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1186                   | Post Oak         | Quercus stellata     | 12.4     | Poor | Ganoderma fungus decay, lightning strk | Yes                | Remove           | Yes     | Pad        | 0                        | 1303                   | Post Oak         | Quercus stellata     | 8.8      | Good |                       | Yes                | Remove           | Yes     | Pad        | 0                        |
| 1187                   | Post Oak         | Quercus stellata     | 5.6      | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1304                   | Post Oak         | Quercus stellata     | 8.4      | Good |                       | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 1188                   | Post Oak         | Quercus stellata     | 11.6     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1305                   | Blackjack Oak    | Quercus marilandica  | 10.4     | Good |                       | Yes                | Remove           | Yes     | Util Esmt  | 0                        |
| 1189                   | Post Oak         | Quercus stellata     | 7.1      | Good |  | Yes                | Remove           | Yes     | Util Esmt  | 0                        | 1306                   | Blackjack Oak    | Quercus marilandica  | 9.8      | Good | Vines                 | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1190                   | Post Oak         | Quercus stellata     | 11.4     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1307                   | Post Oak         | Quercus stellata     | 11.8     | Good |                       | Yes                | Remove           | Yes     | Street ROW | 0                        |
| 1191                   | Post Oak         | Quercus stellata     | 16.4     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1308                   | American Elm     | Ulmus americana      | 11.4     | Poor | 20' south of #449     | Yes                | Remove           | Yes     | Driveway   | 0                        |
| 1192                   | Post Oak         | Quercus stellata     | 23.4     | Good |  | Yes                | Remove           | Yes     | Pad        | 0                        | 1309                   | Blackjack Oak    | Quercus marilandica  | 6.6      | Fair | Near 507              | Yes                | Remove           | Yes     | Street ROW | 0                        |

Date: 11-2-16

Lori Levy, AICP  
Senior Planner  
City of Corinth Planning & Development  
3300 Corinth Pkwy  
Corinth, TX 76208

RE: Letter of Support  
Terrace Oaks – Temporary Concrete Batch Plant

Ms. Levy,

Please accept this letter as our support in favor of the temporary concrete batch plan for Terrace Oaks.



Signature

Charles I. Fletcher

Printed Name

1960 Post Oak Dr

Address

Date: 11-2-16

Lori Levy, AICP  
Senior Planner  
City of Corinth Planning & Development  
3300 Corinth Pkwy  
Corinth, TX 76208

RE: Letter of Support  
Terrace Oaks – Temporary Concrete Batch Plant

Ms. Levy,

Please accept this letter as our support in favor of the temporary concrete batch plan for Terrace Oaks.



Signature

Emm M Blount

Printed Name

2250 Sharon Pl

Address

Corinth TX 76210

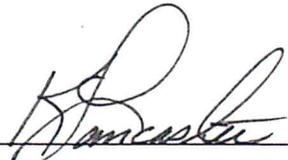
Date: 11-6-16

Lori Levy, AICP  
Senior Planner  
City of Corinth Planning & Development  
3300 Corinth Pkwy  
Corinth, TX 76208

RE: Letter of Support  
Terrace Oaks – Temporary Concrete Batch Plant

Ms. Levy,

Please accept this letter as our support in favor of the temporary concrete batch plan for Terrace Oaks.

  
\_\_\_\_\_  
Signature

KRIS LANCASTER  
Printed Name

2306 POST OAK DR.  
Address

## Lori Levy

---

**From:** Joyce, Ryan <Ryan.Joyce@meritagehomes.com>  
**Sent:** Tuesday, November 08, 2016 8:58 AM  
**To:** Lori Levy  
**Cc:** 'Flatland Environmental'; Samuel, Bobby  
**Subject:** FW: Terrace Oaks - Hidden Lake Info

Lori,

Please see email below in support of the temporary batch plant form Mr. Kenny Bruce at 2304 Post Oak Drive.

Thanks,

Ryan

Ryan Joyce



Setting the standard for energy-efficient homes™

8840 Cypress Waters Blvd., Suite 100 | Dallas, TX 75019

O: 972.580.6372 | C: 512-965-6280

[ryan.joyce@meritagehomes.com](mailto:ryan.joyce@meritagehomes.com) | [www.meritagehomes.com](http://www.meritagehomes.com)

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**From:** Kenny [mailto:kb4410@yahoo.com]  
**Sent:** Tuesday, November 08, 2016 8:50 AM  
**To:** Joyce, Ryan  
**Subject:** Re: Terrace Oaks - Hidden Lake Info

Thx for your diligence and your follow up. I am fine w the concrete batch plant as long as the dust and airborne contaminants are controlled and made a priority. Please let me know the results of Overton's water testing and when we can reconvene on a plan for the gypsum application. No fish have still been caught. Concerned about them as sight feeders. Thx again.

Kenny Bruce

Sent from my iPhone

On Nov 7, 2016, at 10:49 AM, Joyce, Ryan <[Ryan.Joyce@meritagehomes.com](mailto:Ryan.Joyce@meritagehomes.com)> wrote:

Kenny,





BURL ST

MINDRIDGE LN

Lake Dallas

Panda Express

Arby's

Popeyes

FM 2181

**2.08.04. Residential Dimensional Regulations Chart**

| Regulation                                   | SF-1, Single Family Residential (detached)                         | SF-2, Single Family Residential (detached)                         | SF-3, Single Family Residential (detached)                         | SF-4, Single Family Residential (detached)                         | SF-A, Single Family Residential (attached)           | MX-D, Mixed Density Residential                      | MF-1, Multi-Family Residential                                  | MF-2, Multi-Family Residential                                    | MF-3, Multi-Family Residential                                 | MX-R, Mixed Use Residential |
|--|--|--|--|--|--|--|---|---|--|-----------------------------|
| <b>Open Space (Yard) Dimensions</b>          |  |  |  |  |  |  |   |   |  |                             |
| Minimum Front Yard Setback                   | 25'  | 25'  | 25'  | 25'  | 25' dwelling units / 50' other buildings             | 10'  | 30'   | 30'   | 30'  | 0'                          |
| Minimum Side Yard Setback:                   |  |  |  |  |  |  |   |   |  |                             |
| Interior Lot                                 | 25'  | 15'  | 7.5'   | 7.5'   | 0 <sup>(3)</sup>                                     | 0 <sup>(3)</sup>                                     | 30'   | 30'   | 30'  | 30'                         |
| Corner Lot                                   | 25'  | 25'  | 15' / 25' from side entry garage                                   | 15' / 25' from side entry garage                                   | 15'  | 15'  | 30'   | 30'   | 30'  | 30'                         |
| Minimum Rear Yard Setback                    | 30% of the depth, up to 100'                                       | 30% of the depth, up to 30'  | 30% of the depth, up to 30'  | 30% of the depth, up to 30'  | 30'  | 25'  | 30'   | 30'   | 30'  | 30'                         |
| <b>Lot Dimensions</b>                        |  |  |  |  |  |  |   |   |  |                             |
| Minimum Lot Area                             | 1 acre   | 14,000 sq.ft.  | 10,000 sq.ft.  | 7,500 sq.ft.   | 2,200 sq.ft. / 8 DU/A <sup>(2)</sup>                 | Varies See <a href="#">2.04.06.</a>                  | 3,600 sq.ft. per DU / at least 2 acres / 12 DU/A <sup>(2)</sup> | 3,100 sq.ft. per DU / at least 1.5 acres / 14 DU/A <sup>(2)</sup> | 2,750 sq.ft. per DU / at least 1 acre / 16 DU/A <sup>(2)</sup> | 1 Acre                      |
| Minimum Lot Width:                           |  |  |  |  |  |  |   |   |  |                             |
| Interior Lot                                 | 200' at building line / 150' at front property line                | 100' at building line / 80' at front property line                 | 80' at building line / 70' at front property line                  | 70' at building line / 60' at front property line                  | 22'  | Varies See <a href="#">2.04.06.</a>                  | 200'  | 150'  | 150'   | 200'                        |
| Corner Lot                                   | 200' at building line / 150' at front property line                | 100' at building line / 80' at front property line                 | 80' at building line / 70' at front property line                  | 70' at building line / 60' at front property line                  | 22'  | Varies See <a href="#">2.04.06.</a>                  | 200'  | 150'  | 150'   | 200'                        |
| Minimum Lot Depth                            | 150'   | 110'   | 100'   | 100'   | 100'   | Varies See <a href="#">2.04.06.</a>                  | 200'  | 150'  | 100'   | 200'                        |
| <b>Floor Area</b>                            |  |  |  |  |  |  |   |   |  |                             |
| Minimum Floor Area                           | 2,500 sq.ft.   | 2,000 sq.ft.   | 1,700 sq.ft.   | 1,500 sq.ft.   | 1,050 sq.ft.   | None   | 1,050 sq.ft. per DU   | 950 sq.ft. per DU   | 850 sq.ft. per DU  | 850 sq.ft. per DU           |
| <b>Structure Height</b>                      |  |  |  |  |  |  |   |   |  |                             |
| Maximum Height <sup>(3)</sup> (feet/stories) | 35' / 2 $\frac{1}{2}$ (50' with Additional Setback) <sup>(1)</sup> | 35' / 2 $\frac{1}{2}$ (50' with Additional Setback) <sup>(1)</sup> | 35' / 2 $\frac{1}{2}$ (50' with Additional Setback) <sup>(1)</sup> | 35' / 2 $\frac{1}{2}$ (50' with Additional Setback) <sup>(1)</sup> | 35' / 2 (50' with Additional Setback) <sup>(1)</sup> | 35' / 2 (50' with Additional Setback) <sup>(1)</sup> | 35' / 2 (50' with Additional Setback) <sup>(1)</sup>            | 35' / 2 (50' with Additional Setback) <sup>(1)</sup>              | 35' / 2 (50' with Additional Setback) <sup>(1)</sup>           | 70' / 4                     |
| <b>Building Area Coverage</b>                |  |  |  |  |  |  |   |   |  |                             |
| Maximum Building Area (all buildings)        | 30%  | 30%  | 30%  | 30%  | 55% / 60% including accessory                        | 70%  |   |   |  | 90%                         |

<sup>(1)</sup> No side yard is required providing a firewall is installed in accordance with the City Building Code, except that no contiguous attached structure shall exceed one hundred eighty (180) feet in length and the minimum separation between noncontiguous, adjacent structures shall be thirty (30) feet.

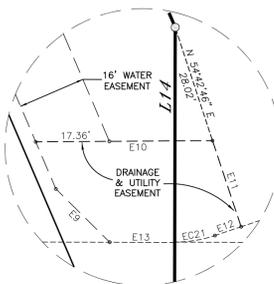
<sup>(2)</sup> Dwelling Units per Acre (DUA) calculation is exclusive of all streets, alleys and sidewalks, but inclusive of open space, recreational, and service areas.

<sup>(3)</sup> The dwelling or other main building or portions of building other than [Accessory Buildings](#) may be erected higher than thirty-five feet (35') provided that any portion of the building above said thirty-five feet (35') height limit is set back from all required yard setback lines a distance of two feet (2') for each one (1) foot in height above said thirty-five feet (35') limit. No building shall have a height of more than fifty feet (50').



**NOTE:**

The developer/HOA shall maintain the detention pond, detention pond retaining walls, drainage easements located on Lots X-1 & X-2, Block A.



DETAIL "A"  
SCALE: 1"=20'

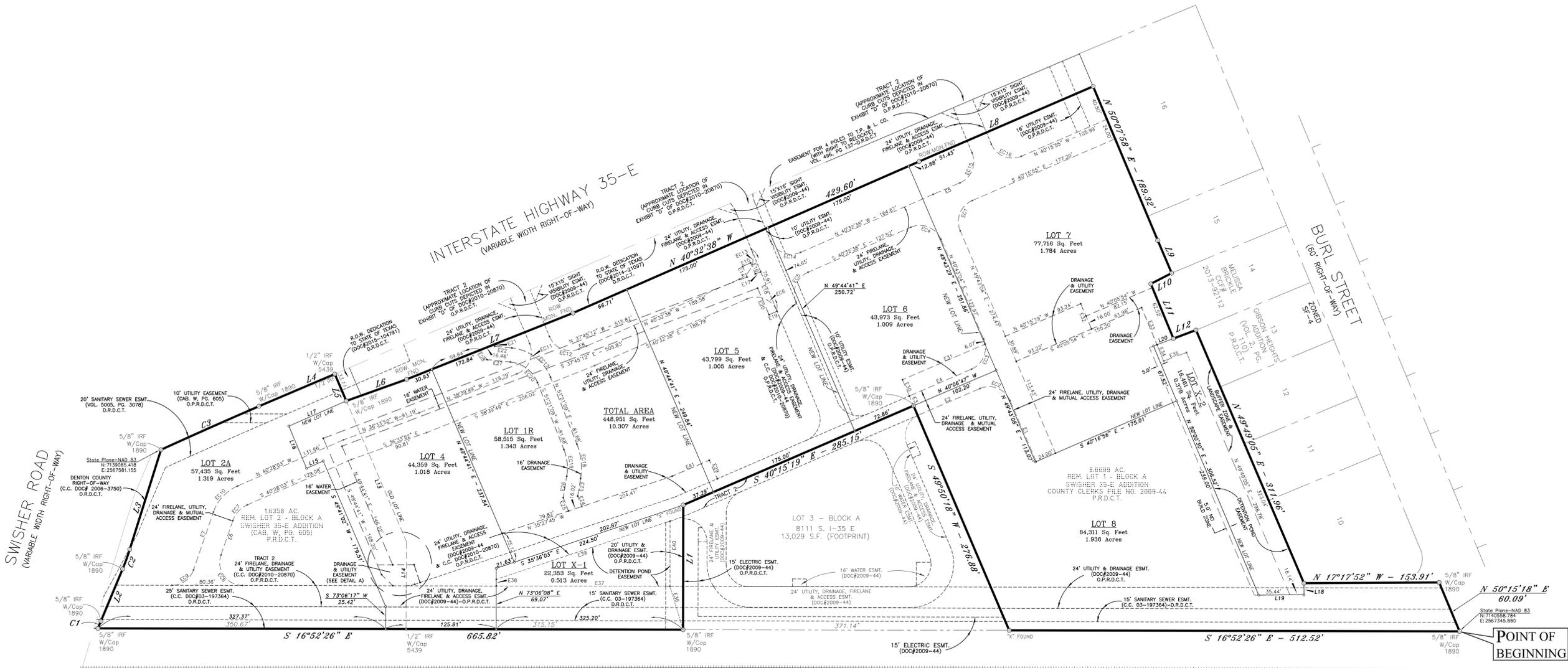
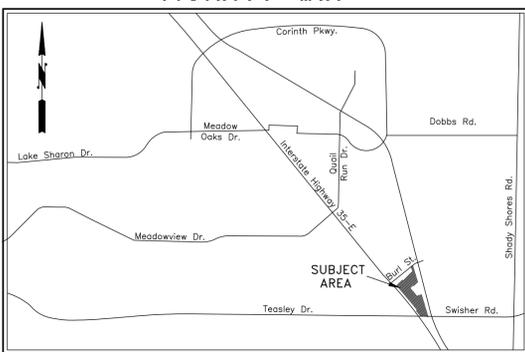
**LEGEND**

- BOUNDARY LINE
- NEW LOT BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE

**ABBREVIATIONS**

Vol. = Volume  
Pg. = Page  
Doc. # = Document Number  
D.R.D.C.T. = Deed Records, Denton County, Texas  
P.R.D.C.T. = Plat Records, Denton County, Texas  
O.R.D.C.T. = Official Records, Denton County, Texas  
O.P.R.D.C.T. = Official Plat Records, Denton County, Texas  
IRS = 1/2" Iron Rod Set with cap stamped "RPLS 4701" (Unless otherwise noted)  
CM = Controlling Monument

**VICINITY MAP**



**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 73°06'07" E | 141.18   |
| L2   | N 84°17'41" W | 64.16    |
| L3   | N 89°32'11" W | 118.28   |
| L4   | N 39°54'53" W | 93.75    |
| L5   | N 49°44'41" E | 33.11    |
| L6   | N 36°33'52" W | 72.78    |
| L7   | N 38°39'49" W | 203.78   |
| L8   | N 40°15'55" W | 215.60   |
| L9   | N 49°49'05" E | 40.33    |
| L10  | S 44°09'17" E | 26.69    |
| L11  | N 50°27'36" E | 67.12    |
| L12  | N 37°30'09" W | 27.41    |
| L13  | N 49°44'12" E | 173.07   |
| L14  | N 73°08'35" E | 99.48    |
| L15  | S 40°29'36" E | 20.89    |
| L16  | S 50°09'50" W | 51.89    |
| L17  | N 40°37'57" W | 71.29    |
| L18  | N 72°32'22" E | 13.20    |
| L19  | S 17°20'01" E | 41.58    |
| L20  | N 37°31'14" W | 24.26    |

**EASEMENT LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| E1   | S 49°43'04" W | 76.53    |
| E2   | S 40°15'19" W | 77.23    |
| E3   | S 49°46'00" W | 24.00    |
| E4   | N 40°15'52" W | 77.19    |
| E5   | N 40°15'55" W | 33.23    |
| E6   | S 87°54'30" E | 41.32    |
| E7   | N 87°54'30" W | 69.20    |
| E8   | N 38°39'49" W | 9.38     |
| E9   | S 27°36'22" W | 17.84    |
| E10  | N 17°23'24" W | 41.68    |
| E11  | N 54°32'15" E | 21.32    |
| E12  | S 35°27'45" E | 6.50     |
| E13  | S 16°52'26" E | 15.31    |
| E14  | N 49°44'41" W | 13.12    |
| E15  | N 40°32'38" W | 10.00    |
| E16  | N 49°44'41" E | 13.61    |
| E17  | N 37°45'12" W | 6.53     |
| E18  | N 50°20'53" E | 48.34    |
| E19  | N 40°32'38" E | 10.00    |
| E20  | N 49°44'41" W | 32.83    |
| E21  | N 37°44'52" E | 2.14     |
| E22  | N 11°14'15" W | 19.69    |
| E23  | N 82°22'15" E | 20.17    |
| E24  | N 51°21'09" E | 12.72    |
| E25  | S 17°20'01" W | 16.27    |
| E26  | S 82°22'15" W | 24.61    |
| E27  | S 11°14'15" E | 26.97    |
| E28  | S 37°44'52" W | 13.30    |
| E29  | N 49°44'41" E | 24.94    |
| E30  | S 49°50'18" W | 20.01    |
| E31  | N 40°15'19" W | 102.45   |
| E32  | N 49°44'41" E | 31.13    |
| E33  | N 50°27'36" E | 45.62    |
| E34  | N 50°32'48" E | 20.01    |
| E35  | N 37°30'09" W | 27.86    |
| E36  | S 56°06'05" W | 51.30    |
| E37  | S 16°52'26" E | 197.65   |
| E38  | S 73°06'07" W | 7.45     |
| E39  | N 35°27'45" W | 208.49   |
| E40  | N 73°06'07" E | 73.91    |
| E41  | N 40°15'19" W | 45.79    |

**CURVE TABLE**

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1    | 1°01'16"    | 491.00  | 8.75       | N 84°48'19" W | 8.75         |
| C2    | 5°14'33"    | 259.00  | 23.70      | N 86°54'56" W | 23.69        |
| C3    | 1°11'14"    | 6879.63 | 121.84     | N 40°50'56" W | 121.84       |

**EASEMENT CURVE TABLE**

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|--------|------------|---------------|--------------|
| EC1   | 90°01'01"   | 26.00  | 40.85      | S 04°43'53" W | 36.37        |
| EC2   | 89°58'23"   | 26.00  | 40.83      | S 04°43'53" W | 36.76        |
| EC3   | 90°01'59"   | 26.00  | 40.85      | N 85°16'07" W | 36.78        |
| EC4   | 90°15'21"   | 26.00  | 40.96      | S 04°53'11" W | 36.85        |
| EC5   | 89°08'29"   | 26.00  | 40.45      | S 85°06'53" E | 36.49        |
| EC6   | 90°53'17"   | 26.00  | 41.24      | S 04°53'59" W | 37.05        |
| EC7   | 47°29'27"   | 39.00  | 24.84      | S 64°11'16" E | 24.14        |
| EC8   | 108°57'56"  | 26.00  | 49.45      | N 37°36'32" E | 42.32        |
| EC9   | 71°02'04"   | 26.00  | 32.23      | N 52°23'28" W | 30.21        |
| EC10  | 47°29'27"   | 50.00  | 41.40      | N 64°11'16" W | 40.23        |
| EC11  | 91°01'16"   | 26.00  | 41.30      | N 84°10'28" W | 37.10        |
| EC12  | 88°58'58"   | 26.00  | 40.38      | N 05°49'43" E | 36.44        |
| EC13  | 88°57'54"   | 26.00  | 40.34      | N 84°59'28" W | 36.41        |
| EC14  | 87°36'50"   | 26.08  | 39.88      | N 03°20'50" E | 36.10        |
| EC15  | 88°25'13"   | 26.00  | 40.58      | N 84°58'31" W | 36.58        |
| EC16  | 90°35'17"   | 26.00  | 41.11      | N 05°01'43" E | 36.98        |
| EC17  | 62°35'24"   | 53.00  | 57.90      | N 20°03'27" E | 55.06        |
| EC18  | 31°01'06"   | 73.00  | 39.52      | N 66°51'42" E | 39.04        |
| EC19  | 31°01'06"   | 57.00  | 30.86      | S 66°51'42" W | 30.48        |
| EC20  | 62°35'24"   | 37.00  | 40.42      | S 20°03'27" W | 38.44        |

**ENGINEER**  
CROSS ENGINEERING CONSULTANTS, INC.  
131 S. Tennessee Street  
McKinney, Texas  
972-562-4409  
JHake@crossengineering.biz

**OWNER LOTS 1R, X-1, X-2, 2A, 4-8**  
SWISHER @ I-35 CORINTH, LP  
10210 N. Central Expressway  
Suite 300  
Dallas, Texas 75231  
972-385-4136

**SURVEYOR**  
RINGLEY & ASSOCIATES  
701 S. Tennessee Street  
McKinney, Texas  
972-542-1266  
lhr@ringley.com

**AMENDING PLAT**

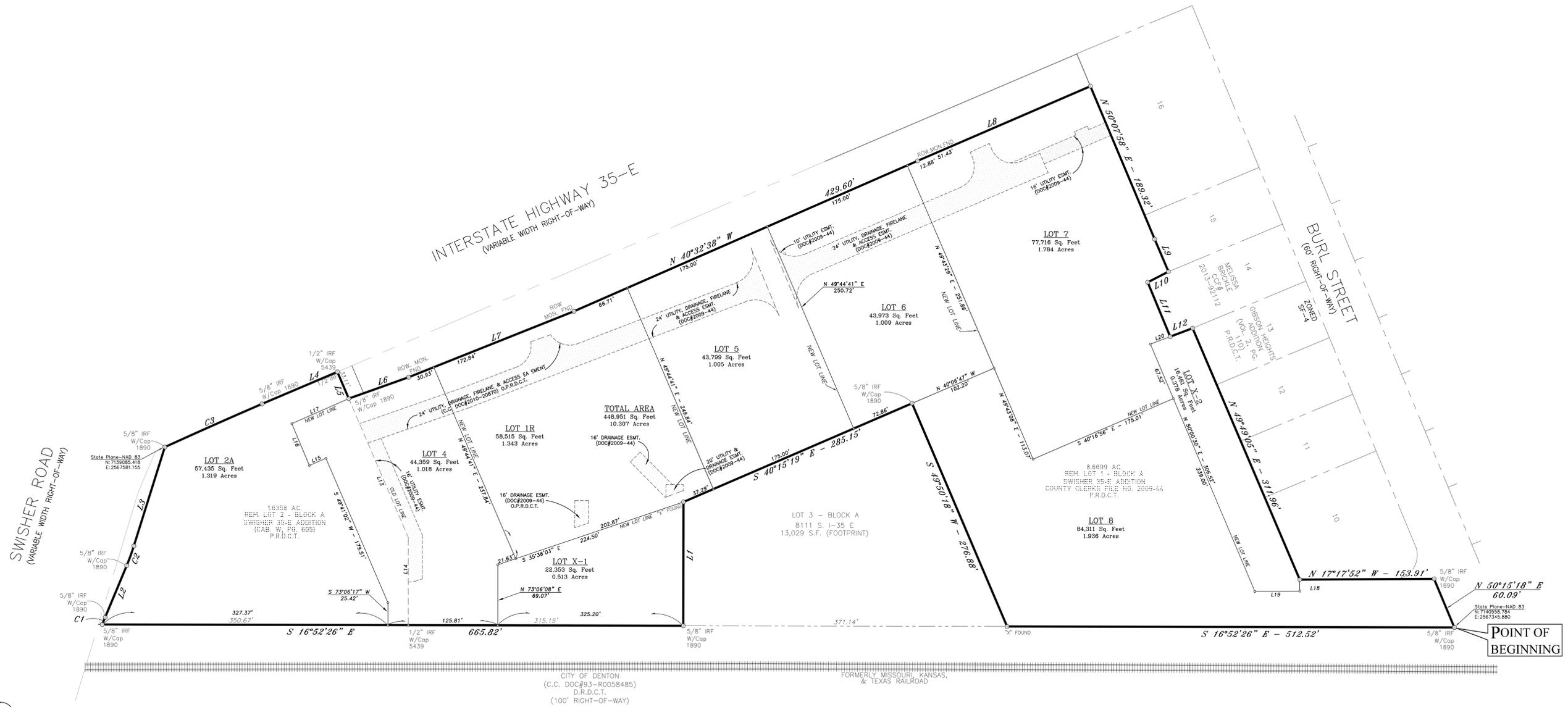
**SWISHER 35-E ADDITION**  
**LOTS X-1, X-2, 1R 2A, 4 - 8, BLOCK A**  
**448,951 SF, 10,307 ACRES**

**SITUATED IN THE**  
**H.H. SWISHER SURVEY, ABSTRACT No. 1220**  
**CITY OF CORINTH**  
**DENTON COUNTY, TEXAS**

**RINGLEY & ASSOCIATES, INC.**  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266  
Texas Firm Registration No. 10061300

| Date     | Job   | Title        |
|----------|-------|--------------|
| 10/06/16 | 16052 | 16052-AP.DWG |

Scale: 1" = 60'  
Drawn by: Mark Hank  
Checked by: L. R. Ringley  
Sheet: 1 of 3



**LEGEND**

- BOUNDARY LINE
- NEW LOT BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE

**ABBREVIATIONS**

- Vol. = Volume
- Pg. = Page
- Doc. # = Document Number
- D.R.D.C.T. = Deed Records, Denton County, Texas
- P.R.D.C.T. = Plat Records, Denton County, Texas
- O.R.D.C.T. = Official Records, Denton County, Texas
- O.P.R.D.C.T. = Official Plat Records, Denton County, Texas
- IRS = 1/2" Iron Rod Set with cap stamped "RPLS 4701" (Unless otherwise noted)
- CM = Controlling Monument

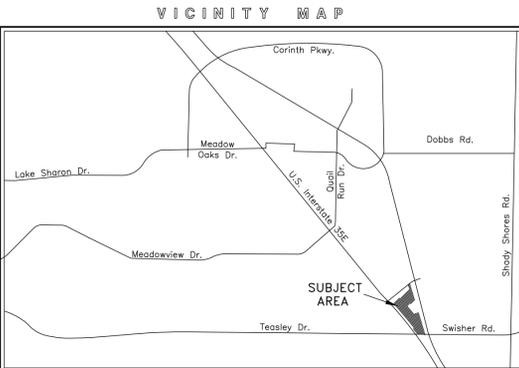
**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 73°06'07" E | 141.16'  |
| L2   | N 84°17'41" W | 64.16'   |
| L3   | N 89°32'11" W | 118.28'  |
| L4   | N 39°54'53" W | 93.75'   |
| L5   | N 49°44'41" E | 33.11'   |
| L6   | N 36°33'52" W | 72.78'   |
| L7   | N 38°39'49" W | 203.78'  |
| L8   | N 40°15'58" W | 215.60'  |
| L9   | N 49°49'05" E | 40.33'   |
| L10  | S 44°09'17" E | 26.69'   |
| L11  | N 50°27'36" E | 67.12'   |
| L12  | N 37°30'09" W | 27.41'   |
| L13  | N 49°44'12" E | 173.07'  |
| L14  | N 73°08'35" E | 99.48'   |
| L15  | S 40°29'36" E | 20.69'   |
| L16  | S 50°09'50" W | 51.89'   |
| L17  | N 40°37'57" W | 71.29'   |
| L18  | N 72°32'22" E | 13.50'   |
| L19  | S 17°20'01" E | 51.58'   |
| L20  | N 37°31'14" W | 24.28'   |

**CURVE TABLE**

| CURVE | DELTA ANGLE | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|----------|------------|---------------|--------------|
| C1    | 1°01'16"    | 491.00'  | 8.75'      | N 84°43'19" W | 8.75'        |
| C2    | 5°14'33"    | 259.00'  | 23.70'     | N 66°54'56" W | 23.69'       |
| C3    | 1°11'14"    | 5879.65' | 121.84'    | N 40°50'56" W | 121.84'      |

**DETAIL EASEMENTS TO BE ABANDONED**



**ENGINEER**  
 CROSS ENGINEERING CONSULTANTS, INC.  
 131 S. Tennessee Street  
 McKinney, Texas  
 972-562-4409  
 JHake@crossengineering.biz

**SURVEYOR**  
 RINGLEY & ASSOCIATES  
 701 S. Tennessee Street  
 McKinney, Texas  
 972-542-1266  
 lhr@ringley.com

**OWNER LOTS 1R, X-1, X-2, 2A, 4-8**  
 SWISHER @ I-35 CORINTH, LP  
 10210 N. Central Expressway  
 Suite 300  
 Dallas, Texas 75231  
 972-385-4136

**AMENDING PLAT**

**SWISHER 35-E ADDITION  
 LOTS X-1, X-2, 1R 2A, 4 - 8, BLOCK A  
 448,951 SF, 10.307 ACRES**

**SITUATED IN THE  
 H.H. SWISHER SURVEY, ABSTRACT No. 1220  
 CITY OF CORINTH  
 DENTON COUNTY, TEXAS**

**RINGLEY & ASSOCIATES, INC.**  
 701 S. Tennessee - McKinney, Texas 75069  
 (972) 542-1266  
 Texas Firm Registration No. 10061300

| Date     | Job       | Title         |
|----------|-----------|---------------|
| 10/06/16 | 16052     | 16052-AP.DWG  |
| Scale    | Drawn by  | Checked by    |
| 1" = 60' | Mark Hank | L. R. Ringley |
|          |           | Sheet         |
|          |           | 2 of 3        |

OWNER'S CERTIFICATE

STATE OF TEXAS )(  
COUNTY OF DENTON )(  
)

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

BEING 10.307 acres of land situated in the City of Corinth, in the H.H. Swisher Survey, Abstract No. 1220 of Denton County, Texas and being a part of Lot 1, Block A of SWISHER 1-35 ADDITION, an addition to the City of Corinth, according to the Final Plat thereof, recorded in Document No. 2009-44, Plat Records of Denton County, Texas (P.R.D.C.T.) and also being a part of Lot 2, Block A of SWISHER 1-35 ADDITION, an addition to the City of Corinth, according to the Final Plat thereof, recorded in Cabinet W, Page 605, P.R.D.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 1890" (hereinafter referred to as "with cap"), found for the most northerly northeast corner of the above described Lot 1, Block A, at the intersection of the south right-of-way line of Burl Street (60' wide R.O.W.) and the west line of a 100' wide right-of-way deed to the City of Denton, recorded in Document No. 93-R0058485, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE: South 16 deg. 52 min. 26 sec. East (Reference Bearing), along the common line of said Lot 1, Block A and said City of Denton Right-of-way, a distance of 512.52 feet to an "X" found in concrete for the northeast corner of Lot 3, Block A of the above described Swisher 1-35 Addition;

THENCE: South 49 deg. 50 min. 18 sec. West, along the common line of said Lots 1 and 3, Block A, a distance of 276.88 feet to a 5/8 inch iron rod, with cap, found for the northwest corner of said Lot 3, Block A and an inside ell corner of said Lot 1, Block A;

THENCE: South 40 deg. 15 min. 19 sec. East, continuing along the common line of said Lots 1 and 3, Block A, a distance of 285.15 feet to an "X" found in concrete for the southwest corner of said Lot 3, Block A and an inside ell corner of said Lot 1, Block A;

THENCE: North 73 deg. 06 min. 07 sec. East, continuing along the common line of said Lots 1 and 3, Block A, a distance of 141.16 feet to a 5/8 inch iron rod, with cap, found on the west line of the above described City of Denton Right-of-way, for the southeast corner of said Lot 3, Block A and same being the southerly northeast corner of said Lot 1, Block A;

THENCE: South 16 deg. 52 min. 26 sec. East, along the common line of said Lot 1, Block A and said City of Denton Right-of-way, at 295.15 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5439", found for the southeast corner of said Lot 1, Block A and the northeast corner of the above described Lot 2, Block A and continuing on for a total distance of 665.82 feet to a 5/8 inch iron rod, with cap, found on the north Right-of-way line of Swisher Road (variable width R.O.W.) established in a deed to Denton County, recorded in Document No. 2006-33750, D.R.D.C.T. and said point being in a non-tangent curve to the right, having a radius of 491.00 feet, a central angle of 01 deg. 01 min. 16 sec. and a chord that bears North 84 deg. 48 min. 19 sec. West - 8.75 feet;

THENCE: Along said Swisher Road Right-of-way and with said curve to the right, an arc distance of 8.75 feet to a 5/8 inch iron rod, with cap, found for corner at the end of said curve;

THENCE: North 84 deg. 17 min. 41 sec. West, continuing along said Right-of-way line, a distance of 64.16 feet to a 5/8 inch iron rod, with cap, found for corner at the beginning of a curve to the left, having a radius of 259.00 feet, a central angle of 05 deg. 14 min. 33 sec. and a chord that bears North 86 deg. 54 min. 56 sec. West - 23.69 feet;

THENCE: Continuing along said Right-of-way and with said curve to the left, an arc distance of 23.70 feet to a 5/8 inch iron rod, with cap, found for corner at the end of said curve;

THENCE: North 89 deg. 32 min. 11 sec. West, continuing along said Right-of-way, a distance of 118.28 feet to a 5/8 inch iron rod, with cap, found for corner on the west line of said Lot 2, Block A, at the intersection of the north Right-of-way line of Swisher Road and the east Right-of-way line of Interstate Highway 35-E (variable width R.O.W.) and said point being in a non-tangent curve to the right, having a radius of 5,879.65 feet, a central angle of 01 deg. 11 min. 14 sec. and a chord that bears North 40 deg. 50 min. 56 sec. West - 121.84 feet;

THENCE: Along the common line of said Lot 2, Block A and said Interstate Highway 35-E and with said curve to the right, an arc distance of 121.84 feet to a 5/8 inch iron rod, with cap, found for corner at the end of said curve;

THENCE: North 39 deg. 54 min. 53 sec. West, continuing along the common line of said Lot 2, Block A and said highway, a distance of 93.75 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5439", found for the northwest corner of Lot 2, Block A, the original southwest corner of Lot 1, Block A and same being the southwest corner of that certain called 0.0128 acre tract of land described as Parcel 69B in a deed to the State of Texas, recorded in Document No. 2015-104791, D.R.D.C.T.;

THENCE: North 49 deg. 44 min. 41 sec. East, along the common line of said Lot 2, Block A and said Parcel 69B, a distance of 33.11 feet to a 5/8 inch iron rod, with cap, found for the southeast corner of said Parcel 69B;

THENCE: North 36 deg. 33 min. 52 sec. West, along the current east Right-of-way line of Interstate Highway 35-E and the east line of said Parcel 69B, at 18.04 feet passing the northeast corner of said Parcel 69B and same being the southeast corner of that certain called 0.8157 acre tract of land described as Parcel 75 in a deed to the State of Texas, recorded in Document No. 2014-21097, D.R.C.C.T. and continuing along the current east Right-of-way line of Interstate Highway 35-E and the east line of said Parcel 75 for a total distance of 72.78 feet to a Texas Department of Transportation concrete monument with an aluminum disk (hereinafter referred to as "TxDOT Monument"), found for corner;

THENCE: Continuing along the current east Right-of-way line of Interstate Highway 35-E and the east line of said Parcel 75 as follows:

North 38 deg. 39 min. 49 sec. West, a distance of 203.78 feet to a TxDOT Monument found for corner;

North 40 deg. 32 min. 38 sec. West, a distance of 429.60 feet to a TxDOT Monument found for corner;

North 40 deg. 15 min. 55 sec. West, a distance of 215.60 feet to a 5/8 inch iron rod, topped with an aluminum TxDOT disk found on the north side of a screening wall, on the north line of said Lot 1, Block A, the south line of Gibson Heights Addition, an addition to the City of Corinth, according to the plat thereof, recorded in Volume 2, Page 110, P.R.D.C.T. and being the northeast corner of said Parcel 75;

THENCE: Departing from said highway, along the common line of said Lot 1, Block A and said Gibson Heights Addition as follows:

North 50 deg. 04 min. 39 sec. East, a distance of 229.65 feet to a 1/2 inch iron rod with RPLS 5439 cap, found for corner;

South 44 deg. 09 min. 17 sec. East, a distance of 26.69 feet to a 1/2 inch iron rod with RPLS 5439 cap, found for corner;

North 50 deg. 27 min. 36 sec. East, a distance of 67.12 feet to a 1/2 inch iron rod with RPLS 5439 cap, found for corner;

North 37 deg. 30 min. 09 sec. West, a distance of 27.41 feet to a 1/2 inch iron rod with RPLS 5439 cap, found for corner;

North 49 deg. 49 min. 05 sec. East, a distance of 311.96 feet to a 1/2 inch iron rod with RPLS 5439 cap, found for the southeast corner of said Gibson Heights Addition and same being an inside ell corner for said Lot 1, Block A;

THENCE: North 17 deg. 17 min. 52 sec. West, continuing along the common line of said Lot 1, Block A and Gibson Heights Addition, a distance of 153.91 feet to a 5/8 inch iron rod, with cap, found for the most northerly northwest corner of said Lot 1, Block A, on the south right-of-way line of the above mentioned Burl Street;

THENCE: North 50 deg. 15 min. 18 sec. East, along the common line of said Lot 1, Block A and said Burl Street, a distance of 60.09 feet to the POINT OF BEGINNING and containing 448,951 square feet or 10.307 Acres of land.

and designated herein as the SWISHER 35-E 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 of Lots 1R, X-1, X-2, 2A, 4, 5, 6, 7, & 8, Block A

Swisher @ 1-35 Corinth, LP  
Swisher @ 1-35 Corinth, LLC, its General Partner

\_\_\_\_\_  
Date: \_\_\_\_\_

Julian Hawes, Jr.,  
Vice President of  
General Partnership

STATE OF TEXAS )(  
COUNTY OF DALLAS)(  
)

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, this day personally appeared **Julian Hawes, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that 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 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 (Printed Name): \_\_\_\_\_

Owner (Signature): \_\_\_\_\_

Date: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Lawrence H. Ringley, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Corinth, Texas.

RELEASED 10/25/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley  
State of Texas, No. 4701

STATE OF TEXAS )(  
COUNTY OF COLLIN )(  
)

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, this day personally appeared **Lawrence H. Ringley**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

CERTIFICATE OF FINAL PLAT APPROVAL (FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER 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 Final Plat of the \_\_\_\_\_ Subdivision or 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 hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes 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

Approved & Accepted

\_\_\_\_\_  
Director of Planning  
City of Corinth, Texas

\_\_\_\_\_  
Date

**AMENDING PLAT**

**SWISHER 35-E ADDITION  
LOTS X-1, X-2, 1R, 2A, 4 - 8, BLOCK A  
448,951 SF, 10.307 ACRES**

**SITUATED IN THE  
H.H. SWISHER SURVEY, ABSTRACT No. 1220  
CITY OF CORINTH  
DENTON COUNTY, TEXAS**

|   |           |               |        |
|---|-----------|---------------|--------|
|  <b>RINGLEY &amp; ASSOCIATES, INC.</b><br><small>INCORPORATED IN TEXAS</small><br>701 S. Tennessee - McKinney, Texas 75069<br>(972) 542-1266 |           |               |        |
| Texas Firm Registration No. 10061300  |           |               |        |
| Date  | Job       | Title         |        |
| 10/06/16  | 16052     | 16052-AP.DWG  |        |
| Scale   | Drawn by  | Checked by    | Sheet  |
| N.T.S.  | Mark Hank | L. H. Ringley | 3 of 3 |



## BUSINESS ITEM # 2

### Planning and Zoning Commission Special Holiday Session November 14, 2016

---

#### AGENDA ITEM

**BUSINESS:** Consider and act on a Site Plan for the Panda Express Restaurant to be located on Lot 5, Block A, Swisher 35E Addition in the City of Corinth, Denton County, Texas.

#### APPROVAL PROCESS

A recommendation from the Planning and Zoning Commission regarding the site plan will be presented to City Council for final approval.

The Planning and Zoning Commission recommendation is anticipated to go before City Council on November 17, 2016 during the regular session meeting.

#### NOTIFICATION TO PUBLIC

Notification by sign placement, newspaper or written notice is not required for the site plan process related to building permits or on-site construction / development.

#### AGENDA ITEM DESCRIPTION

Originally this site was the home of Executive Mobile Home Park. Development of the Swisher-35 Addition began with a conveyance plat approved in October 2005 to allow for the sale of a portion of the property. The final plat with construction plans was approved by City Council in June 2007 allowing for the development of the Comfort Inn located on Lot 3.

An approved site plan is required prior to construction for all commercial projects. Panda Restaurant Group, Inc, authorized representative of the property owner, Swisher @ 35E Corinth LP, has proposed a Panda Express Chinese Kitchen Restaurant on Lot 5, Swisher 35E Addition. A final replat was approved by the Planning and Zoning Commission in August 2016. The developer / property owner, Swisher @ 35E Corinth LP, has submitted an amended plat to be approved by the Director of Planning. The approved plat allows for the reconfiguration of the lots.

At this time, the development team for Panda Express is seeking approval of their site plan for construction / development. The applicant has proposed alternative requests to the non-residential development regulations required in the Unified Development Code. The alternatives they have proposed are shown below in the comparison chart:

|   | Current Development Requirements | Proposed    |
|---|----------------------------------|-------------|
| UDC Section 2.0.07<br><b>Accessory Buildings</b>    | Shall Apply                      | Shall Apply |
| UDC Section 2.09.02<br><b>Tree Preservation</b>     | Shall Apply                      | Shall Apply |
| UDC Section 2.09.01<br><b>Landscape Regulations</b> | Shall Apply:                     | Shall Apply |

|  |   |   |
|--|---|---|
| UDC Section 2.09.03<br><b>Vehicle Parking Regulations</b>            | Shall Apply:  | Shall Apply   |
| UDC Section 2.09.04<br><b>Building Façade Material Standards</b>     | <b>Shall Apply Except:</b><br>Class 1 Masonry but no more than 80% one material                   | Alternative compliance is being requested to use a masonry material called Nichiha. |
| UDC Section 2.09.05<br><b>Residential Adjacency Standards</b>        | <b>Shall Apply Except:</b><br>Pitched roof for structures having a footprint of 6,000 sf or less. | A parapet roof is proposed.   |
| UDC Section 2.09.05<br><b>Residential Adjacency Standards</b>        | <b>Shall Apply Except:</b><br>Class 1 Masonry but no more than 80% one material                   | Alternative compliance is being requested to use a masonry material called Nichiha. |
| UDC Section 2.09.06<br><b>Nonresidential Architectural Standards</b> | Shall Apply   | Shall Apply   |
| UDC Section 2.07.07<br><b>Lighting and Glare Regulations</b>         | Shall Apply   | Shall Apply   |
| UDC Section 4.01<br><b>Sign Regulations</b>                          | Shall Apply   | Shall Apply   |
| UDC Section 4.02<br><b>Fence and Screening Regulations</b>           | Shall Apply   | Shall Apply   |

**ZONING**

This property is zoned Planned Development C-2, Commercial.

**COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

The Comprehensive Plan Future Land Use Map shows this areas designation to be Commercial.

**FINANCIAL SUMMARY**

Source of Funding: No funding is required.

**STAFF RECOMMENDATION**

Staff recommends approval of the Panda Express Chinese Kitchen Restaurant site plan subject to the filing of the Amended Plat.

**ATTACHMENTS / SUPPORTING DOCUMENTS**

- Location Map
- Zoning Map

Planning and Zoning Commission  
Agenda Item Memo – Lot 5, Block A Swisher 35E  
Panda Express Site Plan  
2016.11.14 Special Holiday Session

Land Use Map  
Amending Plat  
Dimensional Regulations Chart  
Letter of Request for Alternative Compliance  
Site Plan  
Landscape Plan  
Photometric Plan  
Exterior Elevations  
Color Elevations

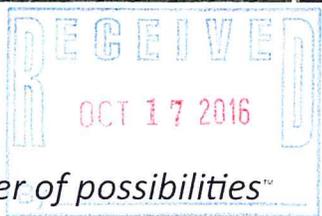
---

Submitted By: Barbara Cubbage, Planning and Development Manager  
Department: Planning and Development

Finance Review: Yes  NA

Legal Review: Yes  NA

Director Review and Approval:



*the power of possibilities™*

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NICHIHA ARCHITECTURAL WALL PANELS  
INSTALLATION GUIDE  
TEN-FOOT PANELS - HORIZONTAL

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NICHIHA ARCHITECTURAL WALL PANELS  
INSTALLATION GUIDE  
TEN-FOOT PANELS - HORIZONTAL

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## GENERAL

This guide is intended to provide the key information needed to successfully install Nichiha's 10-foot Architectural Wall Panels (AWP). Further installation information and technical resources such as animated instructional videos, three-part specifications, product testing and certifications, architectural details in AutoCAD, Revit, and PDF versions, and other technical documents are available on our website:

**[Nichiha.com/resources](http://Nichiha.com/resources)**.

Install products in accordance with the latest installation guidelines and all applicable building codes and other laws, rules, regulations and ordinances. Review all installation instructions and other applicable product documents before installation.



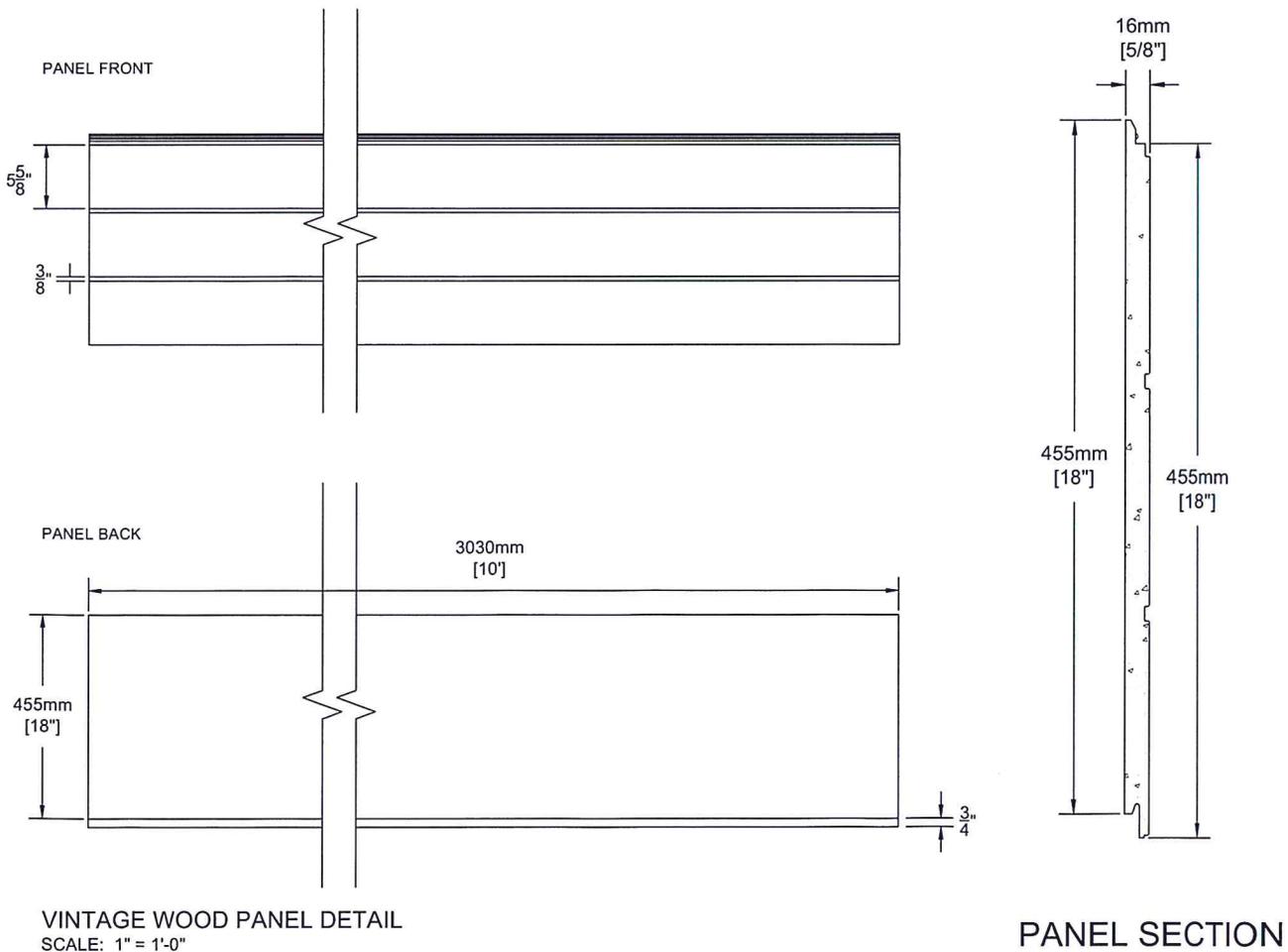
## BASICS OF THE TEN-FOOT AWP SYSTEM

Nichiha 10-foot AWP dimensions are 455 mm (h) x 3,030 mm (l) x 16 mm (t). It is important to keep in mind the actual metric dimensions when considering panel layout, placement of control and compression joints, and with respect to sizing window and door openings. Nominal dimensions (18 inches (h) x 10 feet (l) x 5/8 inch (t)) should only be used for conceptualization and general understanding purposes.

Ten-foot panel edges are ship-lapped on the top and bottom and a factory sealant gasket is included on the top edge, providing a factory seal on all horizontal joints. AWP attachment hardware engages the top and bottom panel edges, holding the panels off the substrate surface by 10 mm (~3/8") and creating a closed-joint, drained/back-ventilated rainscreen system with concealed fastening. When accounting for the overall thickness of the AWP system, add this 10 mm plus the thickness of the panel (16 mm) for total system thickness of 26 mm.

Ten-foot panels may be installed horizontally or vertically. See *Installation Guide for Ten-Foot Panels - Vertical*.

Fig. 1



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## LIMITATIONS, TECHNICAL REVIEWS & SPECIAL APPLICATIONS

Natural limitations on product usage are inherent to any cladding product's design, physical characteristics, and attachment system. Nichiha AWP are intended as a low-to-mid-rise cladding product and are not for use on high-rise buildings. Do not use AWP on open screen walls.

Any project of more than three stories or 45 feet, as well as those located in high wind coastal areas (Exposure Categories C and D with Basic Wind Speed in excess of 130 mph), requires a technical review by Nichiha to evaluate feasibility via our Technical Review and Special Application Form (SAF) process. By evaluating a project's unique criteria and design, we can reference independently test-derived and calculated wind load performance data for our products to determine whether and how the panels can safely be installed on the project. Contact your local rep or Nichiha technical department for details or to initiate an SAF.

AWP are not to be used in any applications/uses not specified or described in this installation guide or other Nichiha technical documents. Any such use shall not be backed by the manufacturer's product warranty.

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## SAFETY

As with any natural stone, masonry, or concrete based product, when cutting, drilling, sawing, sanding, or abrading fiber cement cladding, proper safety measures must be taken due to the potential for airborne silica dust, an OSHA-identified hazardous substance that can pose serious medical risks.

Always wear safety glasses and a NIOSH/OSHA approved respirator with a rating of N, O, or P 100. Carefully follow the respirator manufacturer's instructions as well as applicable governmental safety regulations concerning silica. Refer to Nichiha's MSDS for more information.

Always cut fiber cement panels outside or in a well-ventilated area. Do not cut the products in an enclosed area.

Use a dust-reducing circular saw with diamond-tipped or carbide-tipped fiber cement saw blades.

Always clean panels after cutting. Fiber cement dust can potentially bind to the panel finish.

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## FRAMING & SHEATHING REQUIREMENTS

Prior to Nichiha installation, closely inspect exterior wall substrate and correct any problems. Walls that are out of plumb, for example, can negatively impact the installation quality of AWP. Nichiha Spacer may be used in conjunction with panel attachment hardware if necessary to ensure an even substrate.

Nichiha AWP cladding may be installed on wood or steel framing, concrete/masonry with furring, Structural Insulating Panels (SIP), and pre-engineered metal buildings (PEMB) meeting the following requirements:

### WOOD STUDS

**Size:** minimum 2x4 studs

**Spacing:** 16" o.c max

**Sheathing:** none, exterior grade minimum 7/16" plywood/OSB, 1/2" or 5/8" gypsum

### METAL STUDS

**Gauge:** minimum 18 (20 gauge acceptable with 7/16" plywood/OSB sheathing if local code allows)

**Spacing:** 16" o.c max

**Sheathing:** none, exterior grade minimum 7/16" plywood/OSB, 1/2" or 5/8" gypsum

### CONCRETE/MASONRY

Furring is required for installation of AWP over concrete and masonry structures.

**Wood Furring:** pressure treated lumber 2x4 or 5/4x4's, oriented vertically, spaced 16" o.c. max

**Metal Furring:** hat channel, c-stud, or z-furring 50ksi, minimum 18 gauge with 1-2" flanges, oriented vertically, spaced 16" o.c. max.

### STRUCTURAL INSULATING PANELS (SIP)

SIPs should be installed in accordance with manufacturer's instructions and local building codes. Additional special Nichiha installation requirements for SIPs are discussed in the Fasteners and Installing the First Course sections to follow. For buildings greater than one story, contact Technical Department for assistance.

### PRE-ENGINEERED METAL BUILDINGS (PEMB)

Metal buildings must be new construction. No retrofits/remodels. Metal R-panels must be installed reversed with ridges facing the interior and ribs spaced no more than 12" O.C.

#### *Exposure Category B Areas*

Fully enclosed metal buildings must have minimum 24 gauge, 50 ksi yield strength metal R-panels.

Partially open buildings, such as those with open bays, must have girts every 3' with minimum 18 gauge R-panels.

Building height can be no greater than 30 feet.

#### *Exposure Category C Areas*

Wainscot style installations up to three panel courses are acceptable in Exposure Category C areas without additional requirements.

For installations taller than 3 courses, contact Nichiha technical department for assistance.

Additional special Nichiha installation requirements for PEMBs are discussed in the *Fasteners* and *Installing the First Course* sections to follow.

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## CONTINUOUS INSULATION

Where exterior/continuous insulation is used, AWP may be installed directly over up to 1" of foam plastic insulation, depending on sheathing type. Amounts greater than one inch require a structural solution to provide attachment points for the AWP system such as a furring grid or third-party specialized system. Please contact Nichiha technical department for further assistance.

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## WEATHER RESISTIVE BARRIERS

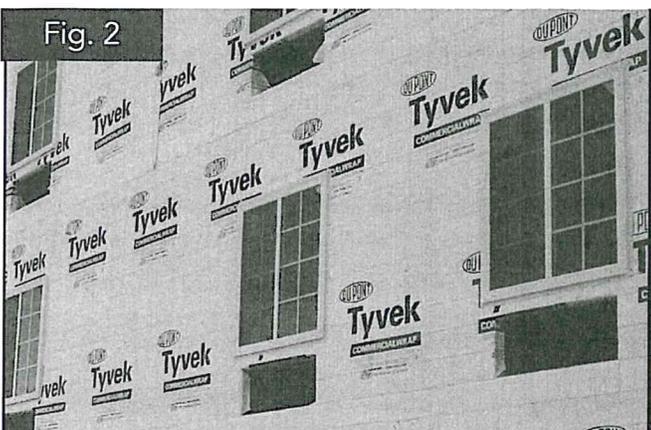
A weather resistive barrier (WRB) is required when installing Nichiha panels. Use an approved WRB as defined by the 2015 IRC.

Refer to local building codes.

A breathable WRB is highly recommended when installing Nichiha panels for residential applications.

Breathable WRB is required for all commercial applications. However, fluid applied WRB is acceptable.

All openings must have appropriate flashing to prevent moisture penetration. Follow manufacturer's guidelines and all local building codes.



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## PRODUCT INSPECTION

Inspect all products thoroughly prior to installation. Do not install any product which may have been damaged in shipment or appears to have a damaged or irregular finish. Should you have a question or problem with your order, contact your local dealer or Nichiha Customer Service, toll-free, at 1.866.424.4421.

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## STORAGE AND HANDLING

Panels must be stored flat and kept dry before installation. Refer to storage information included on product pallets.

If panels are exposed to water or water vapor prior to installation, allow to completely dry before installing.

Panels **MUST** be carried on edge. Do not carry or lift panels flat. Improper handling may cause cracking or panel damage.

Direct contact between the panels and the ground must be avoided at all times. It is necessary to keep panels clean during installation process.

The custom color finish of Illumination Series panels requires 30 days to fully cure and extra care must be taken to avoid damage to the paint during the installation process. Always clean panels with a soft, damp cloth after cutting as dust may bind to finish.

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## **FASTENERS**

### **ALL APPLICATIONS**

Fasteners must be corrosion resistant. Stainless steel or corrosion resistant coated screws such as hot-dipped zinc or ceramic are recommended. Comply with all local building codes for fastener requirements.

#### **WOOD STUDS**

Fasteners must penetrate stud or sill plate a minimum of 1".

#### **METAL STUDS**

Screws must penetrate stud or sill plate a minimum of 1/2".

Three threads are needed for effective grab.

#### **CONCRETE/ MASONRY**

Furring to Masonry: Use corrosion resistant masonry screws or pneumatic masonry pins and penetrate the furring strip and/or CMU the appropriate distance in accordance with building codes.

AWP to Furring: Screws must penetrate wood furring a minimum of 1" or steel by 1/2".

#### **STRUCTURAL INSULATING PANELS (SIP)**

One inch, full-thread, corrosion resistant wood screws must be used.

Fasten starter track every 16" max.

Double fastening per each Nichiha clip (minimum of 4 screws per JEL777/787 clip) is required as there are fewer or no studs to secure the system.

#### **PRE-ENGINEERED METAL BUILDINGS (PEMB)**

Screws must penetrate reversed R-panel a minimum of 1/2".

Three threads are needed for effective grab.

Fasteners must be spaced 12" o.c. into metal R-panel ribs.



## INSTALLATION HARDWARE & ACCESSORIES\*\*



### ULTIMATE STARTER TRACK

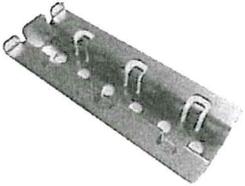
Starter Track serves as the foundational support for the AWP system while also providing faster and greater ease of installation.

Horizontal Panels (10'): Starter Track **FA 700**



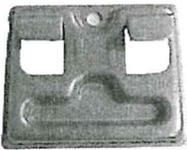
### ULTIMATE CLIP

Ultimate Clips sit on the panel shiplaps, securing AWP to the wall and distributing dead loads to the structure. Together, Ultimate Clips and Starter Track hold the back surface of the panels off the substrate to create a 10mm (3/8") rainscreen space.



**JEL 777 Clip** Compatible with 16mm (5/8") AWP

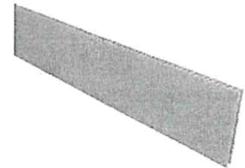
Joint Tab Attachments included with the Ultimate Clip are not needed with 10-foot AWP installations.



### FINISH CLIP (OPTIONAL)

The Finish Clip provides an alternative to face fastening of AWP at certain termination points where the panel shiplaps are removed. Install over 5mm Spacer. Refer to *Finish Clip Usage* section for general instructions.

**JE 310 Finish Clip** – Compatible with all AWP



### CORRUGATED SPACER

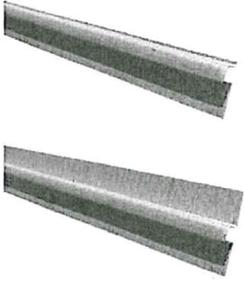
At termination points where Panel Clips cannot be used, Nichiha Corrugated Spacer is required to maintain the rainscreen space and prevent panel deflection at face fastening locations such as window sills and headers.

**FS 1005 Spacer** – 5mm

**FS 1010 Spacer** – 10mm

**SEALANT BACKERS**

Nichiha Sealant Backers provide exact spacing for expansion and termination joints and the recommended depth of sealant (75-80%). They provide faster installation than a foam backer rod and require less sealant. At sealant joints, use a polyurethane or hybrid sealant that complies with ASTM C-920. Silicone sealants do not have sufficient elastic properties nor do they adhere well to fiber cement and must be avoided.



**Single Flange Sealant Backer:** FHK 1017 – 10 mm

**Double Flange Sealant Backer:** FH 1020 – 10 mm

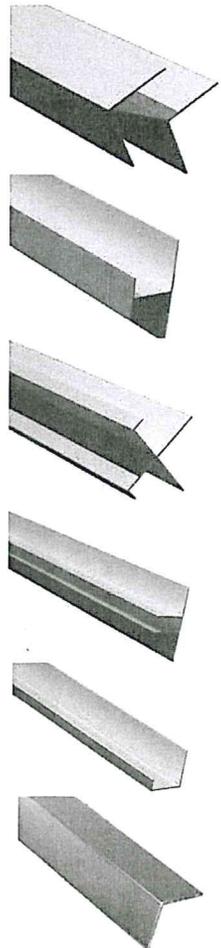
**PANEL CORNERS (OPTIONAL)**

Nichiha outside panel Corners are manufactured mitered panel corners available in the same finishes as all horizontally oriented AWP. Corners have 3-1/2" returns (face dimension).



**METAL TRIM (OPTIONAL)**

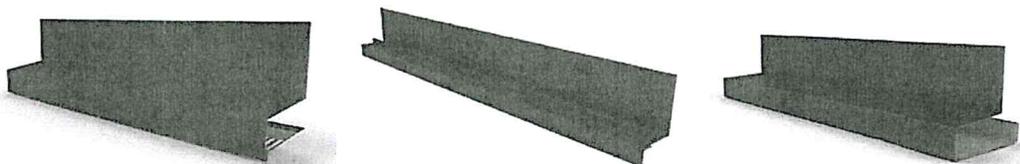
Nichiha metal trim provides aesthetically pleasing design options for corners, openings, and transitions, as well as vertical joints.



| TRIM                | APPLICATIONS    |
|---------------------|-----------------|
| Corner Key          | Outside Corners |
| H-Mold              | Vertical Joints |
| Open Outside Corner | Outside Corners |
| Bead Reveal         | Vertical Joints |
| J-Mold              | Terminations    |
| L-Trim              | Terminations    |

| ESSENTIAL FLASHING SYSTEM | APPLICATIONS                  |
|---------------------------|-------------------------------|
| Starter*                  | Base/Clearance Concealment    |
| Compression Joint         | Horizontal/Compression Joints |
| Overhang*                 | Fascia-to-Soffit Transitions  |

\*Inside and outside corner segments are available.



## PLANNING & PANEL LAYOUT

To ensure a successful installation, it is important to first plan how the panels will be laid out, where compression and control joints will be located, and line of sight regarding inside corners decided. Reminder: Ten-foot AWP actual dimensions are metric: 455 mm (h) x 3,030 mm (l).

**Layout:** Ten-foot AWP can be installed in a stacked bond application.

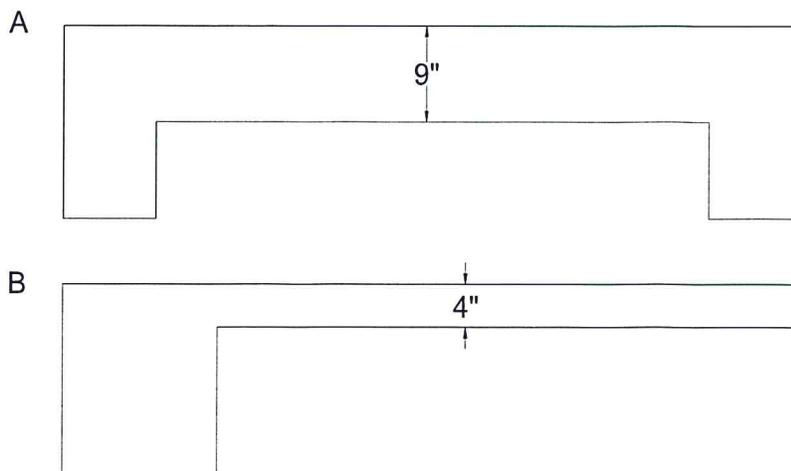
**Vertical Control/Expansion Joints:** 10mm (3/8") sealant joints that account for thermal expansion in the lateral dimension. These are often, where possible, aligned with window or door jambs, downspouts, or other features in order to minimize their appearance but recur every 10 feet (max) with 10-foot AWP. Depending on sheathing type, additional framing, furring, or blocking may be required at vertical joint locations.

**Horizontal/Compression Joints:** 1/2" (min.) horizontal, flashed break detail to allow for building compression at floor lines.

**Inside Corner Line of Sight:** Sealant joints at inside corners can be placed out of view from the primary line of sight of a wall. Place the sealant joint on the less-viewed corner wall.

**CUT PANELS:** In general, it is best to avoid cutting AWP to short or narrow strips and segments of less than 9". Specifically, when an individual panel is wider than a window or other opening and is used over the head or under the sill, do not cut it to less than 9" in height. (see image A)

When an opening is wider than an individual panel and two or more are needed to cap over the header or cup the sill, do not cut the panel to less than 4" in height. (image B)



# TEN-FOOT HORIZONTAL PANELS: INSTALLING THE FA 700 STARTER TRACK

## ALL APPLICATIONS

The Nichiha Starter Track (FA 700) must be level and attached at a minimum of 6" above finished soil grade or per local building codes (use a laser level to verify). When installing over a hard surface such as driveways or sidewalks, a 2" clearance is acceptable.

**Essential Starter Flashing** may be installed prior to the Starter Track to conceal the clearance gap above hardscape and decking. Beginning with outside and inside corner segments, fasten Flashing at each stud location or every 10" o.c. to sill plate. Fasten Flashing inside and outside corner segments to framing on both sides, keeping at least 1" from vertical edges. Main segments will slide into/overlap the corner segments. AWP's bottom face edge will extend  $\frac{3}{4}$ " below the Starter Track. Position Flashing and/or Starter Track to leave  $\frac{1}{4}$ " clearance between the panel edge and Flashing.

The Starter Track must be installed using corrosion resistant fasteners. Locate and mark the studs.

## WOOD & METAL STUDS OR FURRING

Starter Track must be secured at every stud line.

## CONCRETE/MASONRY

When installing over concrete construction, the wall must be furred out with pressure treated lumber or metal hat channel. Starter Track must be secured at each furring location.

## STRUCTURAL INSULATING PANELS (SIP)

Secure Starter Track every 16" o.c. max.

## PRE-ENGINEERED METAL BUILDINGS (PEMB)

Fasten Starter Track at every reversed R-panel rib at 12" o.c. max.

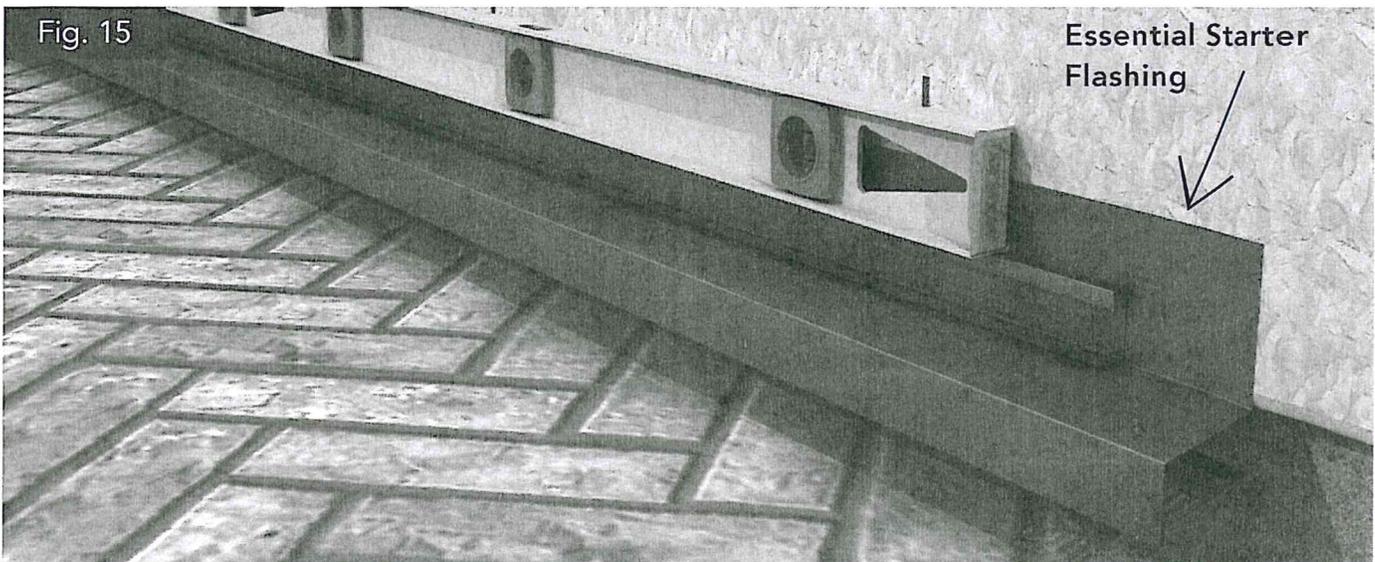
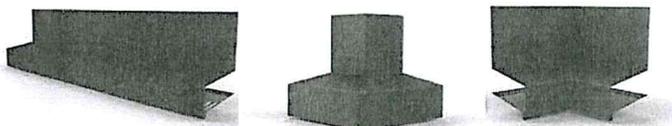


Fig. 15

Essential Starter  
Flashing

## GENERAL PANEL & ACCESSORY BASICS

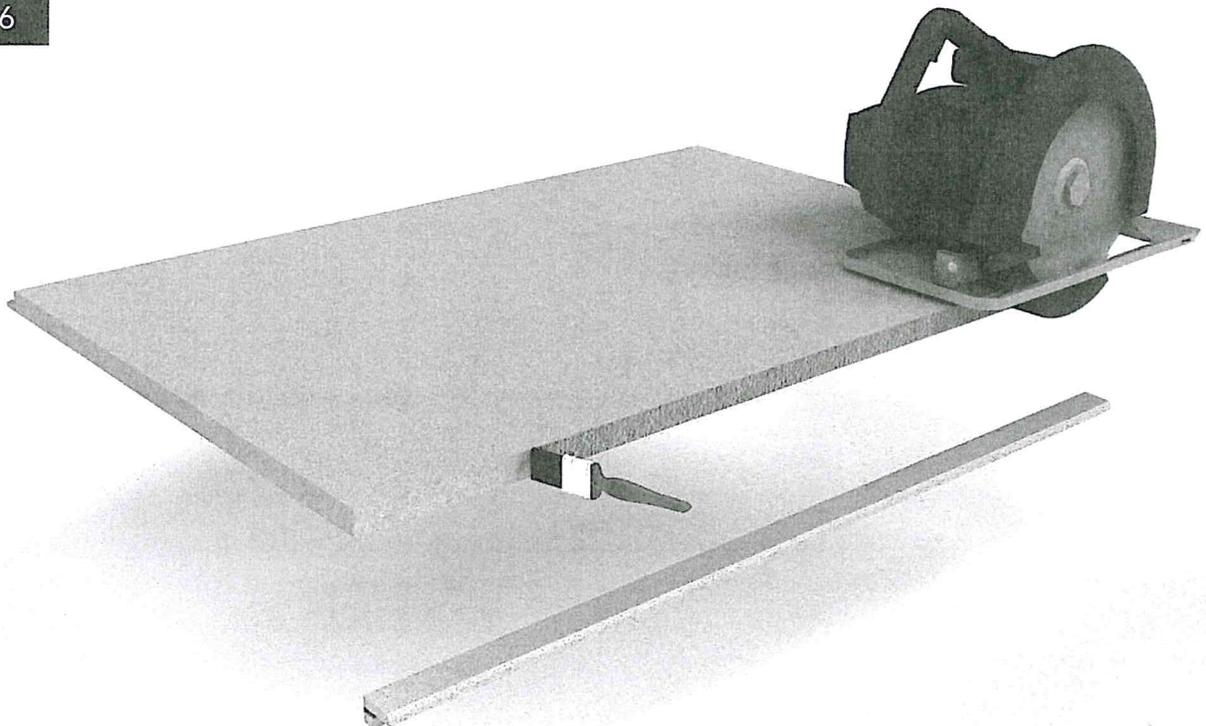
All trim, Single and Double Flange Sealant Backer should be installed before panels. Refer to *Inside Corners, Doors, & Windows* and *Vertical Expansion Joints* sections respectively.

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### PANEL SELECTION

Nichiha 10-foot AWP are packaged with two panels in a pack, which are placed on pallets consisting of two stacks. Due to alternating patterns of texture and color between individual panels as well as how the panels are manufactured and packaged, it is best to install all panels from each individual stack before taking and installing panels from the second stack on the same pallet. Do not alternate installing from one stack and the second, which may result in undesirable patterns.

Fig. 16



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### SEALING CUT PANEL EDGES

When cutting AWP, it is best to cut with the panel face down, except when cutting brick finish panels as it is easier to follow the simulated mortar lines on their face.

Cut and exposed panel edges must be primed or sealed with fiber cement sealer (e.g. DryLock®) or paint such as Kilz Premium® or Kilz Max®. Do not use Illumination touch up paint for edge treatment due to the limited amount provided. Be sure to clean panels with a damp soft cloth after cutting to prevent dust from bonding to the finish.

## CUTTING PANEL CLIPS

JEL777 Panel Clips are 26" long. Where full length clips can be used, they are required. However, there may be conditions where clips must be cut to accommodate panels or corner pieces in smaller areas or segments such as narrow columns, pilasters, or insets, recessed openings, or small areas between windows.

Notches on the upward panel engagement flanges indicate where clips can be cut evenly into thirds. These  $\frac{1}{3}$  segments can be further reduced evenly into two or four pieces each with weep holes serving as dividing points. The smallest segment must include at least one downward panel engagement flange. Always use the widest clip segment possible.

Cut with a non-ferrous saw blade on a band or chop saw.

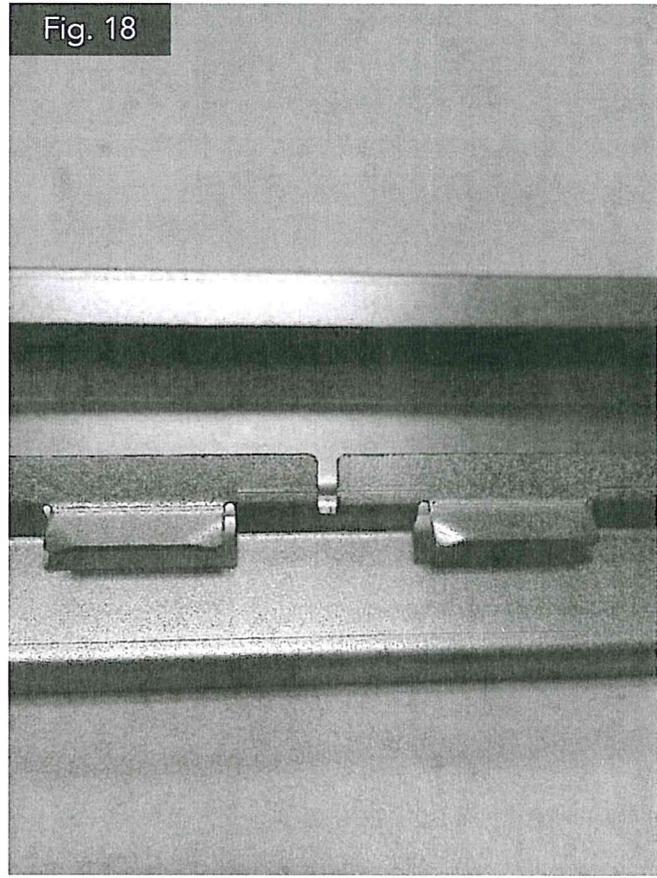
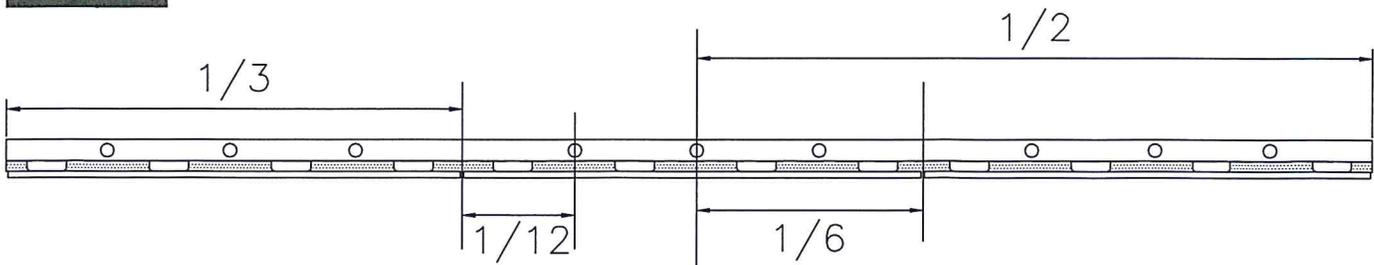


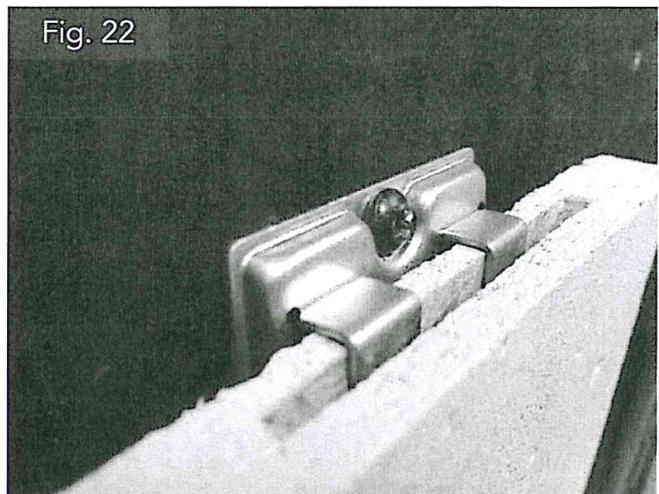
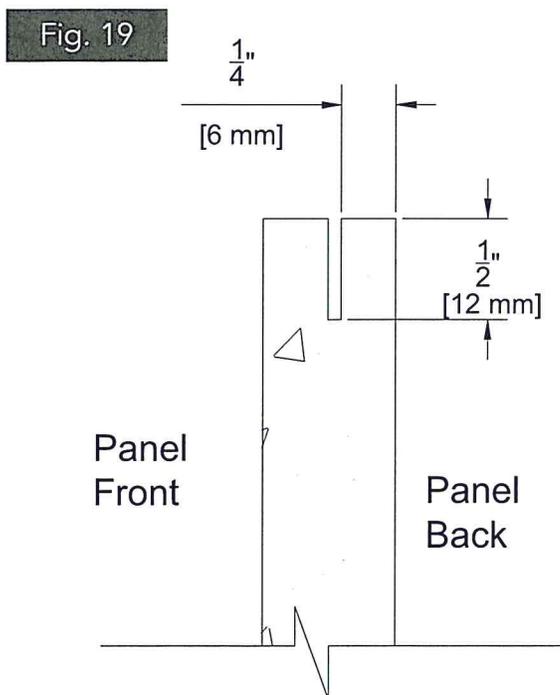
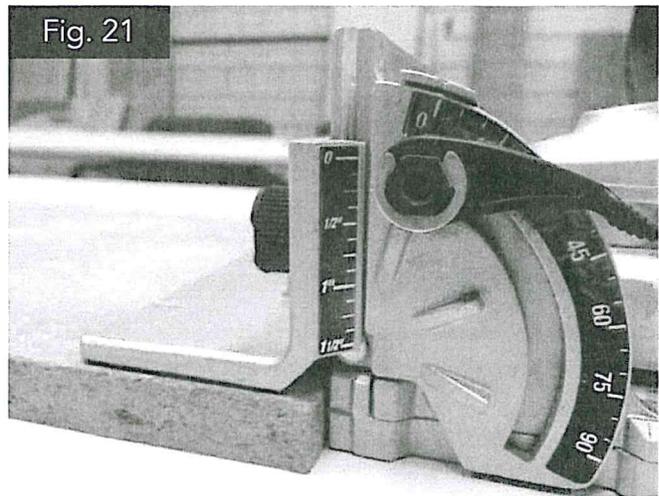
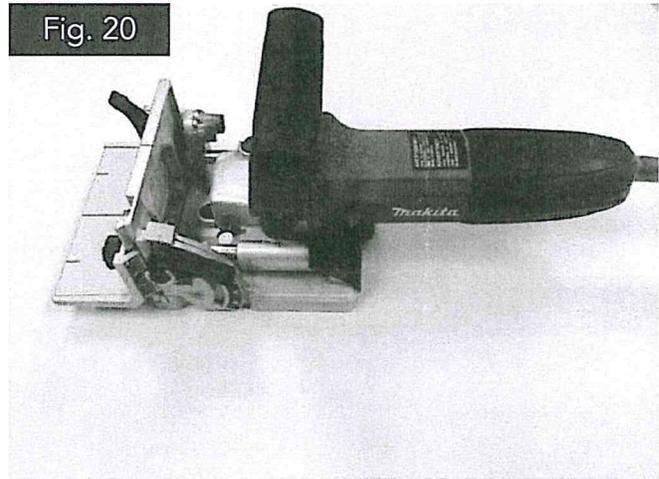
Fig. 17



## FINISH CLIP USAGE

The Finish Clip requires added preparation of the panels with the use of a biscuit joiner:

1. To route grooves into the top edge of a panel, use a biscuit/plate joiner, such as Makita's PJ7000. A carbide blade is recommended.
2. Set the biscuit joiner's angle guide at zero degrees and height to  $\frac{1}{4}$ ".
3. Set the depth of groove for a size 20 biscuit to ensure the grooves are wide and deep enough for JE310 clips to seat properly,  $\frac{1}{4}$ " from the back/unfinished face of the panel.
4. Route the cut edge with the unfinished panel surface facing up, lining the grooves up with stud locations (16" o.c. maximum).
5. The clip should fit snug but not too tightly when placed on the panel. Cut, routed panel edges must be sealed with 100% acrylic latex primer or paint.



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## SEALANT JOINTS/CAULKING

Fasten Single Flange Sealant Backers at inside corners (one wall at corner), along window and door jambs, and transition points with other cladding. Fasten to framing, blocking or plywood/OSB sheathing at 12-14" o.c. with the 3/8" bump/sealant portion butting the corner or jamb.

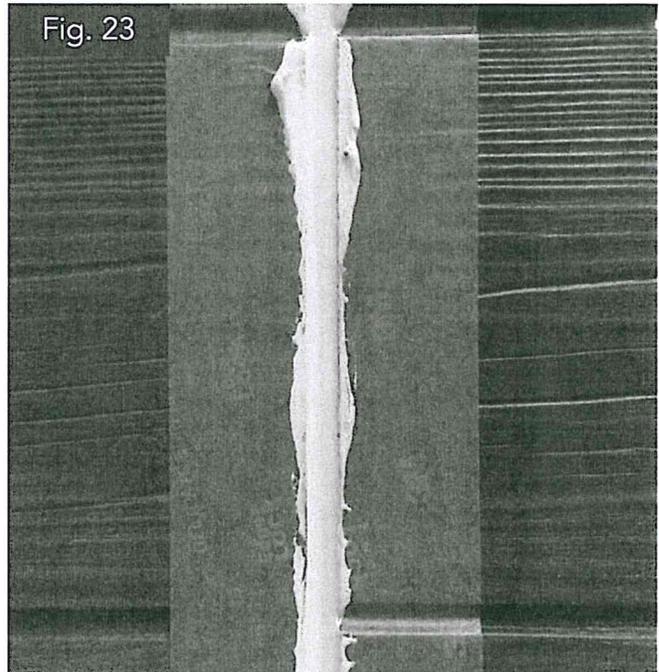
Polyurethane or hybrid sealant complying with ASTM C-920 is required where Single and/or Double Flange Sealant Backer is used.

Refer to the sealant manufacturer's instructions or requirements.

Place low-adhesive tape (masking or painter's) over the panel along the areas requiring sealant joints for a clean caulk line. Fill the gap between the panels with a color-matched/coordinating sealant which complies with ASTM C-920 standard. The Nichiha Sealant Backer allows for the proper depth of sealant (75-80%).

Before removing tape, press the surface of the sealant with a caulk spatula or similar tool to ensure an even surface. Remove masking tape before sealant cures.

If excess sealant adheres to panel, remove completely using a putty knife or soft cloth.



## TEN-FOOT PANELS - HORIZONTAL INSTALLATION

*AWP installation proceeds by working from left to right.*

*Wood, Metal, Concrete/Masonry with Furring*

For 10-foot AWP, the left and right panel edges are flat and do not require initial cutting.

The panel will fit tightly against an already installed inside corner spacer, Sealant Backer, or outside corner trim. If starting at an inside corner, predetermine which wall will include the Single Flange Sealant Backer for an inside corner detail. Consider the location to minimize the visibility of the sealant joint line. Clad the higher visibility wall without the sealant joint first so that the adjoining wall panels can terminate to it with the Single Flange Sealant Backer detail.

Set first panel into the Starter Track and secure the top edge with an Ultimate Clip, placing the first clip about one inch from the left edge of the panel. Fasten clip at each stud location the clip reaches. Every clip will cover 2-3 studs and must be fastened to each. *(Figure 24)*

Proceed along the panel to the right, placing another clip 3-4 inches from the end of the previously installed clip. DO NOT skip any studs. Fasten clip at each stud location. Each 10-foot panel long edge should be covered by four clips. *(Figure 25)*

Since 10-foot panels do not have shiplaps on their short edges, a control joint, H-Mold, or Bead Reveal trim detail is needed at each vertical joint.

Fasten the Double Flange Sealant Backer at vertical joints between panels. Fasten Sealant Backer on right side flange every 12-14" to framing, blocking, or plywood/OSB sheathing.

Install next wall panel right up to the Double Flange Sealant Backer and secure with clips at each stud location. *(Figure 26)*

Alternatively, H-Mold or Bead Reveal metal trim can be used at vertical joints for horizontal 10-foot AWP. These trims, as well as Nichiha Sealant Backer must be fastened to plywood/OSB sheathing, framing, furring, or blocking. Fasten metal trim every 12-16" in a staggered fashion on alternating flanges.

For H-Mold, leave a 1/8" gap between the edge of the panel and the center flange of the trim. Include a closed-cell foam backer rod in the trim channel to help create this space. *(Figure 27)*

Verify the first course of panels is level. Large commercial buildings require checking level around the entire building. *(Figure 28)*

Complete the second and remaining non-terminal rows in the same way. Fit panels tightly together on horizontal joints, ensuring the panel edges are properly butted together. A rubber mallet or block of wood may be used to seat the panels firmly in place and tighten downward.

The Vertical Joint Tab Attachments are **not** used with 10-foot AWP installed horizontally. Terminal rows such as under *Horizontal/Compression Joints* or at the *Last Course* are discussed in subsequent sections of this guide.

## STRUCTURAL INSULATING PANELS (SIP)

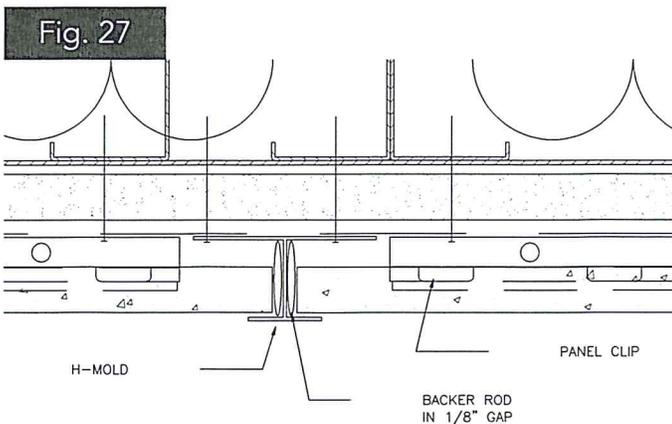
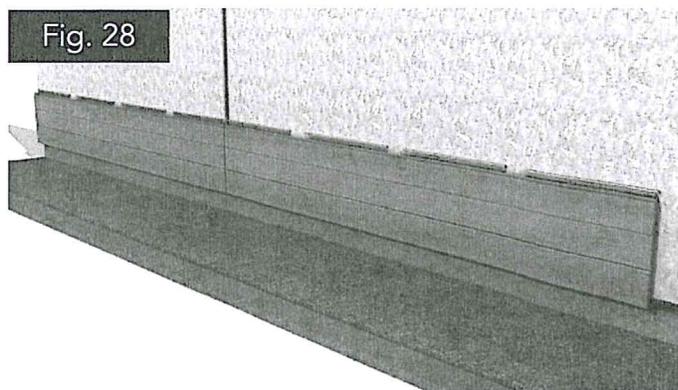
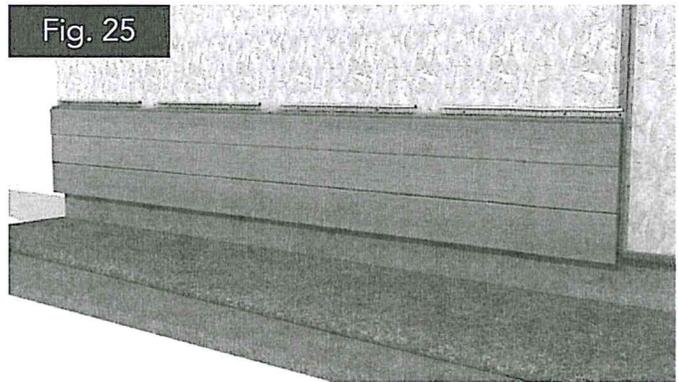
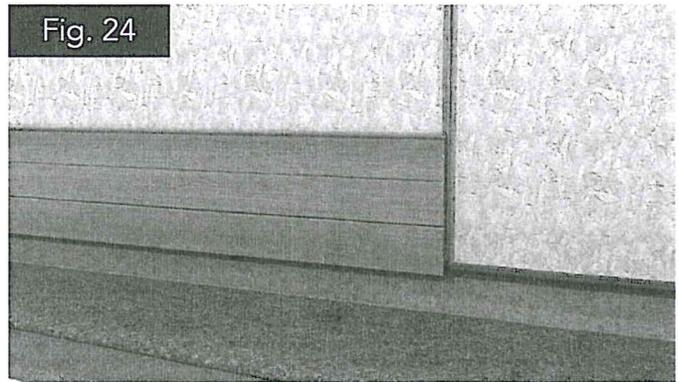
In general, the steps mirror those for stud wall applications. However, double fastening per each Panel Clip (minimum of four screws, evenly spaced per clip) is required as there are fewer or no studs to secure the system.

There must be four clips per 10-foot panel edge.

## PRE-ENGINEERED METAL BUILDINGS (PEMB)

Refer again to general requirements concerning PEMB installations in the Framing and Sheathing Requirements section.

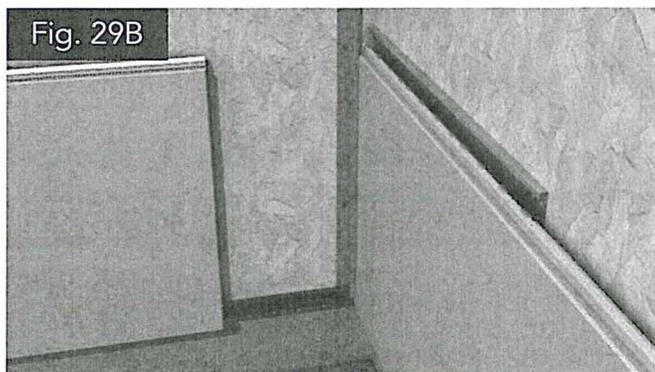
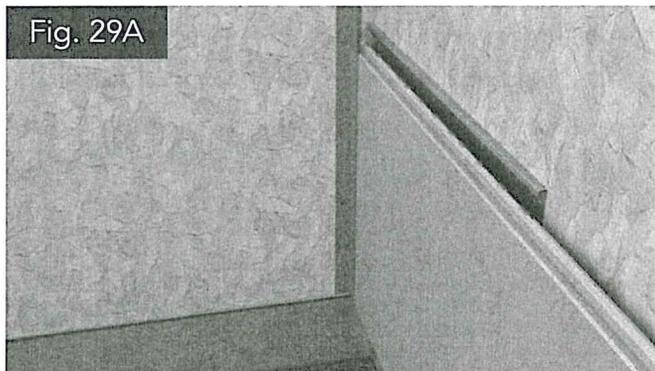
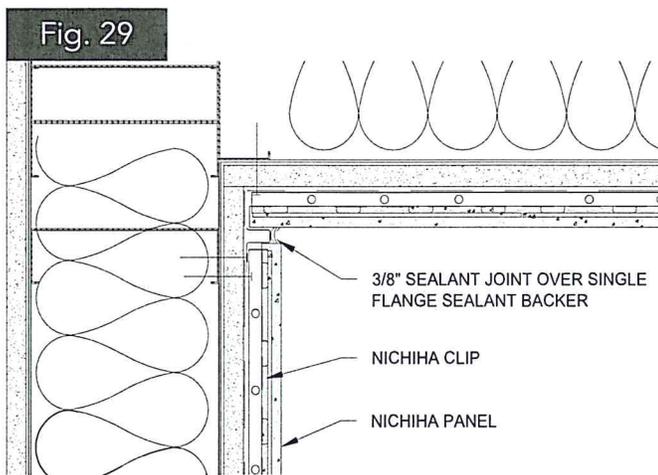
With R-Panels installed reversed and ribs spaced no more than 12" o.c., install AWP in the same manner as with stud wall applications but with Panel Clips fastened to each rib they reach. There must be four clips per 10-foot panel long edge.



## INSIDE CORNERS, WINDOWS, & DOORS ALL APPLICATIONS

Appropriate flashing should be used to prevent moisture penetration on all inside corners, doors, and windows. Refer to local building codes for best practices.

Cut and exposed panel edges must be primed or sealed with fiber cement sealer (e.g. DryLock®) or paint, such as Kilz Premium® or Kilz Max®.



### INSIDE CORNERS

#### SINGLE FLANGE SEALANT BACKER (FHK 1017)

Decide primary line of sight in order to minimize visibility of the sealant joint.

Install the panel on the front wall (more visible) first. Ensure panel is butted up tight to the inside corner wall. Fasten the Single Flange Sealant Backer onto the side wall right up against the front wall panel's edge at 12-14" o.c.

Install side wall panel directly against the sealant backer and secure with Ultimate Clip. Fill space with sealant (*Figures 29, 29A,B*).

#### TRIM BOARDS

Install trim boards at inside corner first and butt panel edges with a minimum 1/4" gap.

Single Flange Sealant Backer can also be used where panels butt to trim boards.

Add ASTM C920 compliant sealant to the gap.

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## WINDOW SILLS

### JE310 FINISH CLIP

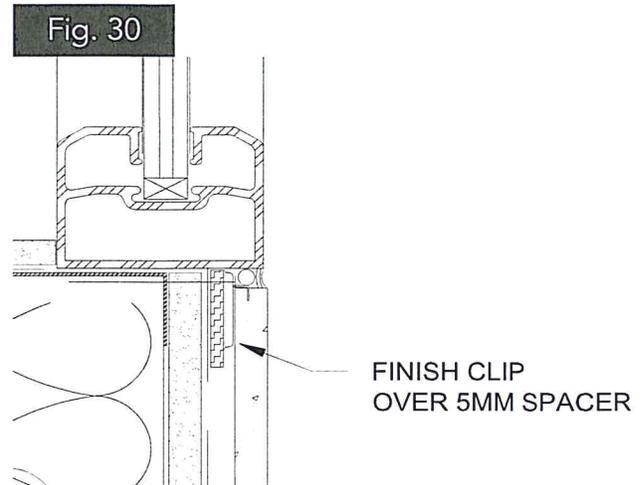
For recessed windows, add a flashing where the panels will terminate so the top edge is covered or capped at the sill.

Remove the top ship-lapped edge of the panel at the window sill, cutting the panel to the required height, and route grooves into panel top at appropriate width to coincide with framing members. (Refer to Finish Clip Usage for biscuit joiner info.) Clean any dust off the panel. For windows narrower than a panel, only remove the portion of the panel edge directly under the window but accounting for a minimum ¼" gap at both jambs. Cut, routed panel edges must be sealed with 100% acrylic latex primer or paint, such as Kilz Premium or Kilz Max.. Panel edge should be spaced a minimum 3/8" below a flush or overhanging window sill to accommodate the Finish Clip.

Fasten FS1005 Corrugated Spacer (5mm) at stud locations before setting panel into place.

Seat Finish Clips into grooves and fasten at each stud location, through Spacer, to secure panel into place. (*Figure 30*)

If the top edge of the panel is fully sheltered under the sill, it is not necessary to seal the 3/8" gap. For better system performance, Nichiha recommends the vented approach.



## FACE FASTENING

### (J-MOLD OPTIONAL)

For recessed windows, add a flashing where the panels will terminate so that the top edge is covered or capped at the sill.

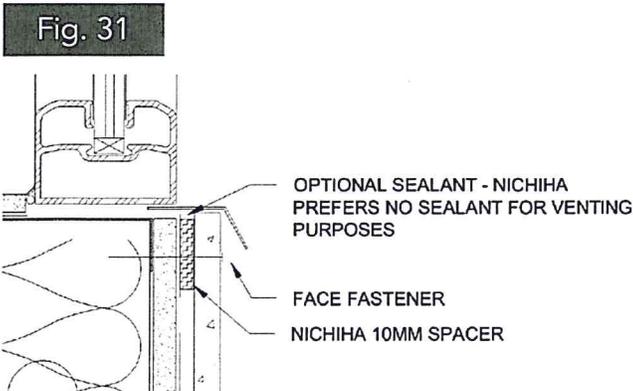
As needed to match the window width, remove panel top ship-lapped edge, cutting the panel to the required height to fit below the window sill, leaving a 1/4" gap between the top of the cut panel edge and the window sill or trim board.

Cut, routed panel edges must be sealed with 100% acrylic latex primer or paint. Clean any dust off the panel.

Add FS1010 Corrugated Spacer (10mm) at stud locations, set the panel on the clips of the panel(s) below, and then face fasten top, cut edge of panel at the sill. Keep screws 1" below panel edge. This will avoid cracking or breaking the panel. Best practice is to pre-drill the panel before fastening.

If the top edge of the panel is fully sheltered under the sill, it is not necessary to seal the 1/4" gap. Nichiha prefers a vented approach.

J-Mold or other trim channels can be included at a sill but must be placed on the panel edge prior to face fastening panel so that the trim is fastened simultaneously.



## WINDOW/DOOR JAMBS

A minimum gap of 1/4" is required when butting panels into windows, doors, and trim boards.

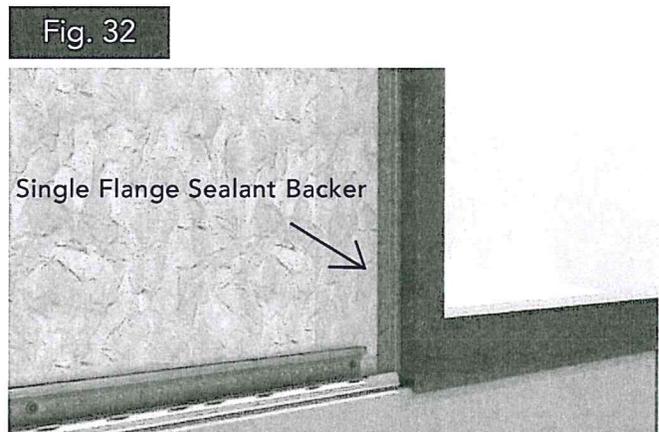
### SINGLE FLANGE SEALANT BACKER:

Install the Single Flange Sealant Backer first, butting to the door/window jamb or trim pieces prior to installing the panels.

The Single Flange Sealant Backer must be fastened a minimum of 12" to 14" o.c. to studs, blocking, or structural sheathing.

Cut panel to appropriate width. Remember to clean freshly cut panels with a soft, damp cloth.

Install panels and fill gap with ASTM C-920 compliant sealant.



### J-MOLD:

Pre-install J-Mold trim with a 1/4" gap between it and the window/door jamb. Panels must fit completely within trim, with no exposed panel edges, but leaving a 1/8" space between panel edge and J-Mold.

Place closed-cell foam backer rod inside the channel to help create this gap.

Lastly, add foam backer rod and sealant to the 1/4" gap between the J-Mold and jamb.

## NICHIHA CORNERS AT RECESSED JAMBS:

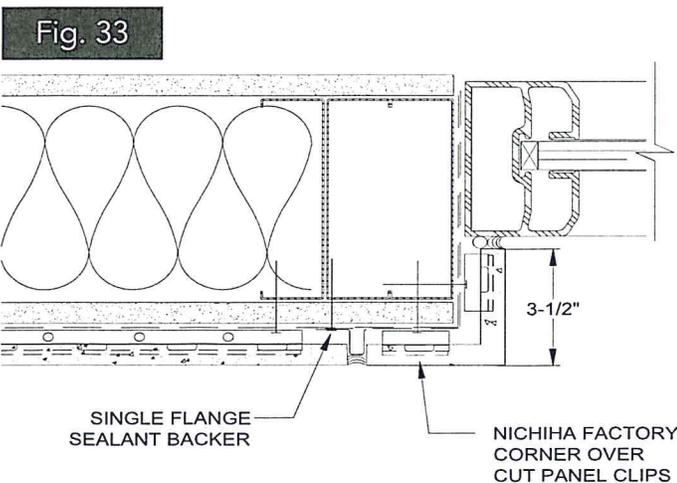
Nichiha Corners can be used to wrap recessed window jambs. Corners have returns of 3-1/2" (face dimension). Cut piece as needed for shallower returns.

Wrap base of jamb with cut pieces of Starter Track (or FS1010 Spacer if face fastening)

Install Corner pieces at jamb prior to main panels using cut Panel Clips (refer to Cutting Panel Clips section). Cut clips must retain at least one downward panel engagement flange.

Install Single Flange Sealant Backer with the sealant bump against the Corner piece, fastening at 12" - 14" o.c. along the fastening flange.

Where Corner piece meets termination point at window, leave minimum 1/4" gap and add 1/2" closed-cell backer rod and sealant. Refer also to Outside Corners section for alternative approach. (Figure 33)



## WINDOW/DOOR HEADERS

### Starter Track:

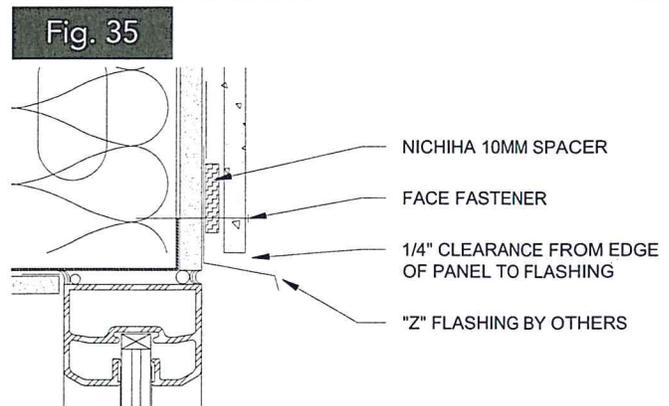
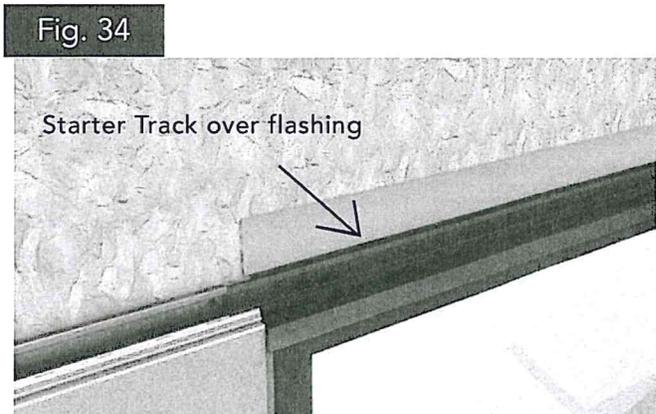
When starting a course of whole panels above a window or door, add flashing and Starter Track at the header, installed with fasteners at each framing member.

(Figure 34)

### Face Fastening:

When adding a cut panel above the opening, install flashing and Spacer first and then face fasten panels at each framing member. Add tape to seal flashing to WRB.

(Figure 35)



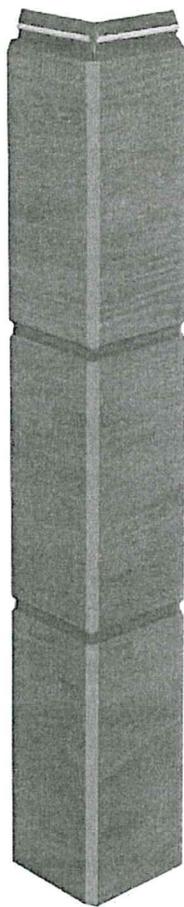
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## OUTSIDE CORNERS

There are several outside corner installation options:

- Nichiha Corners
- Fiber Cement and PVC Trim Boards
- Metal (Open Outside Corner, Corner Key) and Vinyl Trim

Appropriate flashing must be used as required to prevent moisture penetration on outside corners.



## NICHIHA RECOMMENDED METHODS NICHIHA CORNERS

### Method One (Primary):

*Install Nichiha Corners prior to panels.*

Set Corner on the Starter Track and secure with two 1-1/2" cut Ultimate Clips that each retain a downward panel engagement flange. Refer to Cutting Panel Clips section. Place one clip on each side of the Corner and secure with fasteners into framing/structure.

Place the next Corner on top of the first, fitting the ship-lapped edges together over the clips. Secure the top edge in the same manner with two Ultimate Clip 1-1/2" segments.

Continue up the outside corner, stacking and securing the Corner pieces.

The top Corner will be cut to the appropriate height and face fastened over 10mm Spacer.

Add Double Flange Sealant Backer behind the Corners on both sides, all the way down from the top of the wall section to the Starter Track. Secure Sealant Backer to structure every 12-14" on the exposed fastening flanges.

After all the panels have been installed, apply ASTM C-920 compliant sealant to the Sealant Backers.

### Method Two (Alternative):

Install Nichiha Corners in sequence with panels. Plan to work an entire corner section at one time, using Vertical Control/Expansion Joints, breaks, or other termination points as starting and stopping locations.

During horizontal panel installation, when reaching an outside corner, do not add the last panel.

First, set a Nichiha Corner piece on the Starter.

Measure and cut the last panel  $\frac{1}{4}$ " short of the edge of the Nichiha Corner piece and install it on the Starter.

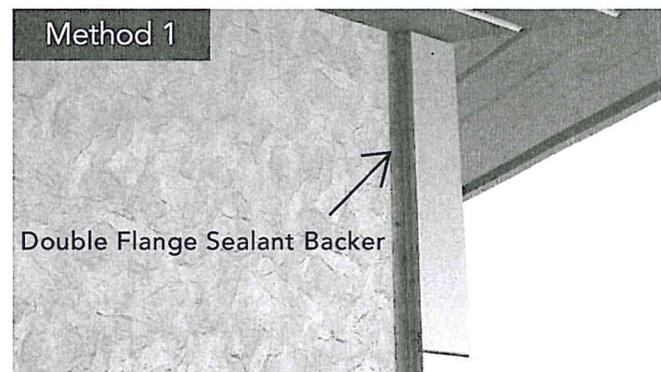
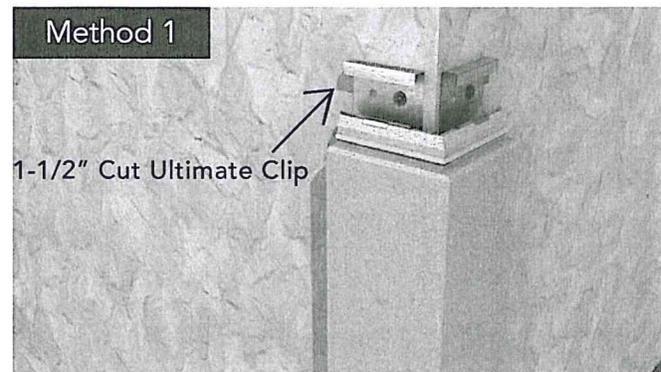
Place the final Panel Clip so that it extends toward the outside corner edge, spanning over the  $\frac{1}{4}$ " gap and sitting on the top shiplap of the Nichiha Corner.

On the other side of the corner, remove shiplapped edge of the first panel, seal the cut edge, and install the panel  $\frac{1}{4}$ " away from the edge of the Nichiha Corner.

Set a Panel Clip so that it covers the top edge of the Nichiha Corner, spans the  $\frac{1}{4}$ " joint and over to the top of the first panel.

Repeat as work progresses left to right and up the wall.

After all panels have been installed, add  $\frac{1}{2}$ " closed-cell foam backer rod to the  $\frac{1}{4}$ " vertical joints and apply sealant at 75% - 80% depth. Sealant must be compliant with ASTM C-920.



## FIBER CEMENT & PVC TRIM BOARDS

Nichiha manufactures a full line of fiber cement trim boards - NichiTrim™, which are available in the Southeast U.S. Refer to [Nichiha.com](http://Nichiha.com) for more information.

When panels are to be butted to fiber cement, wood or other trim pieces, a gap of 1/4" width is required.

Use Nichiha Single Flange Sealant Backer or commercially-available backer rod.

Apply polyurethane sealant to joint width. Sealant must be compliant with ASTM C-920

## METAL & VINYL TRIM

Install trim channel, such as Nichiha Corner Key or Open Outside Corner, in accordance with manufacturer's installation instructions.

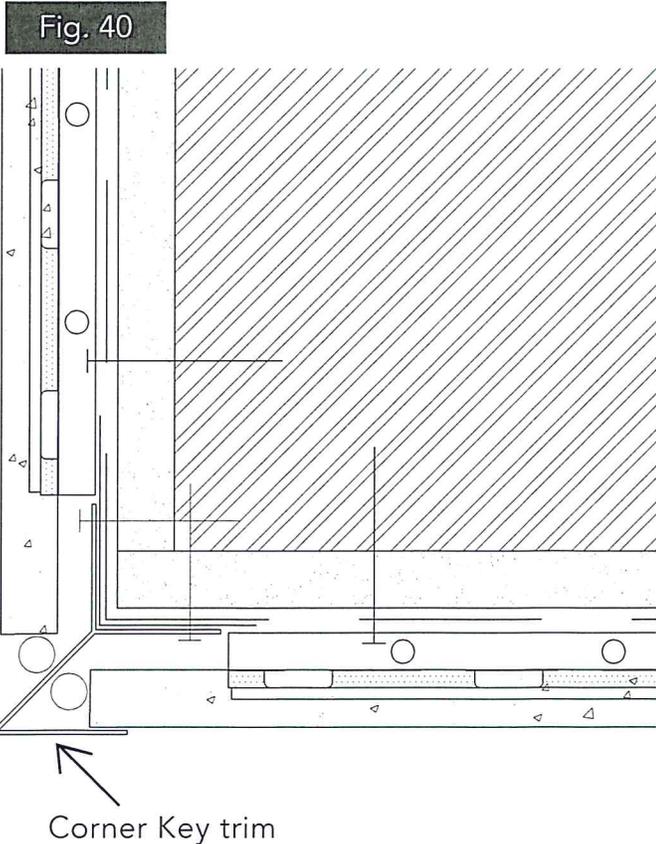
Install prior to panels and fasten with corrosion resistant fasteners through trim flanges every 12-16" into studs or corner blocking. Stagger fasteners on alternating sides.

Fit panels into channel trim so that panel edges are not exposed.

Nichiha metal trim pieces are each 10 feet in length. To cut metal trim, use a non-ferrous carbide miter saw blade. When butting/stacking metal trim pieces, add a bead of polyurethane sealant at the seam/joint.

Prior to installation of panels into the trim channels, add a foam backer rod into the trim channel to aid in spacing panel edges 1/8" off center flange of trim. (Figure 40)

Metal trim can be pre-finished when purchased to match Illumination Series color(s). Otherwise, for field painting metal trim, use Direct to Metal (DTM) paint. See Tamlyn's XtremeTrim Painting Guide.



## NON-90 DEGREE CORNERS & RADII

Corners other than 90 degrees can be achieved with custom metal trim, butting panels to trim board with a minimum ¼" sealant gap, or with the use of Double Flange Sealant Backer (refer to *Vertical Control/Expansion Joint* section) to set cut panel edges at the desired corner angle.

The Double Flange Sealant Backer detail can be utilized to accommodate use of AWP on radius walls. Do not attempt to curve AWP. Contact the Nichiha Technical Department for assistance.

## VERTICAL CONTROL/EXPANSION JOINTS

### ALL APPLICATIONS

Vertical Control/Expansion Joints are required every 10 feet (max) with 10-foot AWP installed horizontally. The 455mm (18") edges of the panels are flat and without shiplaps.

Install vertical control joint (Nichiha Double Flange Sealant Backer - FH1020) to butt up against panel at a pre-determined joint location and secure joint to substrate on one side (the right side flange) at 12" - 14" o.c. Double Flange Sealant Backer must be fastened to plywood/OSB sheathing, framing/furring member (added if necessary to pre-planned joint locations), or blocking.

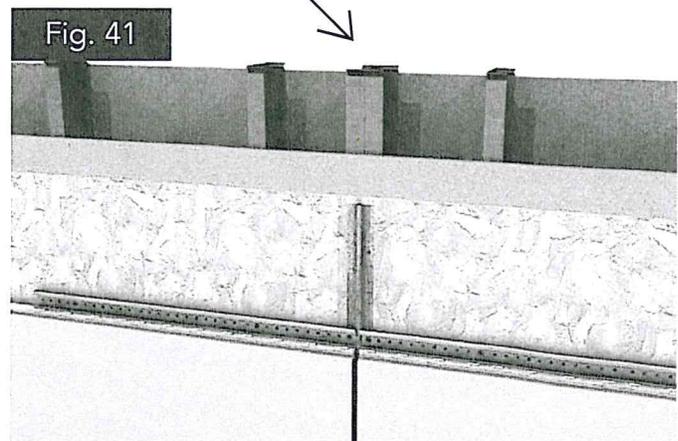
Panel edges should have a tight fit against the Sealant Backer.

Install next panel to joint and secure with Panel Clips.

Apply low-adhesive tape along the length of the panel and trim edges to protect panel from sealant and for a smoother look when the sealant is applied and tape removed.

Apply ASTM C-920 compliant sealant into the expansion joint, starting at the bottom and pushing sealant into the gap.

Add framing/blocking to fasten Sealant Backer and panel edges



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## HORIZONTAL/COMPRESSION JOINTS

### ALL APPLICATIONS

For any buildings of three or more stories or 45 feet, horizontal compression joints are required.

For metal framing, add a joint every 25 feet for projects of more than three stories.

For wood framing, a joint is required at each floor for projects of three stories or more.

Avoid spanning floor lines with panels at joints.

Contact Nichiha Technical Department regarding Horizontal/Compression Joints as a Technical Review and Special Application Form (SAF) may be required.

### *Installing a Horizontal Compression Joint*

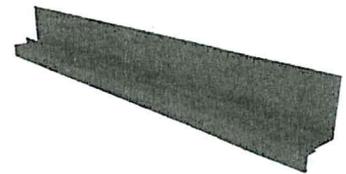
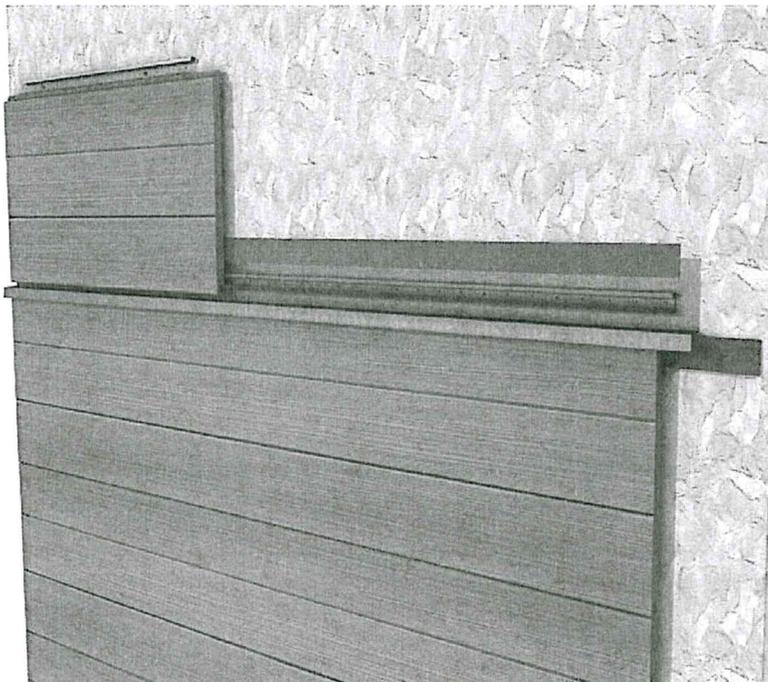
Install Essential Compression Joint Flashing or heavy gauge z-shaped metal flashing or drip cap over the top edge of the course of panels terminating under the horizontal compression joint location. Fasten Essential Flashing at each stud location. A best practice is to add flashing tape to cover the top edge of the flashing and its fasteners.

Top ship-lapped edge of the bottom panel is cut and secured by face fastening (1" below panel cut edge) or use of the Finish Clip (JE310) with the appropriate Spacer behind.

Install Starter Track above trim/z-flashing such that the next course of panels sit at least 1/2 inch above the course below it. Remember the bottom ship-lapped edge extends 3/4" below Starter, so the Starter will need to be installed at least 1-1/4" above the edge of the panel course below the joint. Check for level. (*Figure 42*)

Continue to install panels according to these guidelines with compression joints at the appropriate elevation(s).

Fig. 42



Essential Compression Joint Flashing

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## GARAGE DOORS & OTHER LARGE OPENINGS ALL APPLICATIONS

Install Starter Track 1" above garage door casing.

Establish a level line from the bottom of the Starter Track out to the side on both ends with a laser level.

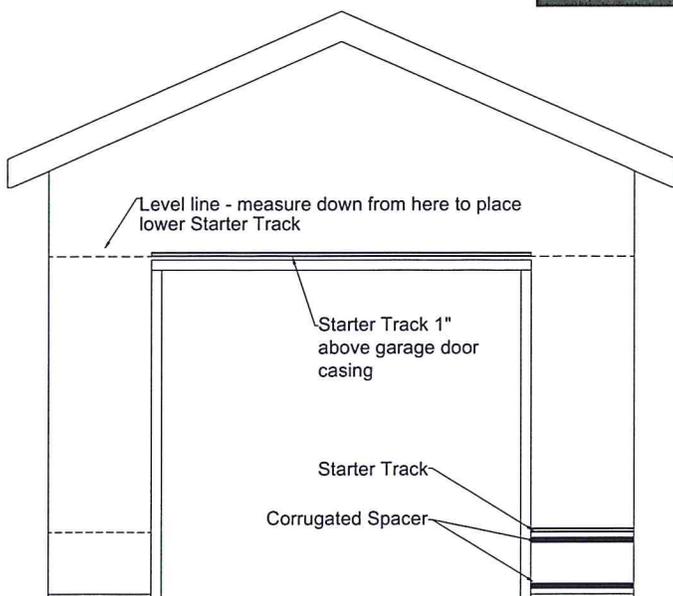
Use this line to measure down the wall (each side of garage) to attach the Starter Track so that the panels will meet at the proper height.

Use Spacer (FS 1010) behind the panel at the bottom course, which will be scribed to the contour of the surface.

Panels at the bottom course of the garage door opening must be face fastened to the studs.

When face fastening, always fasten at least 1" from all panel edges to avoid panel cracking or breakage.

Fig. 43



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## PENETRATIONS, RAILINGS, & SIGNAGE

Openings for small penetrations for pipes or conduits may be cut through a panel with the hole sealed with ASTM C-920 compliant sealant. For larger penetrations greater than 1.5", it is best to block or frame out the opening.

Along the jambs of the opening install Single Flange Sealant Backer. Cut panel edge as needed to butt to Sealant Backer and add recommended sealant.

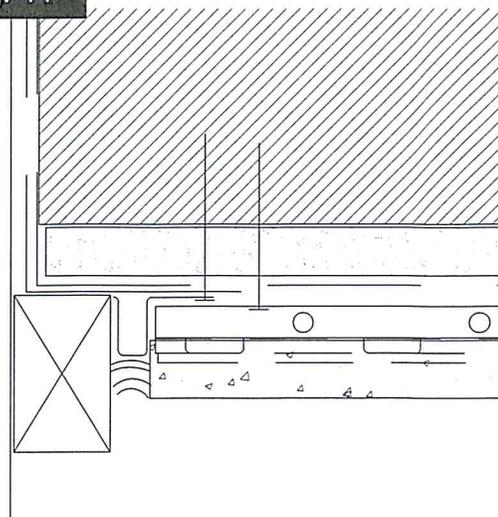
Underneath the opening block out, install FS1010 Spacer as needed for face fastening panel edge at framing locations. Terminate panel with 1/4" gap. Sealant here is optional, depending on the depth of the blocking.

Above the penetration, add flashing and install FS1010 Spacer as needed for face fastening panel edge at framing locations. Ensure minimum 1/4" gap between bottom of panel edge and penetration blocking.

Keep any face fasteners 1" away from panel edges.

If installing railings or signage over AWP, ensure fasteners are secured through to framing or other structural support. Do not fasten any attachment only to panels.

Fig. 44



## LAST COURSE ALL APPLICATIONS

Fasten Spacer (FS 1010) to studs at the top of the last panel course. This is needed to maintain the rainscreen without using the clips.

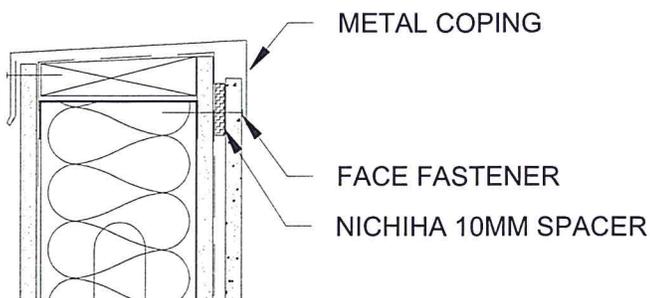
Cut panels (horizontally) to properly fit at the roof line (or at the proper transition point). Face-fasten panels at the studs and through the green Spacer (FS 1010) all along the top. Pre-drill panels 1" from the top (cut) edge.

Fill counter-sunk fastener holes with exterior cementitious filler, such as MH Ready Patch® by Zinsser and paint to match panel with a high grade exterior latex paint.

Alternatively, utilize the Finish Clip instead of face fastening. Cut panels horizontally to properly align with the roof line or transition point height. Use biscuit joiner to route notches into this cut edge, spaced to coincide with stud locations. Add 5mm corrugated Spacer (FS 1005) at Finish Clip fastening/stud locations prior to fastening clips. Set panels into place and seat/fasten a clip at each stud location.

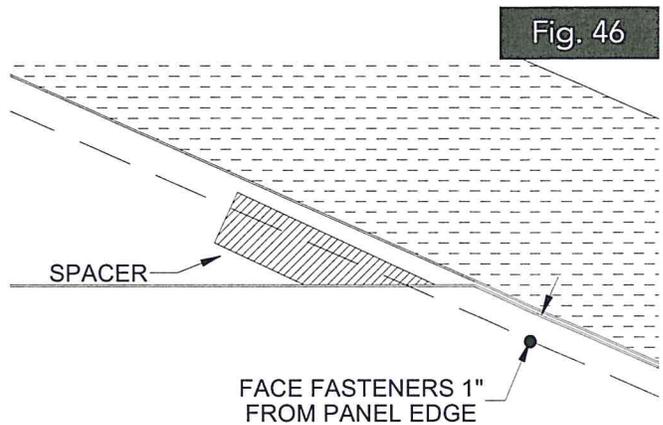
Cover top panel row edge with roof cap/coping, where applicable.

Fig. 45



## GABLE & OVERHANG

Allow a minimum of 1" clearance (as per local building codes) above a roof line. At top, cut the panel to follow the slope of the gable or overhang.



When installing soffit, the wall panels should be installed first, with the soffit installed over the panels.

Panels installed along gable or overhang edges must be face fastened. When adding face screws, apply fasteners at least 1" from any panel edge. This will avoid cracking or breaking of the panel. (Figure 46)

All face-fastened panels must be shimmed out with FS 1010 Spacer.

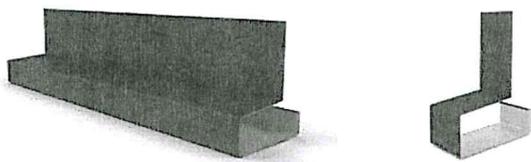
Seal all cut panel edges with 100% acrylic primer or paint. Do not leave any panel edges exposed. Clean cut panels to remove dust.

Essential Overhang Flashing may be used at the base of overhangs/bump-outs or porte-cocheres. Prior to panel installation, fasten Overhang Flashing at each stud location, beginning with corner segments. Main segments will slide under/overlap corner segments.

Use Joint Clip segments to join main segments together. After first piece is secured, add Joint Clip, fastening through both it and the first main segment. The next main segment will slide behind the Joint Clip.

Position Overhang Flashing so that its bottom/return flange butts to or overlaps soffit. The bottom return portion must extend beyond the face of the facia substrate (Figure 47).

### Essential Overhang & Joint Clip



Outside Corner

Inside Corner



Fig. 47

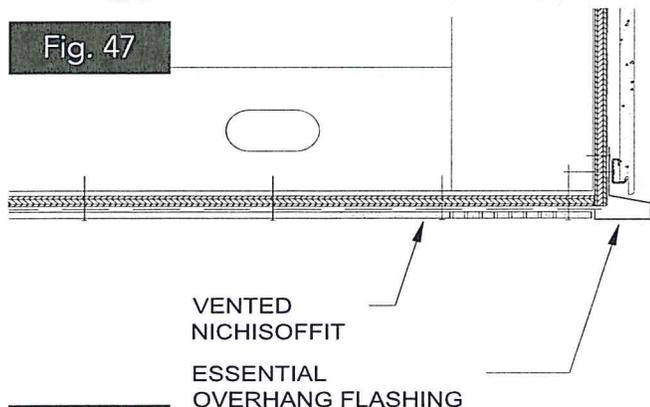
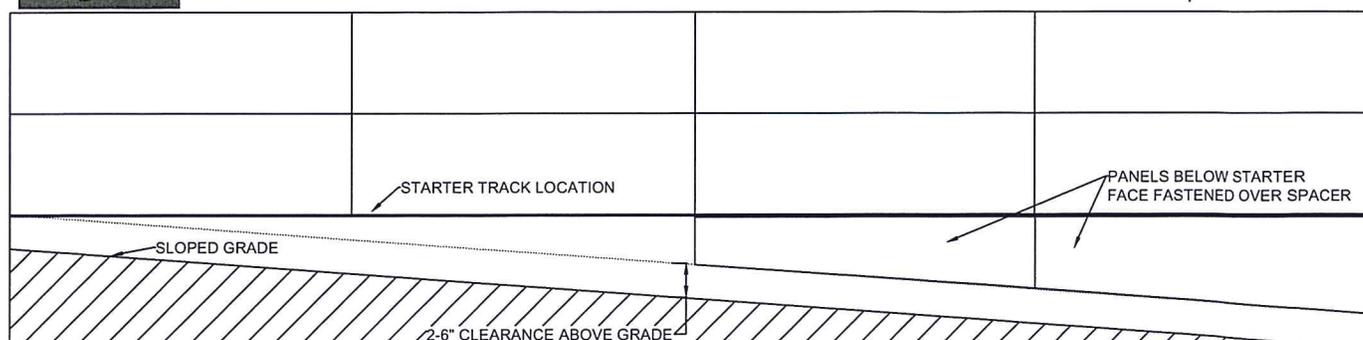


Fig. 48



## SLOPED GRADE/ PANELS BELOW STARTER TRACK

Where grade is sloped, begin with Starter Track at lowest possible continual level line and install as directed in this guide. To clad below Starter Track and to scribe to angled grade, take the following steps:

Add FS1010 Spacer below Starter Track. Below the Starter, if installing more than one course of panels, install the full-sized course up under the Starter and fasten upside-down Panel Clips underneath, with every framing/furring member covered by a clip. Face fasten top edge through corrugated Spacer. Keep fasteners 1" from panel edge.

Add the next course and fasten upside-down clips unless that panel or row is the final/terminal, cut/scribed panel or row. Face-fasten the bottom/cut course with backing corrugated Spacer. Maintain minimum clearances above grade: 2" above hardscape, 6" above soil. (Figure 48)

Paint, prime, or otherwise seal all cut, exposed panel edges. Clean panels after cutting with damp cloth to remove dust.

If installing over a masonry/cmu foundation, furring is required. This should be taken into consideration when planning the depth of the exterior wall and cladding above so that the entire wall will have a uniform depth.

## CLEANING & MAINTENANCE

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### CLEANING PANELS

After completion of the installation or for periodic maintenance, it may be necessary to clean panels.

When cleaning panels, use no more than 400 psi of water pressure at 10" to 12" away.

To clean heavily soiled areas, a mild household detergent and/or soft bristle brush may be required.

Do not allow any detergent/cleaner to dry on panels. Rinse immediately after cleaning.

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### PAINT TOUCH-UP

Touch up paint must be exterior grade 100% acrylic latex and can be color matched by taking a panel sample to your local paint or home improvement store.

One gallon of Illumination Series touch-up paint is supplied with your custom color panel order. Do not use for edge coating/sealing for larger projects.

Where face fasteners have been used and patched by cementitious filler, use a cotton swab to lightly dab touch-up paint.

For scratches, use a cotton swab for small ones or 1" foam brush for longer ones, again using a dabbing motion rather than brushing in order to minimize the amount of paint applied.

---

### REMOVAL OF EXTERIOR ACRYLIC LATEX PAINT

*Wet Paint Removal* - While the paint is still wet, flush the area with clean water, using mild abrasion with a clean cloth or soft brush.

*Semi-Dry Paint Removal* - If paint has set, but not dried, flush and clean as above, followed by light scrubbing with alcohol to remove any remaining paint residue. Rinse with water and a clean cloth.

*Dry Paint Removal* - Please refer to paint-removal guide in the next section.

---

## OTHER PAINT & GRAFFITI REMOVAL

The following products have been tested on Nichiha panels to aid in the removal of graffiti type markings.\* These citrus-based products can also be used for basic panel cleaning purposes. The panels were sprayed with an indoor/outdoor aerosol spray paint and left to dry overnight, and then the paint removal products were applied following the manufacturer's guidelines.

All products tested achieved good results. However, the outcome may vary depending on the amount of paint that needs to be removed. Be sure to follow all manufacturer's guidelines and first test in an inconspicuous area before working on a larger area.

*Do NOT use these cleaners with Illumination Series. \*Nichiha is not liable for any damage caused by the use of these cleaners.*

### **Citristrip**

[www.citristrip.com](http://www.citristrip.com)

Products tested:

Citristrip Striping Gel - One Quart container

Citristrip Stripping Aerosol - 18 oz. spray can

### **Goof Off Graffiti Remover**

[www.goof-off.com](http://www.goof-off.com)

Products tested:

Goof Off Aerosol - 16 oz. spray can

Goof Off - 22 oz. trigger spray bottle

### **Tagaway**

[www.tagaway.com](http://www.tagaway.com)

Product tested:

Tagaway - 32 oz. trigger spray bottle

### **Zinsser**

[www.zinsser.com](http://www.zinsser.com)

Product tested:

Zinsser Graffiti Remover and Stripper -

16 oz. trigger spray bottle

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## MINOR REPAIRS

Isolate the blemish with a low adhesive tape such as painters tape. This will help protect the surrounding area of the panel and aide in creating a more polished, clean repair. Lightly brush/abrade the surface within the taped off area in order to remove any loose material.

Carefully fill and smooth the resultant prepped area with cementitious patching material such as M&H Ready Patch. Allow to dry/cure fully.

Gently smooth the patch and then apply touch-up paint to the affected area. Allow touch- up paint to dry and remove the tape.

## PANEL REPLACEMENT

Set the depth of the circular saw blade slightly deeper than the panel so the saw blade does not cut into the building wrap or sheathing. Make additional cuts into the damaged panel and break into pieces for easier removal of the damaged panel. *(Figure 49)*

Remove damaged panel. *(Figure 50)*

Cut 3/16" off back side ship-lapped edge at bottom of panel.\* *(Figure 51)*

If necessary, cut the panel to the appropriate width.

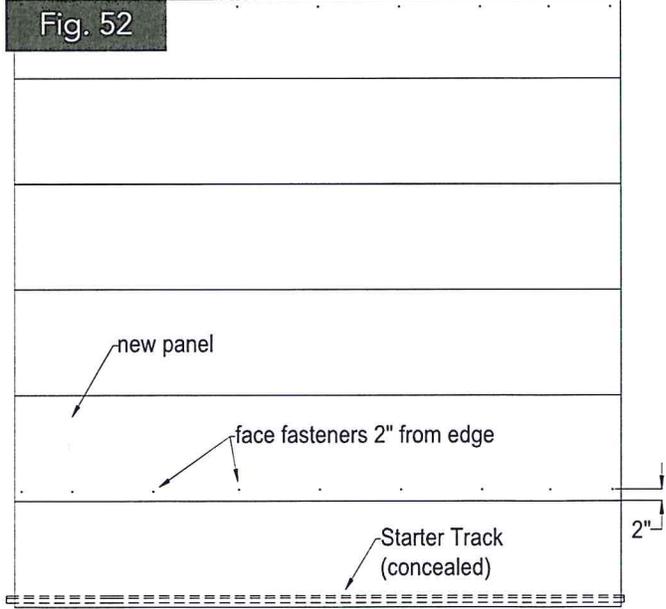
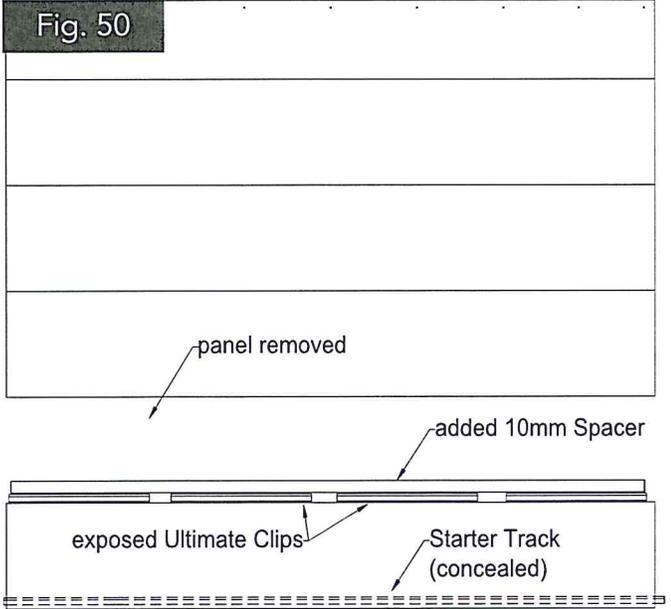
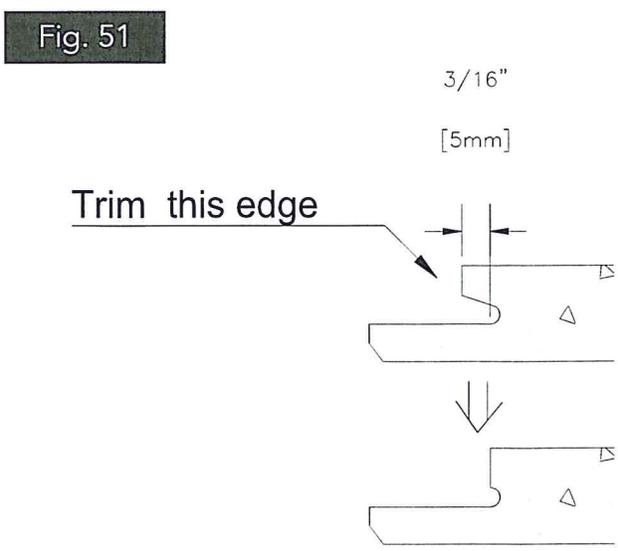
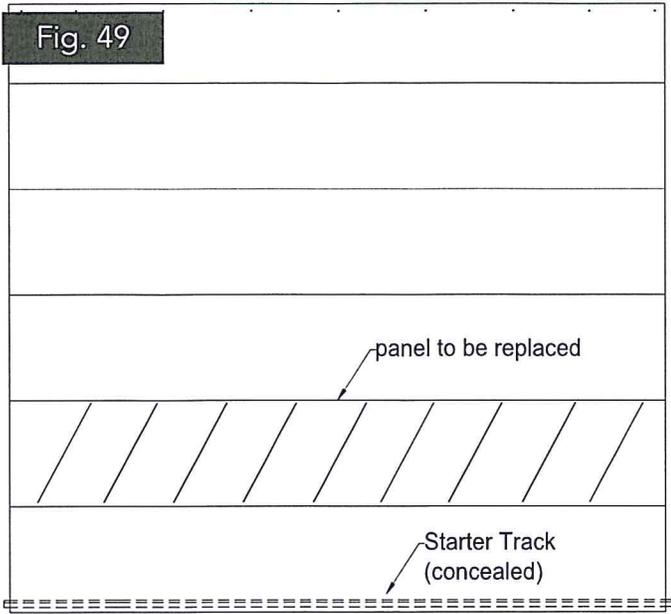
Use a 10mm Corrugated Spacer and place it behind the new panel at bottom, just above exposed Panel Clips or Starter Track.

Prepare to set the new panel in place.

Lift panel into place by prying from the bottom upward. Pre-drill and face fasten panel with a screw into the framing members, 2" from panel bottom. *(Figure 52)*

Fill countersunk screw heads with color-matching polyurethane sealant.

*\*If panel to be replaced is at the top course or under a window, cut top edge of panel as needed and leave bottom shiplap intact. Add Spacer at top of uncovered wall space.*



# Behind our Architectu SERIOUS TEC



## EASY INSTALLATION:

Timesaving Clip Installation System that reduces construction time and minimizes mistakes.



## PROTECTION:

Backed by some of the best warranties in the industry. Strong 50-year limited lifetime warranty.



## NO MORTAR, NO MESS:

Prefinished panels that eliminate the need for messy mortar or costly masonry-skilled labor.



## LOW MAINTENANCE:

No-fuss products. No ongoing cleaning and regular maintenance needed. Your customers get to create it then enjoy it for a long, long time.



## ANY WEATHER PRODUCT:

Products that can be installed all year round.



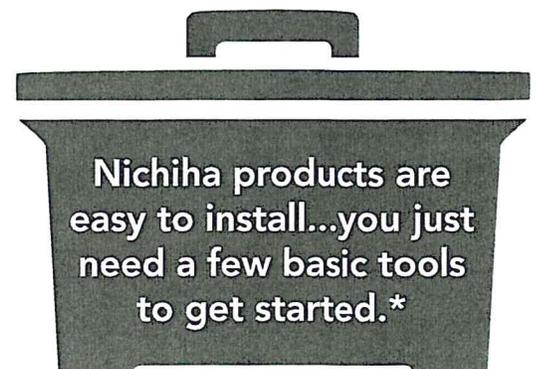
## ENGINEERED FOR PERFORMANCE:

Go beyond our durable panels and discover a meticulously engineered moisture management system that provides a vertical drainage point for air & moisture to exit.

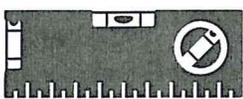
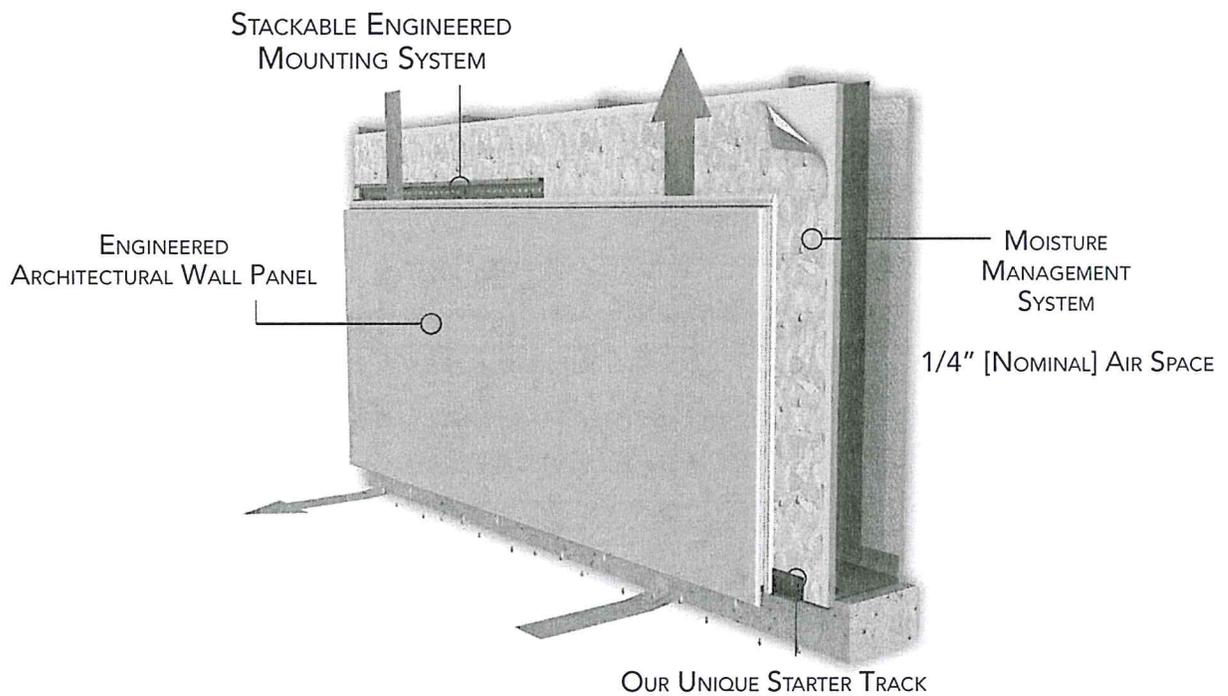


*watch our installation instructions come to life -  
check out our install videos today!*

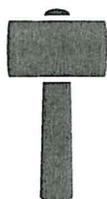
*[www.nichiha.com/awp\\_install\\_videos](http://www.nichiha.com/awp_install_videos)* ↗



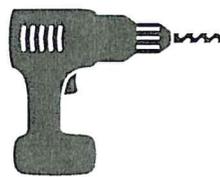
# ral Wall Panels is some CHNOLOGY...



LEVEL



RUBBER MALLET



ELECTRIC DRILL



CORRSOSION RESISTANT FLATHEAD SCREWS



SAW WITH FIBER CEMENT BLADES

# Never underestimate the power of really good tools

Whether you're an architect, a builder or a contractor, Nichiha wants to see to it that you have all the information you need to make your project go as smoothly as possible. The way we see it, we're partners.

Our website offers a comprehensive collection of technical information, Architectural details, in depth specifications and everything you'll ever need to know about installing Nichiha products. We invite and encourage you to visit our website at [nichiha.com](http://nichiha.com).

And by all means, if you have a troublesome question or comment, our ears are always open. Call us at 1.866.424.4421 or visit us at [nichiha.com](http://nichiha.com).

## NICHIHA WARRANTIES

- Illumination Series Panels – 50-year limited warranty\* on panels, 15-year limited warranty\* on finish.
- Nichiha Block, Stone, Brick, VintageWood™ and EmpireBlock™ Panels – 50-year limited warranty\* on panels, 15-year limited warranty\* on finish.
- KuraStone™ Panels – 50-year limited warranty\* on panels, 10-year limited warranty\* on finish.
- Metal Trim: TAMLYN warrants defective-free products for a period of 10 years for the original purchaser. Please visit [tamlyn.com](http://tamlyn.com) for detailed information on terms, conditions and limitations.

\* See Nichiha warranties for detailed information on terms, conditions and limitations. Visit [nichiha.com](http://nichiha.com) for easy downloadable warranties or call toll-free 1.866.424.4421 for a copy.

Nichiha MSDS is available at [nichiha.com](http://nichiha.com), at your local NICHIIHA dealer or call NICHIIHA direct, toll-free 1.866.424.4421.

Certification & testing:



Report  
No. EC-58



Report  
No. FL12875



Report  
No. 13083-R  
No. 13205-R



Report  
PER-14088

Silica Dust Warning: NICHIIHA products may contain some amounts of crystalline silica [a.k.a. sand, silicon dioxide], which is a naturally occurring mineral. The amount will vary from product to product. Inhalation of crystalline silica into the lungs and repeated exposure to silica can cause health disorders, such as silicosis, lung cancer, or death depending upon various factors. To be conservative, Nichiha recommends that whenever cutting, sawing, sanding, sniping or abrading the product, users observe Safety Instructions. For further information or questions, please consult the MSDS, your employer, or visit [www.osha.gov/SLTC/silicacrystalline/index.html](http://www.osha.gov/SLTC/silicacrystalline/index.html) and [www.cdc.gov/niosh/topics/silica](http://www.cdc.gov/niosh/topics/silica). The MSDS for Nichiha products are available at [www.nichiha.com](http://www.nichiha.com), at your local Nichiha dealer or through Nichiha directly at 1.866.424.4421. FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND OTHER INSTRUCTION MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

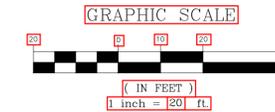
10.15 WEB



| CURVE | LENGTH | RADIUS | CHORD  | DIRECTION   |
|-------|--------|--------|--------|-------------|
| C1    | 49.48' | 31.50' | 44.55' | N85°34'50"W |

LOT 3, BLOCK A  
SWISHER 35-E ADDITION  
DOCUMENT NUMBER 2009-44  
P.R.D.C.T.

EXISTING FIRE HYDRANT



**LEGEND**

|  |   |
|--|---|
|  | 7" CONCRETE PAVEMENT (HEAVY DUTY)<br>6" MOISTURE CONDITIONED SUBGRADE<br>(PER GEOTECH RECOMMENDATION)   |
|  | 6" CONCRETE PAVEMENT (MEDIUM DUTY)<br>6" MOISTURE CONDITIONED SUBGRADE<br>(PER GEOTECH RECOMMENDATION)  |
|  | 5" CONCRETE PAVEMENT (LIGHT DUTY)<br>6" MOISTURE CONDITIONED SUBGRADE<br>(PER GEOTECH RECOMMENDATION)   |
|  | CONCRETE: 3500PSI @ 28 DAYS<br>REINFORCEMENT: #3 BARS @ 18" O.C.E.W.<br>SUBGRADE: COMPACTED TO A MINIMUM 95 PERCENT<br>MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D<br>698) WITH A MOISTURE CONTENT IN THE RANGE OF -1<br>TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE<br>CONTENT.<br>REF. GEOTECH REPORT FOR ADDITIONAL INFORMATION |
|  | 4" SIDEWALK/FLATWORK  |
|  | DENOTES BLUE PLACARD ADA STALLS   |
|  | BFR BARRIER FREE RAMP   |
|  | LBJ LONGITUDINAL BUTT JOINT   |
|  | SAWCUT LINE   |

**SITE DATA TABLE**

|  |
|--|
| ZONING: C-2 COMMERCIAL                       |
| PROPOSED USE: RESTAURANT W/DRIVE THRU        |
| LOT 7 AREA: 40,158 SQFT                      |
| LOT 7 DIMENSIONS: 160.48'x250.61'            |
| BUILDING SQFT: 2,570                         |
| BUILDING HEIGHT: 23'-6" MAX (22'-0" TYPICAL) |
| FLOOR AREA RATIO: 6.4%                       |
| REQUIRED LOT COVERAGE (%): 6.4%              |
| PROVIDED LOT COVERAGE (%): 6.4%              |
| REQUIRED PARKING SPACES = 27                 |
| PROVIDED PARKING SPACES = 33                 |

**NOTES**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- SEE ARCHITECTURAL PLANS FOR ALL SIDEWALKS AND FLATWORK ADJACENT TO BUILDING.
- REFER TO SHEET C-7.1 FOR DETAILS.
- CONTRACTOR SHALL INCLUDE A LINE ITEM IN THE BASE BID FOR PVC SLEEVING FOR ANTICIPATED IRRIGATION SYSTEM CONNECTIONS.
- CONTRACTOR SHALL REFERENCE ALL IRRIGATION PLANS, MEP SITE PLANS, AND CIVIL ENGINEERING PLANS FOR INFORMATION REGARDING SLEEVES BENEATH PAVEMENT.
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. INFORMATION ON GENERAL NOTES SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.
- ALL PAVEMENT SECTIONS AND EARTHWORK TO CONFORM TO THE RECOMMENDATIONS OF THE GEOTECH REPORT PERFORMED BY TERRACON CONSULTANTS, INC. DATED 4/21/2016 (TERRACON PROJECT NO. 95165076)

**BENCHMARKS**

|  |              |
|--|--------------|
| SOURCE BENCHMARK:  |              |
| City of Corinth Monument CM08, being a brass cap located near the Northeast corner of Corinth Parkway and Creek Bend Drive on a transformer pad at the Southeast corner of a lift station. |              |
| N: 7104727.32  | ELEV.=549.56 |
| E: 2414677.93  |              |
| BM#1:  |              |
| MAG NAIL IN CONCRETE CURB  |              |
| N: 7097931.79  | ELEV.=574.68 |
| E: 2415433.06  |              |
| BM#2:  |              |
| MAG NAIL IN CONCRETE PAD   |              |
| N: 7097781.62  | ELEV.=574.80 |
| E: 2415612.46  |              |
| Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202).  |              |



Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUB-CONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



PANDA RESTAURANT GROUP INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

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**REVISIONS:**

| NO. | DESCRIPTION        | DATE     |
|-----|--------------------|----------|
| 1st | SITE PLAN REVIEW   | 08-30-16 |
| 2nd | SITE PLAN REVIEW   | 10-13-16 |
| 3rd | PERMIT - BID ISSUE | 10-13-16 |

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| 3rd | PERMIT - BID ISSUE | 10-13-16 |

DRAWN BY: EA

PANDA PROJECT #: S8-17-D4884  
ARCH PROJECT #: 16064-003



**Heights Venture**  
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 77008 713.869.1103 V  
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972.490.7292 V

**PANDA EXPRESS**

Lot 7 at 1-35E & Swisher Rd  
Corinth, TX. 762083  
FREE STANDING DT

WARM & WELCOME

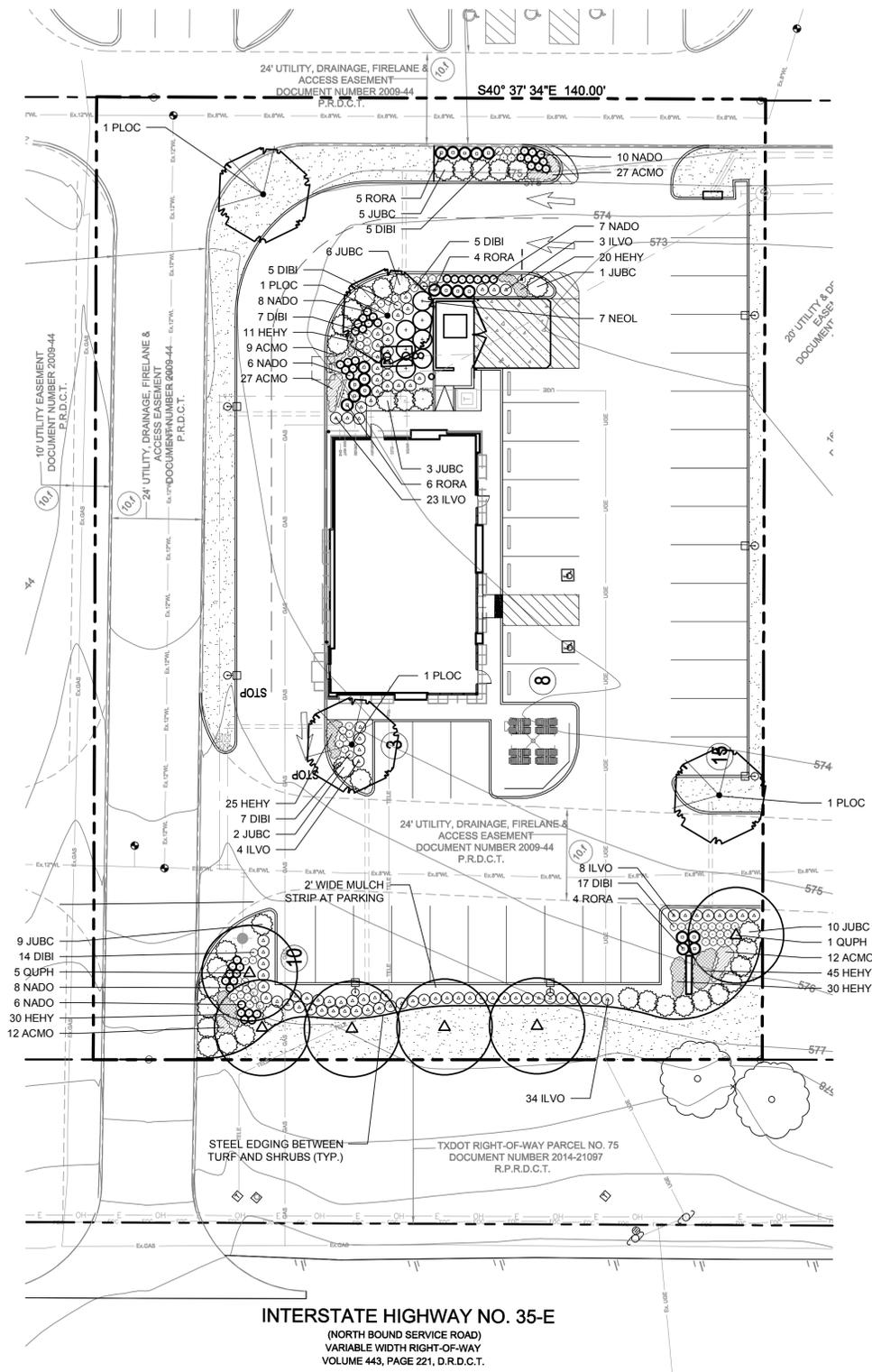
**C-2.1**

PAVING PLAN

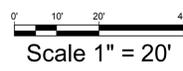
PROTOTYPE WARM & WELCOME

**BANNISTER**  
ENGINEERING

240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)



**INTERSTATE HIGHWAY NO. 35-E**  
 (NORTH BOUND SERVICE ROAD)  
 VARIABLE WIDTH RIGHT-OF-WAY  
 VOLUME 443, PAGE 221, D.R.D.C.T.



**PLANTING LEGEND**

| SYMBOL   | BOTANIC NAME                       | COMMON NAME                  | SIZE               | SPACING  | QUANTITY | REMARKS                     |
|--|------------------------------------|------------------------------|--------------------|----------|----------|-----------------------------|
| <b>TREES</b>   |                                    |                              |                    |          |          |                             |
| PLOC   | Platanus occidentalis              | American Sycamore            | 3" cal., 10'-12" H | Per plan | 4        |                             |
| QUPH   | Quercus phellos                    | Willow Oak                   | 3" cal., 10'-12" H | Per plan | 6        |                             |
| NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY. |                                    |                              |                    |          |          |                             |
| <b>SHRUBS AND PERENNIALS</b>   |                                    |                              |                    |          |          |                             |
| ACMO   | Achillea 'Moonshine'               | Moonshine Yarrow             | #1 cont.           | 12" o.c. | 87       |                             |
| DIBI   | Diets bicolor                      | Butterfly iris               | #3 cont.           | 2' o.c.  | 61       |                             |
| HEHY   | Hemerocallis hybrids               | Daylily                      | #1 cont.           | 12" o.c. | 136      | Dwarf, orange/peach flowers |
| ILVO   | Ilex vomitoria 'Nana'              | Dwarf Yaupon Holly           | #5 cont.           | 3' o.c.  | 83       |                             |
| JUBC   | Juniperus horizontalis 'Blue Chip' | Blue Chip Juniper            | #5 cont.           | 5' o.c.  | 37       |                             |
| NADO   | Nandina domestica 'Habour Dwarf'   | Habour Dwarf Heavenly Bamboo | #1 cont.           | 2' o.c.  | 45       |                             |
| NEOL   | Nerium oleander 'Shari D'          | Shari D Oleander             | #5 cont.           | 5' o.c.  | 7        |                             |
| RORA   | Rosa 'Rador'                       | Sunny Knockout Rose          | #3 cont.           | 3' o.c.  | 19       |                             |

**LANDSCAPE CALCULATIONS**

|                                |                                  |
|--------------------------------|----------------------------------|
| <b>LANDSCAPE EDGE</b>          |                                  |
| TOTAL FRONTAGE:                | 160 LF                           |
| TREES REQUIRED:                | 6 TREES (ONE TREE/30 LF)         |
| TREES PROVIDED:                | 6 TREES                          |
| <b>PARKING LANDSCAPE</b>       |                                  |
| TOTAL PARKING SPACES:          | 36                               |
| TOTAL LANDSCAPE AREA REQUIRED: | 360 SF (10 SF PER PARKING SPACE) |
| TOTAL LANDSCAPE AREA PROVIDED: | 3,065 SF                         |
| TREES REQUIRED:                | 4 TREES (ONE TREE/10 SPACES)     |
| TREES PROVIDED:                | 4 TREES                          |
| <b>TREE MITIGATION</b>         |                                  |
| NO TREES EXIST ON SITE.        |                                  |

**CITY LANDSCAPE NOTES**

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.

**GENERAL PLANTING NOTES**

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
5. INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
6. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
7. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
9. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS). PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
12. SHOULD SEEDDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
13. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
14. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.



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 91770  
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**ISSUE DATE:**

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DRAWN BY: LML

PANDA PROJECT #: S8-17-D4884  
 ARCH PROJECT #: 16064-003



10/12/2016

**Heights Venture**  
 ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V  
 DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

**PANDA EXPRESS**

Lot 7 at 1-35E & Swisher Rd  
 Corinth, TX. 76083  
 FREE STANDING DT  
 WARM & WELCOME

**LANDSCAPE PLAN**

L1

PROTOTYPE#WARM & WELCOME

PERMIT / BID ISSUE



**EXTERIOR FINISH SCHEDULE**

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

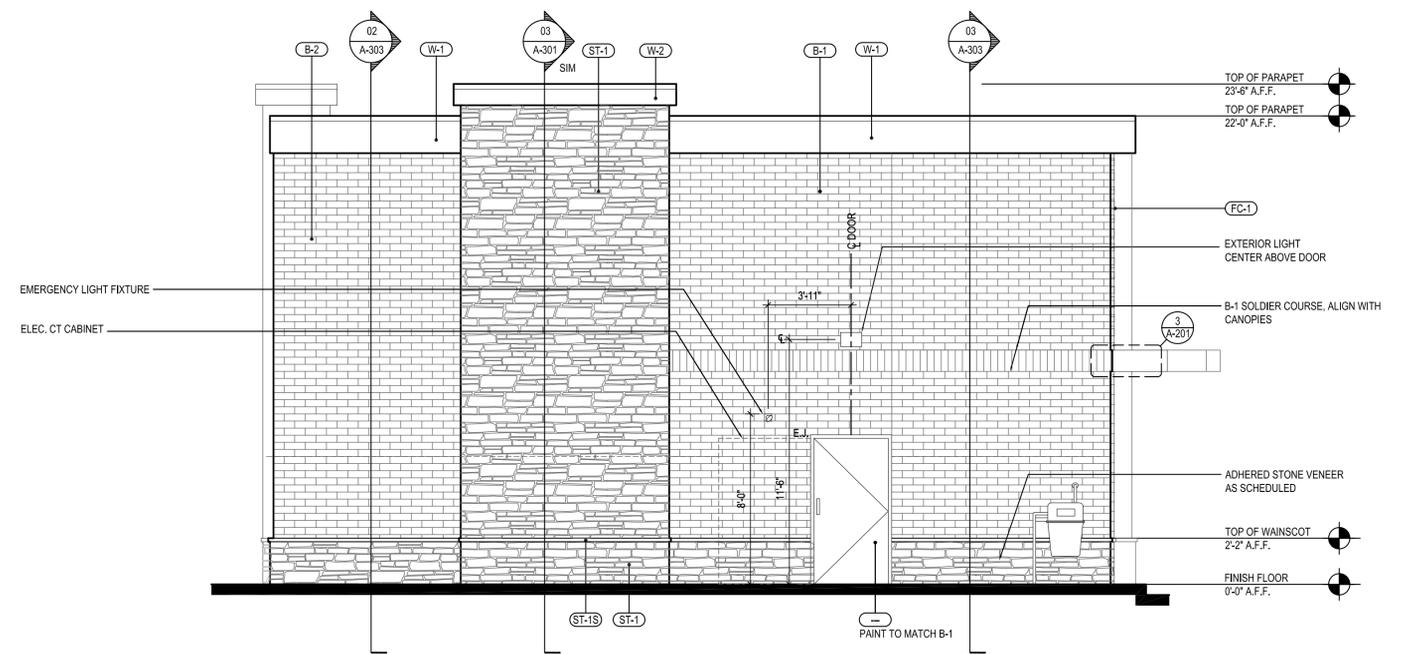
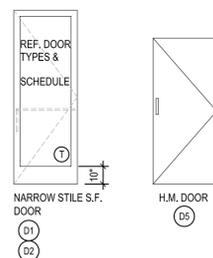
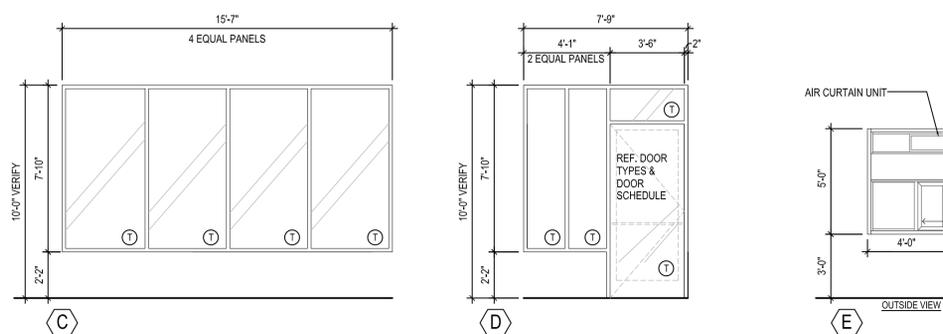
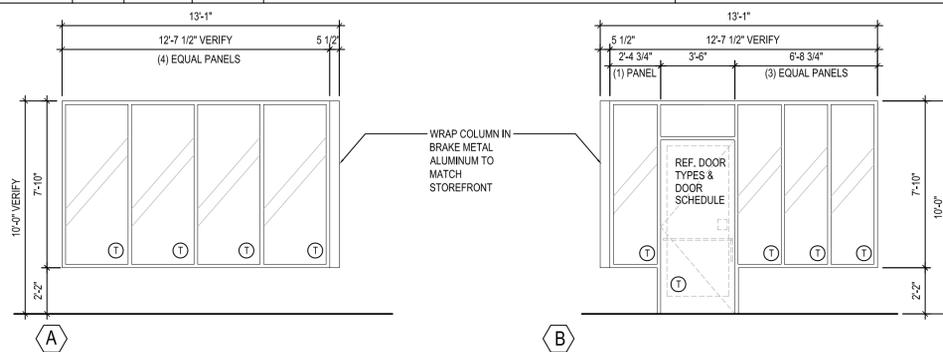
| NO      | MANUFACTURER     | MFG#                 | COLOR            | FINISH              | CLASS MATERIAL (2.09.04 UDC)   | NOTES  |
|---------|------------------|----------------------|------------------|---------------------|--------------------------------|--|
| (W-1)   | STO - STUCCO     | 3 PART STUCCO SYSTEM | SW 7548 PORTICO  | FINE                | CLASS 2 - MASONRY CONSTRUCTION | PARAPET COPING   |
| (W-2)   | STO - STUCCO     | 3 PART STUCCO SYSTEM | SW 7069 IRON ORE | FINE                | CLASS 2 - MASONRY CONSTRUCTION | TOWER COPING   |
| (B-1)   | ACME BRICK       | MODULAR              | DOVE GREY        | -                   | CLASS 1 - MASONRY CONSTRUCTION | LIGHT GREY MORTAR  |
| (B-2)   | ACME BRICK       | MODULAR              | MARBLE GREY      | -                   | CLASS 1 - MASONRY CONSTRUCTION | LIGHT GREY MORTAR  |
| (FC-1)  | NICHIHA          | VINTAGE WOOD         | CEDAR            | -                   | ALTERNATIVE COMPLIANCE 1a      | FIBER CEMENT RAINSCREEN SYSTEM   |
| (P-114) | SHERWIN-WILLIAMS | SW 7069              | IRON ORE         | A100 SATIN, LATEX   | N/A                            | ALUM. AWNINGS/CANOPY (PRE-FINISHED)  |
| (ST-1S) | CREATIVE MINES   | -                    | BLACK TEA        | FLAMED              | CLASS 1 - MASONRY CONSTRUCTION | STONE CAP - CONTACT: ALLISON DILLARD 949-355-3840                          |
| (ST-1)  | CREATIVE MINES   | -                    | NIRVANA 120/121  | CRAFT SPLIT MODULAR | CONSTRUCTION                   | WAINSCOT - DRY STACK / TIGHT JOINT - CONTACT: ALLISON DILLARD 949-355-3840 |

**WINDOW SCHEDULE**

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

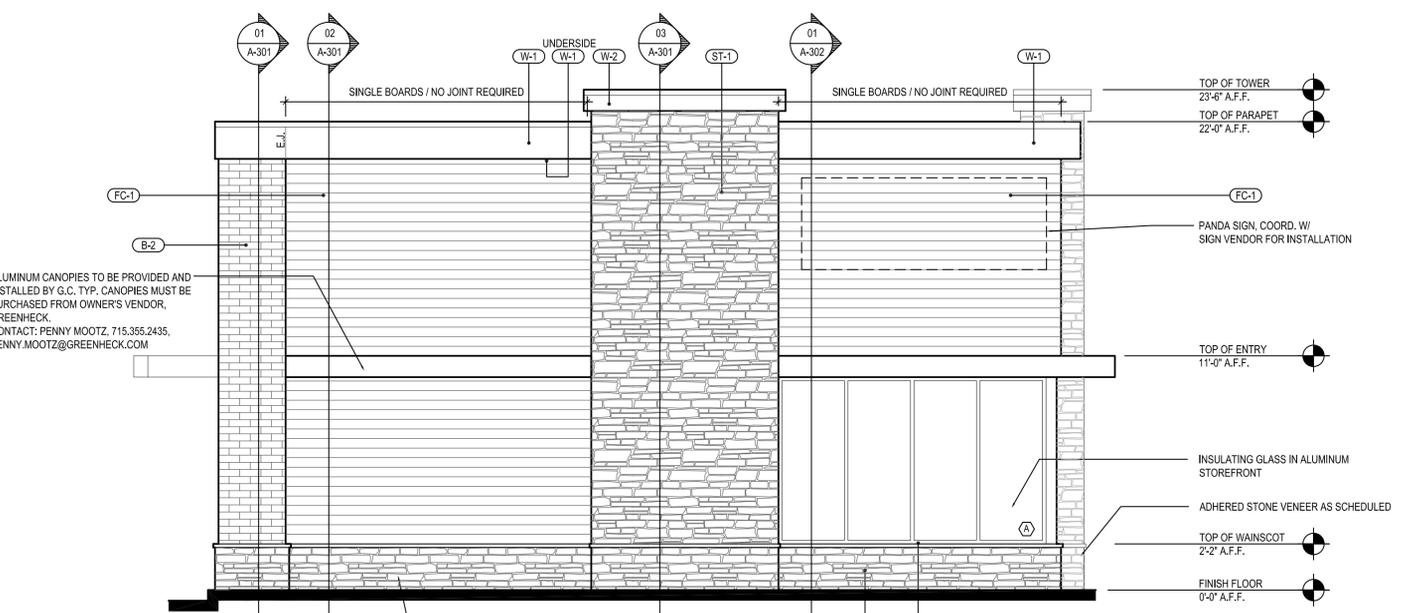
| SYM | WIDTH      | HEIGHT             | GLASS              | FRAME                     | REMARKS  |
|-----|------------|--------------------|--------------------|---------------------------|--|
| (A) | 12'-7 1/2" | 7'-10"             | 1" INSULATED GLASS | BLACK ALUMINUM STOREFRONT | 1" INSULATED GLAZING, IN 4.5' X 2" IN BLACK ANODIZED ALUMINUM FRAME  |
| (B) | 12'-7 1/2" | SEE ELEV. (VERIFY) | 1" INSULATED GLASS | BLACK ALUMINUM STOREFRONT | 1" INSULATED GLAZING, IN 4.5' X 2" IN BLACK ANODIZED ALUMINUM FRAME  |
| (C) | 15'-7"     | 7'-10"             | 1" INSULATED GLASS | BLACK ALUM. STOREFRONT    | 1" INSULATED GLAZING, IN 4.5' X 2" IN BLACK ANODIZED ALUMINUM FRAME  |
| (D) | 7'-9"      | 10'-0"             | 1" INSULATED GLASS | BLACK ALUM. STOREFRONT    | 1" INSULATED GLAZING, IN 4.5' X 2" IN BLACK ANODIZED ALUMINUM FRAME  |
| (E) | 47.5"      | 59.5"              | TEMPERED GLASS     | BLACK ANOD. ALUM.         | QUICK-SERVY NON-HEATED AIR CURTAIN, TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE. NOTE # 5, CONTACT: STEVE BERT, 800-388-8307 |

- NOTES
- INSULATING GLASS PPG SOLARBAN 60 LOW E; WINTER U=0.25 SHGC; 0.39 VIS TRANS; 83% UV ENERGY; 46%
  - DOORS: FULL GLAZED DOORS W/10" KICK BASE, BLACK ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
  - WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY, G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
  - GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED. MANUFACTURER: QUIK-SERVY, MODEL SST-4880E WITH THRU-BEAM PHOTO-ELECTRIC BAR, CF-25 NON-HEATED AIR CURTAIN, TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
  - WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
  - TEMPERED GLASS



| NO      | MATERIAL TYPE       | SQFT | % OF FACADE |
|---------|---------------------|------|-------------|
| TOTAL   |                     | 887  | 100%        |
| (W-1)   | STUCCO              | 65   | 7.3%        |
| (W-2)   | STUCCO              | 65   | 7.3%        |
| (B-1)   | BRICK               | 349  | 39.3%       |
| (B-2)   | BRICK               | 160  | 18%         |
| (FC-1)  | FIBER CEMENT PLANKS | 0    | 0%          |
| (ST-1S) | CAST STONE          | 286  | 32.2%       |
| (ST-1)  | CAST STONE          | 286  | 32.2%       |
| (P-114) | PAINTED METALS      | 27   | 3.2%        |
|         | STOREFRONT GLASS    | 0    | 0%          |

**EAST ELEVATION 2**  
Scale= 1/4" = 1'-0" **A-200**



| NO      | MATERIAL TYPE       | SQFT | % OF FACADE |
|---------|---------------------|------|-------------|
| TOTAL   |                     | 891  | 100%        |
| (W-1)   | STUCCO              | 66   | 7.4%        |
| (W-2)   | STUCCO              | 66   | 7.4%        |
| (B-1)   | BRICK               | 0    | 0%          |
| (B-2)   | BRICK               | 57   | 6.4%        |
| (FC-1)  | FIBER CEMENT PLANKS | 369  | 41.4%       |
| (ST-1S) | CAST STONE          | 265  | 29.7%       |
| (ST-1)  | CAST STONE          | 265  | 29.7%       |
| (P-114) | PAINTED METALS      | 31   | 3.5%        |
|         | STOREFRONT GLASS    | 103  | 11.6%       |

**WEST ELEVATION 1**  
Scale= 1/4" = 1'-0" **A-200**



**PANDA RESTAURANT GROUP INC.**  
1683 Walnut Grove Ave,  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

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**REVISIONS:**

| NO | DESCRIPTION | DATE |
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**ISSUE DATE:**  
1st SITE PLAN REVIEW 08-30-16  
2nd SITE PLAN REVIEW 10-13-16  
3rd PERMIT / BID ISSUE 10-13-16

**DRAWN BY: EA**

**PANDA PROJECT #: S8-17-D4884**  
**ARCH PROJECT #: 16064-003**



**Heights Venture**  
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800  
Houston, Texas 77008  
713 869 1103 V

DALLAS 5717 Legacy Drive, Suite 240  
Plano, Texas 75024  
972 499 7292 V

**PANDA EXPRESS**

Lot 7 at 1-35E & Swisher Rd  
Corinth, TX. 762083

FREE STANDING DT

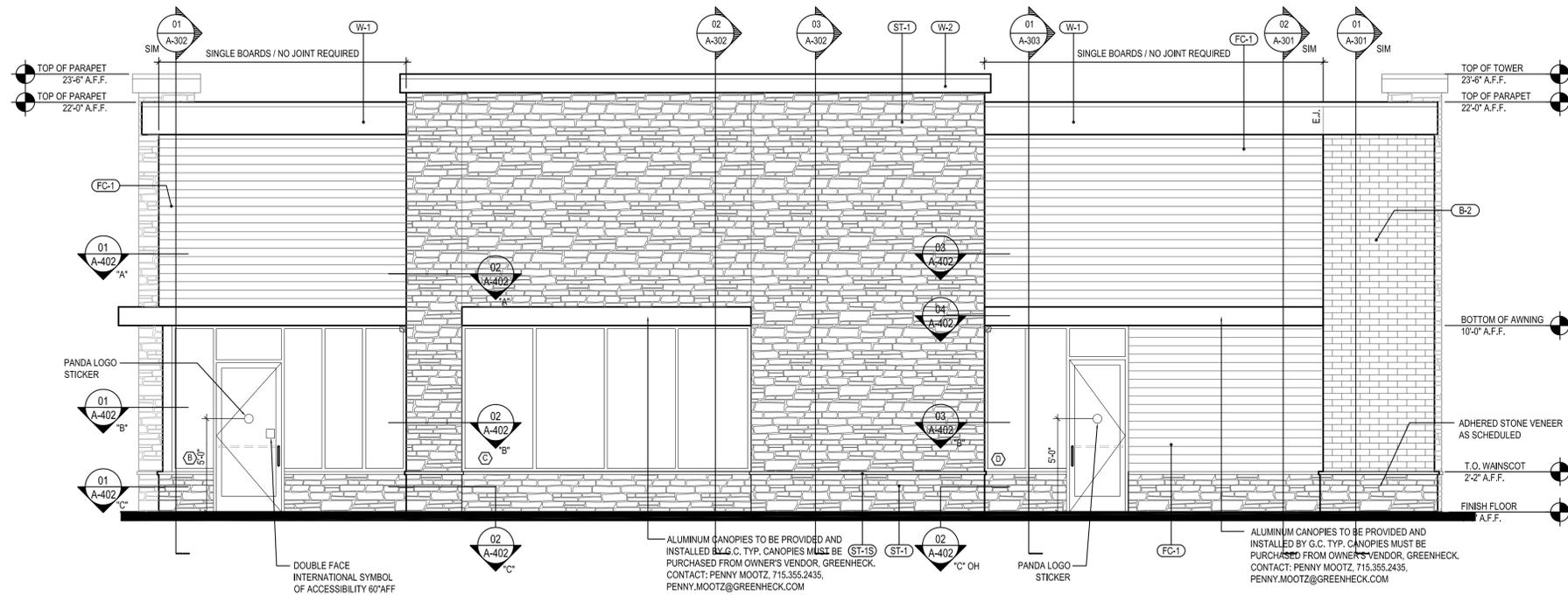
WARM & WELCOME

**A-200**

EXTERIOR ELEVATIONS

PROTOTYPE#WARM & WELCOME

PERMIT / BID ISSUE



| NO                | MATERIAL TYPE       | SOFT | % OF FACADE |
|-------------------|---------------------|------|-------------|
|                   | TOTAL               | 1467 | 100%        |
| (W-1)<br>(W-2)    | STUCCO              | 102  | 7%          |
| (B-1)             | BRICK               | 0    | 0%          |
| (B-2)             | BRICK               | 107  | 7.3%        |
| (FC-1)            | FIBER CEMENT PLANKS | 373  | 25.4%       |
| (ST-1S)<br>(ST-1) | CAST STONE          | 645  | 44%         |
| (P-114)           | PAINTED METALS      | 49   | 3.3%        |
|                   | STOREFRONT GLASS    | 191  | 13%         |

**SOUTH ELEVATION 2**  
Scale= 1/4" = 1'-0" A-201



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ISSUE DATE:

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| 1st | SITE PLAN REVIEW   | 08-30-16 |
| 2nd | SITE PLAN REVIEW   | 10-13-16 |
| 3rd | PERMIT / BID ISSUE | 10-13-16 |

DRAWN BY: EA  
  
PANDA PROJECT #: S8-17-D4884  
ARCH PROJECT #: 16064-003



**Heights Venture**  
ARCHITECTURE • DESIGN

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DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 459 7292 V

**PANDA EXPRESS**

Lot 7 at 1-35E & Swisher Rd  
Corinth, TX. 762083

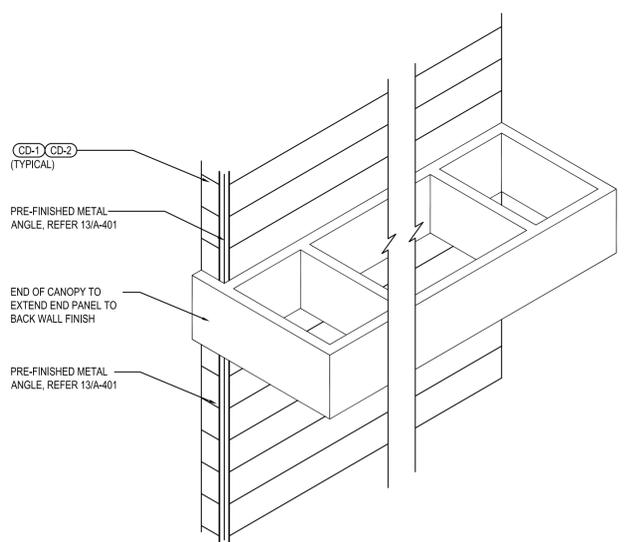
FREE STANDING DT  
WARM & WELCOME

**A-201**

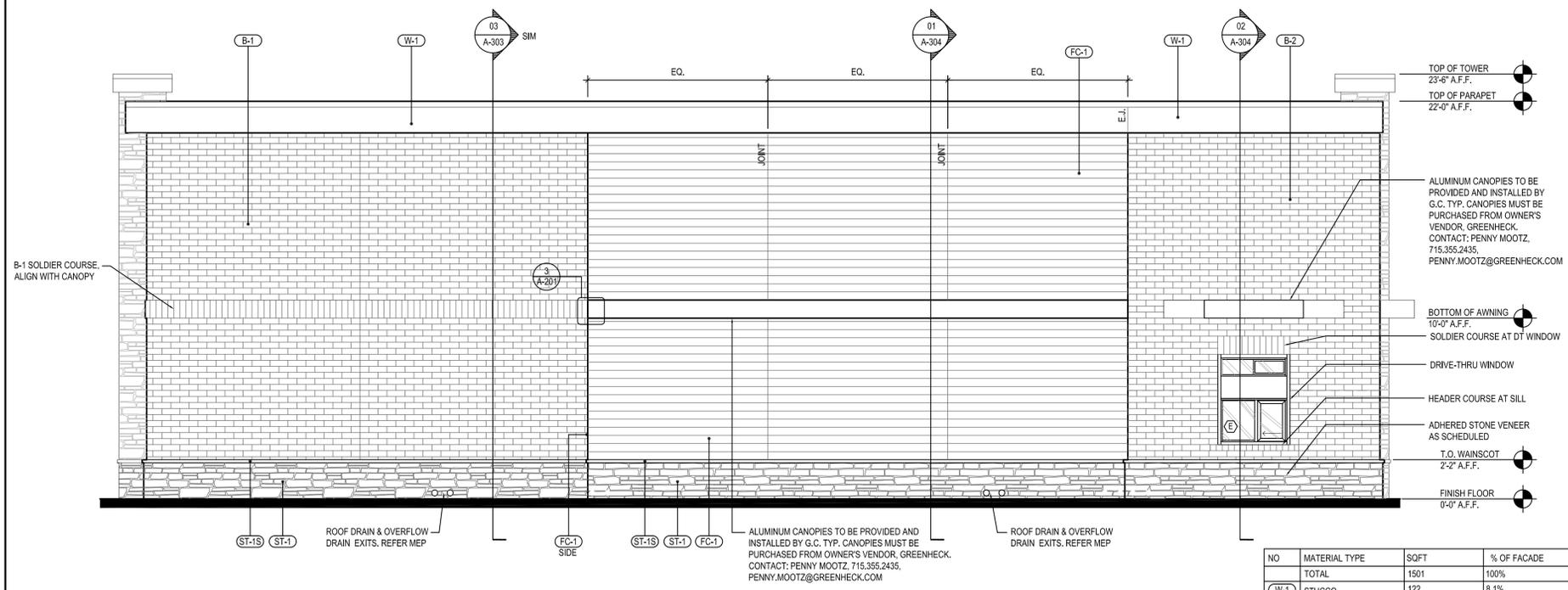
EXTERIOR ELEVATIONS

PROTOTYPE#WARM & WELCOME

PERMIT / BID ISSUE

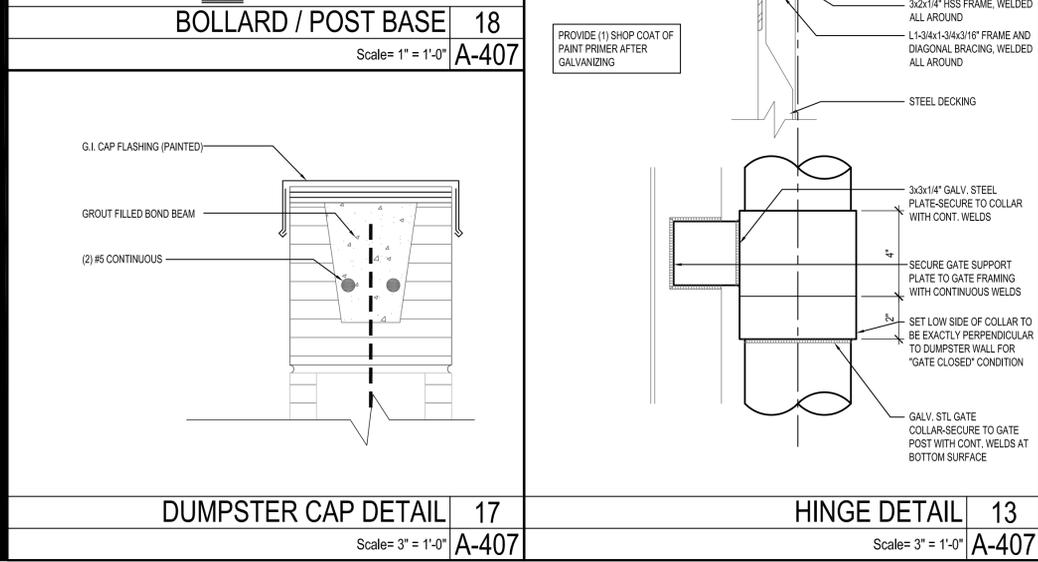
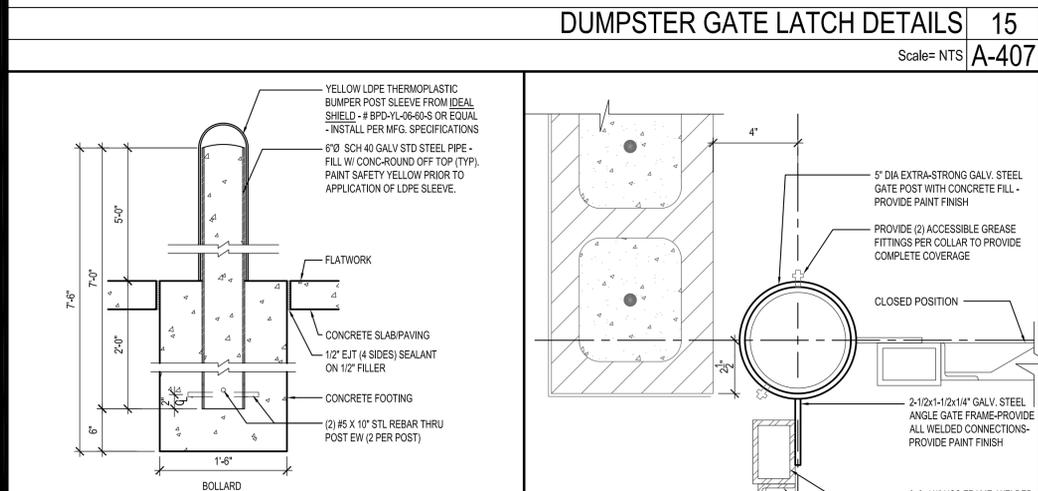
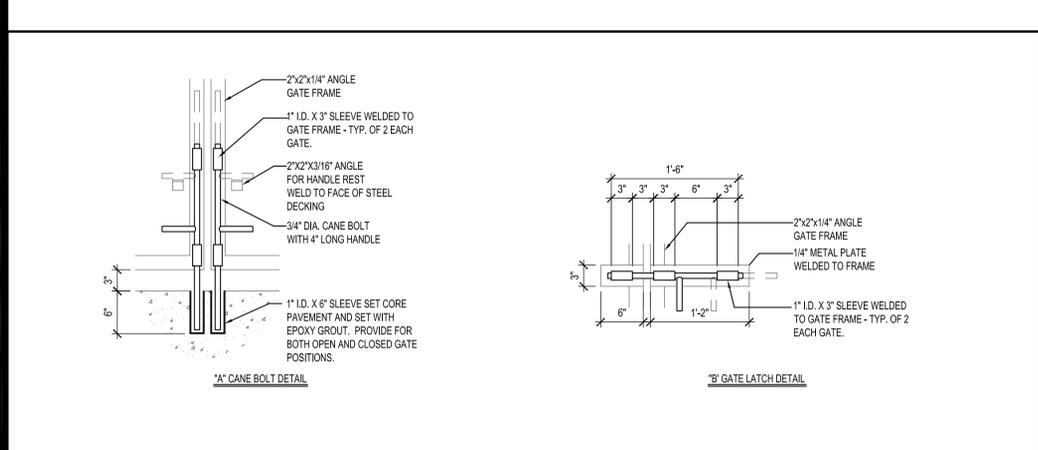
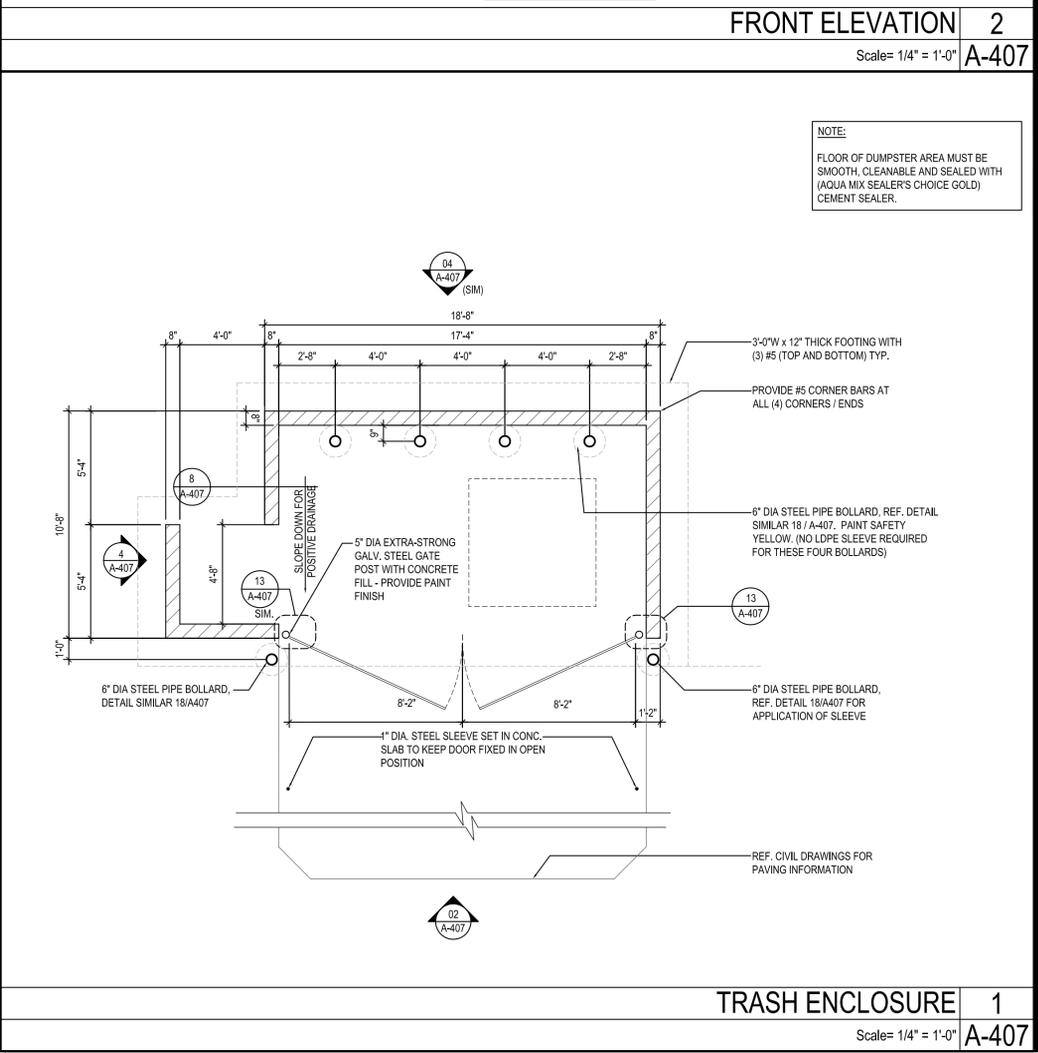
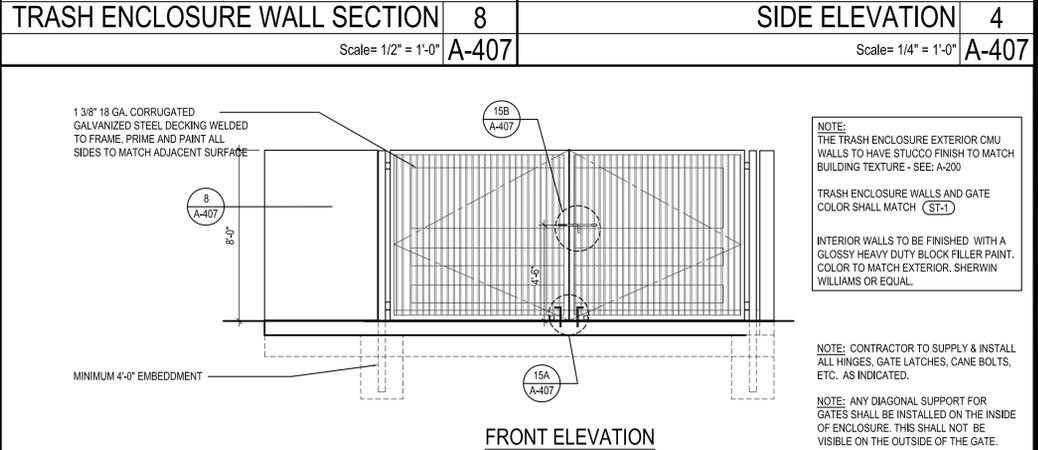
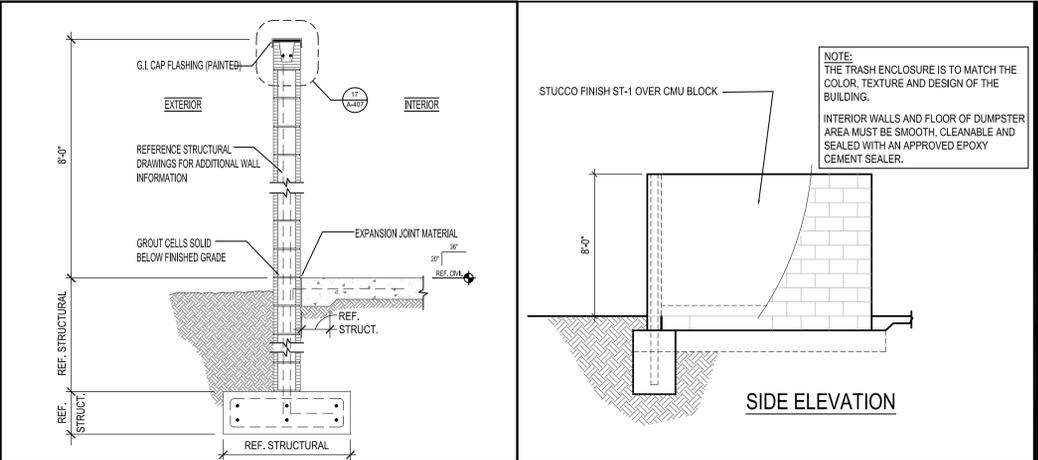


**CANOPY ISOMETRIC 3**  
Scale= 3/4" = 1'-0" A-201



| NO                | MATERIAL TYPE       | SOFT | % OF FACADE |
|-------------------|---------------------|------|-------------|
|                   | TOTAL               | 1501 | 100%        |
| (W-1)<br>(W-2)    | STUCCO              | 122  | 8.1%        |
| (B-1)             | BRICK               | 443  | 29.5%       |
| (B-2)             | BRICK               | 223  | 14.9%       |
| (FC-1)            | FIBER CEMENT PLANKS | 513  | 34.2%       |
| (ST-1S)<br>(ST-1) | CAST STONE          | 140  | 9.3%        |
| (P-114)           | PAINTED METALS      | 40   | 2.6%        |
|                   | STOREFRONT GLASS    | 20   | 1.3%        |

**NORTH ELEVATION 1**  
Scale= 1/4" = 1'-0" A-201



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91770  
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| 3rd | PERMIT / BID ISSUE | 10-13-16 |
|     |                    |          |
|     |                    |          |
|     |                    |          |

DRAWN BY: EA

PANDA PROJECT #: S8-17-D4884  
ARCH PROJECT #: 16064-003



**Heights Venture**  
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 713 869 1103 V  
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 499 7292 V

**PANDA EXPRESS**

Lot 7 at 1-35E & Swisher Rd  
Corinth, TX. 762083

FREE STANDING DT

WARM & WELCOME

**A-407**

TRASH ENCLOSURE  
DETAILS

PROTOTYPE#WARM & WELCOME

PERMIT / BID ISSUE

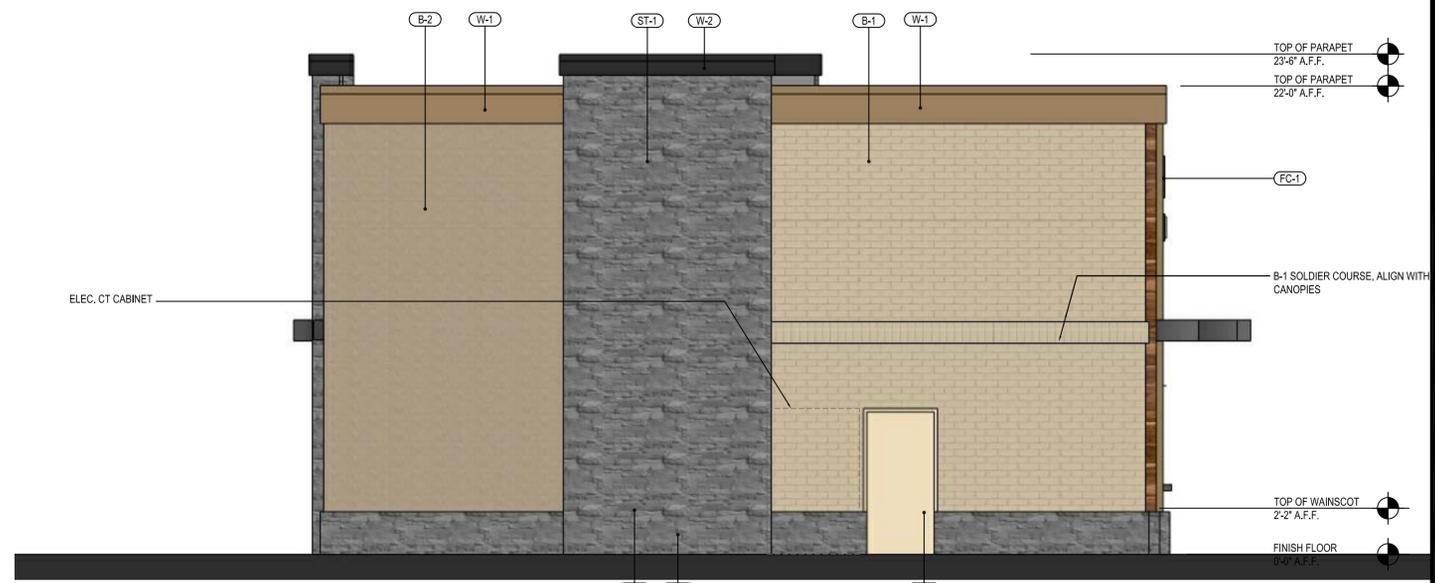
**EXTERIOR FINISH SCHEDULE** INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

| NO      | MANUFACTURER     | MFG#                 | COLOR            | FINISH              | CLASS MATERIAL (2.09.04 UDC)   | NOTES  |
|---------|------------------|----------------------|------------------|---------------------|--------------------------------|--|
| (W-1)   | STO - STUCCO     | 3 PART STUCCO SYSTEM | SW 7548 PORTICO  | FINE                | CLASS 2 - MASONRY CONSTRUCTION | PARAPET COPING   |
| (W-2)   | STO - STUCCO     | 3 PART STUCCO SYSTEM | SW 7069 IRON ORE | FINE                | CLASS 2 - MASONRY CONSTRUCTION | TOWER COPING   |
| (B-1)   | ACME BRICK       | MODULAR              | DOVE GREY        | -                   | CLASS 1 - MASONRY CONSTRUCTION | LIGHT GREY MORTAR  |
| (B-2)   | ACME BRICK       | MODULAR              | MARBLE GREY      | -                   | CLASS 1 - MASONRY CONSTRUCTION | LIGHT GREY MORTAR  |
| (FC-1)  | NICHIHA          | VINTAGE WOOD         | CEDAR            | -                   | ALTERNATIVE COMPLIANCE 1a      | FIBER CEMENT RAINSCREEN SYSTEM   |
| (P114)  | SHERWIN-WILLIAMS | SW 7069              | IRON ORE         | A100 SATIN, LATEX   | N/A                            | ALUM. AWNINGS/CANOPY (PRE-FINISHED)  |
| (ST-1S) | CREATIVE MINES   | -                    | BLACK TEA        | FLAMED              | CLASS 1 - MASONRY CONSTRUCTION | STONE CAP - CONTACT: ALLISON DILLARD 949-355-3840                          |
| (ST-1)  | CREATIVE MINES   | -                    | NIRVANA 120/121  | CRAFT SPLIT MODULAR | CONSTRUCTION                   | WAINSCOT - DRY STACK / TIGHT JOINT - CONTACT: ALLISON DILLARD 949-355-3840 |

**WINDOW SCHEDULE** INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

| SYM | WIDTH      | HEIGHT             | GLASS              | FRAME                     | REMARKS  |
|-----|------------|--------------------|--------------------|---------------------------|--|
| (A) | 12'-7 1/2" | 7'-10"             | 1" INSULATED GLASS | BLACK ALUMINUM STOREFRONT | 1" INSULATED GLAZING, IN 4.5" X 2" IN BLACK ANODIZED ALUMINUM FRAME  |
| (B) | 12'-7 1/2" | SEE ELEV. (VERIFY) | 1" INSULATED GLASS | BLACK ALUMINUM STOREFRONT | 1" INSULATED GLAZING, IN 4.5" X 2" IN BLACK ANODIZED ALUMINUM FRAME  |
| (C) | 15'-7"     | 7'-10"             | 1" INSULATED GLASS | BLACK ALUM. STOREFRONT    | 1" INSULATED GLAZING, IN 4.5" X 2" IN BLACK ANODIZED ALUMINUM FRAME  |
| (D) | 7'-9"      | 10'-0"             | 1" INSULATED GLASS | BLACK ALUM. STOREFRONT    | 1" INSULATED GLAZING, IN 4.5" X 2" IN BLACK ANODIZED ALUMINUM FRAME  |
| (E) | 47.5"      | 59.5"              | TEMPERED GLASS     | BLACK ANOD. ALUM.         | QUICK-SERVY NON-HEATED AIR CURTAIN, ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: STEVE BERT, 800-388-8307 |

NOTES:  
 1. INSULATING GLASS PPG SOLARBAN 60 LOW E; WINTER U=0.25 SHGC: 0.39 VIS TRANS: 83% UV ENERGY: 46%  
 2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, BLACK ANODIZED ALUM FINISH, REFER HARDWARE SCHEDULE.  
 3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY, G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.  
 4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED. MANUFACTURER: QUICK-SERVY, MODEL SST-4880E WITH THRU-BEAM PHOTO-ELECTRIC BAR, CF-25 NON-HEATED AIR CURTAIN, TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.  
 5. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.  
 6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.  
 7. TEMPERED GLASS



| NO      | MATERIAL TYPE       | SQFT | % OF FACADE |
|---------|---------------------|------|-------------|
| TOTAL   |                     | 887  | 100%        |
| (W-1)   | STUCCO              | 65   | 7.3%        |
| (W-2)   | STUCCO              | 65   | 7.3%        |
| (B-1)   | BRICK               | 349  | 39.3%       |
| (B-2)   | BRICK               | 160  | 18%         |
| (FC-1)  | FIBER CEMENT PLANKS | 0    | 0%          |
| (ST-1S) | CAST STONE          | 286  | 32.2%       |
| (ST-1)  | CAST STONE          | 286  | 32.2%       |
| (P-114) | PAINTED METALS      | 27   | 3.2%        |
|         | STOREFRONT GLASS    | 0    | 0%          |

**NORTH ELEVATION 2**  
Scale= 1/4" = 1'-0" **A-200**



| NO      | MATERIAL TYPE       | SQFT | % OF FACADE |
|---------|---------------------|------|-------------|
| TOTAL   |                     | 891  | 100%        |
| (W-1)   | STUCCO              | 66   | 7.4%        |
| (W-2)   | STUCCO              | 66   | 7.4%        |
| (B-1)   | BRICK               | 0    | 0%          |
| (B-2)   | BRICK               | 57   | 6.4%        |
| (FC-1)  | FIBER CEMENT PLANKS | 369  | 41.4%       |
| (ST-1S) | CAST STONE          | 265  | 29.7%       |
| (ST-1)  | CAST STONE          | 265  | 29.7%       |
| (P-114) | PAINTED METALS      | 31   | 3.5%        |
|         | STOREFRONT GLASS    | 103  | 11.6%       |

**SOUTH ELEVATION 1**  
Scale= 1/4" = 1'-0" **A-200**

**DUMPSTER ENCLOSURE DETAILS 3**  
Scale= NTS **A-200**



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 91770  
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**REVISIONS:**

| NO | DESCRIPTION | DATE |
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**ISSUE DATE:**

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DRAWN BY: EA

PANDA PROJECT #: S8-17-D4884  
 ARCH PROJECT #: 16064-003



**Heights Venture**  
ARCHITECTURE + DESIGN

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**PANDA EXPRESS**

Lot 7 at 1-35E & Swisher Rd  
 Corinth, TX. 762083

FREE STANDING DT

WARM & WELCOME

**A-200.1**

EXTERIOR ELEVATIONS

PROTOTYPE#WARM & WELCOME

PERMIT / BID ISSUE





## BUSINESS ITEM #3

### Planning and Zoning Commission Special Holiday Session November 14, 2016

---

#### AGENDA ITEM

**BUSINESS:** Consider and act on a Site Plan for Arby's to be located on Lot 1R, Block A, Swisher 35E Addition in the City of Corinth, Denton County, Texas.

#### APPROVAL PROCESS

A recommendation from the Planning and Zoning Commission regarding the site plan will be presented to City Council for final approval.

The Planning and Zoning Commission recommendation is anticipated to go before City Council on November 17, 2016 during the regular session meeting.

#### NOTIFICATION TO PUBLIC

Notification by sign placement, newspaper or written notice is not required for the site plan process related to building permits or on-site construction / development.

#### AGENDA ITEM DESCRIPTION

Originally this site was the home of Executive Mobile Home Park. Development of the Swisher-35 Addition began with a conveyance plat approved in October 2005 to allow for the sale of a portion of the property. The final plat with construction plans was approved by City Council in June 2007 allowing for the development of the Comfort Inn located on Lot 3.

An approved site plan is required prior to construction for all commercial projects. Sun Holdings, authorized representative of the property owner, Swisher @ 35E Corinth LP, has proposed an Arby's Restaurant on Lot 1R, Swisher 35E Addition. A final replat was approved by the Planning and Zoning Commission in August 2016. The developer / property owner, Swisher @ 35E Corinth LP, has submitted an amended plat to be approved by the Director of Planning. The approved plat allows for the reconfiguration of the lots.

At this time Arby's is ready to begin the construction / development process. The applicant has proposed alternative requests to the zoning and development regulations required. Those changes are shown below in the comparison chart:

|   | Current Development Requirements | Proposed    |
|---|----------------------------------|-------------|
| UDC Section 2.0.07<br><b>Accessory Buildings</b>    | Shall Apply                      | Shall Apply |
| UDC Section 2.09.02<br><b>Tree Preservation</b>     | Shall Apply                      | Shall Apply |
| UDC Section 2.09.01<br><b>Landscape Regulations</b> | Shall Apply:                     | Shall Apply |

|  |   |   |
|--|---|---|
| UDC Section 2.09.03<br><b>Vehicle Parking Regulations</b>        | Shall Apply   | Shall Apply   |
| UDC Section 2.09.04<br><b>Building Façade Material Standards</b> | <b>Shall Apply Except:</b><br>Class 1 Masonry but no more than 80% one material                   | Class 1 Masonry is being used however Alternative Compliance has been requested to allow 100% brick with color variation. |
| UDC Section 2.09.05<br><b>Residential Adjacency Standards</b>    | <b>Shall Apply Except:</b><br>Pitched roof for structures having a footprint of 6,000 sf or less. | A parapet roof is proposed.   |
| UDC Section 2.09.05<br><b>Residential Adjacency Standards</b>    | <b>Shall Apply Except:</b><br>Class 1 Masonry but no more than 80% one material                   | Class 1 Masonry is being used however Alternative Compliance has been requested to allow 100% brick with color variation. |
| UDC Section 2.09.06<br><b>Nonresidential Standards</b>           | Shall Apply   | Shall Apply   |
| UDC Section 2.07.07<br><b>Lighting and Glare Regulations</b>     | Shall Apply   | Shall Apply   |
| UDC Section 4.01<br><b>Sign Regulations</b>                      | Shall Apply   | Shall Apply   |
| UDC Section 4.02<br><b>Fence and Screening Regulations</b>       | Shall Apply   | Shall Apply   |

**ZONING**

This property is zoned Planned Development C-2, Commercial.

**COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

The Comprehensive Plan Future Land Use Map shows this areas designation to be Commercial.

**FINANCIAL SUMMARY**

Source of Funding: No funding is required.

**STAFF RECOMMENDATION**

Staff recommends approval of the Arby’s site plan subject to the filing of the Amended Plat.

**ATTACHMENTS / SUPPORTING DOCUMENTS**

Location Map  
 Zoning Map

Planning and Zoning Commission  
Agenda Item Memo – Lot 5, Block A Swisher 35E  
Arby's Site Plan  
2016.11.14 Special Holiday Session

Land Use Map  
Amending Plat  
Dimensional Regulations Chart  
Letter of Request for Alternative Compliance  
Site Plan  
Landscape Plan  
Photometric Plan  
Exterior Elevations  
Color Rendering

---

Submitted By: Barbara Cubbage, Planning and Development Manager  
Department: Planning and Development

Finance Review: Yes  NA

Legal Review: Yes  NA

Director Review and Approval:



**HOLTMAN**  
DESIGNWORKS

214-455-5623  
[mholtman@hdw-tx.com](mailto:mholtman@hdw-tx.com)  
[www.hdw-tx.com](http://www.hdw-tx.com)

817-542-6079  
[ccoultas@hdw-tx.com](mailto:ccoultas@hdw-tx.com)

403 U.S. Hwy 377  
Argyle, TX. 76226

October 13, 2016

**City of Corinth**  
3300 Corinth Parkway  
Corinth, TX. 76208

**Arby's Restaurant at Swisher Rd. & I35E Addition**

**Alternative Compliance:**

To the Planning & Zoning Commission of Corinth, TX., we would like to propose alternative compliance to the following for the above referenced building and location:

- Parapet Roof in lieu of pitched Roof as UDC Section 2.09.05, C.2. directs: Per the letter provided from Arby's Director of Architecture, their corporate office does not allow the construction of a pitched roof design for their image. Please see letter provided.
- Exterior facade masonry not to exceed 80% of one Class 1 material adjacent to residential developments per UDC Section 2.09.05, C.1. directs: Arby's proposed three options. All brick was the only finish material they allow while meeting all guidelines other than that of the 80% of a single material. I will propose the use of the "8601 Dark Brown Brick- Smooth texture Finish" and the "Arctic White Brick- Velour Texture" as the different bricks used and hope they will be viewed as a different brick used to help comply with the UDC standard regulations.

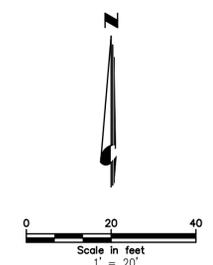
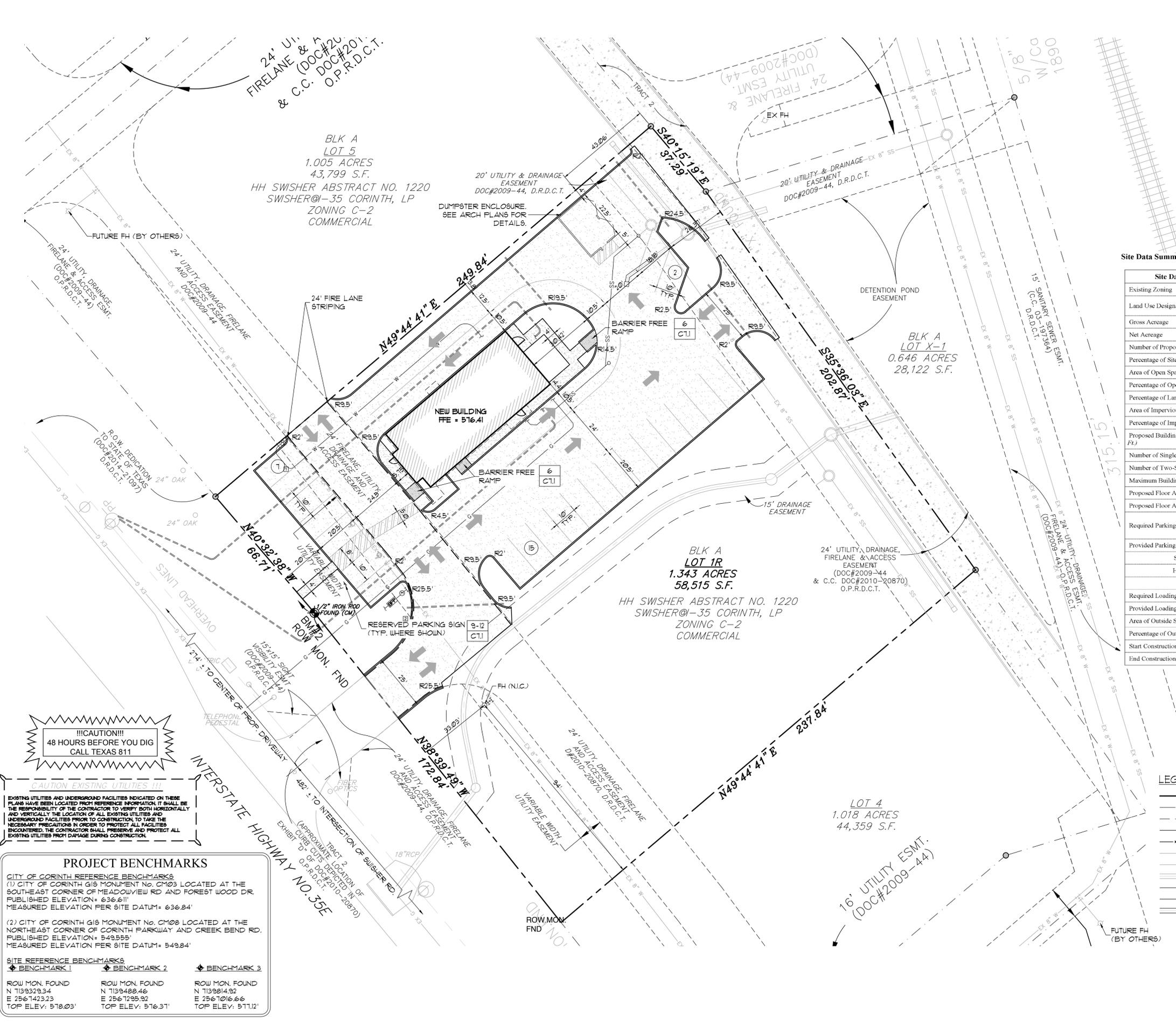
We appreciate your time with this project.

Regards,

*Clinton L. Coultas*

Clinton L. Coultas - Project Designer  
Holtman Designworks





Site Data Summary Chart (by phase and in total) to include the following items):

| Site Data Summary                              | Phase 1      | Phase 2      | Total  |
|--|--------------|--------------|--|
| Existing Zoning                                | C-2          | C-2          | C-2  |
| Land Use Designation                           | Arby's       | Popeye's     | Fast Food Restaurant                               |
| Gross Acreage                                  | 678 acre     | 662 acre     | 1.34 acres   |
| Net Acreage                                    | 678 acre     | 662 acre     | 1.34 acres   |
| Number of Proposed Lots                        | 1            | 1            | 1  |
| Percentage of Site Coverage                    | 3.5%         | 4.5%         | 8%   |
| Area of Open Space                             | 27,080.75 sf | 26,729.75 sf | 53,810.5 sf  |
| Percentage of Open Space                       | 46.5%        | 45.5%        | 92%  |
| Percentage of Landscape                        | 10%          | 10%          | 20%  |
| Area of Impervious Coverage                    | 24,262 sf    | 23,576 sf    | 47,838 sf  |
| Percentage of Impervious Coverage              | 40%          | 40%          | 80%  |
| Proposed Building Area (Foot Print in Sq. Ft.) | 2,152 sf     | 2,503 sf     | 4,655 sf   |
| Number of Single Story Buildings               | 1            | 1            | 2  |
| Number of Two-Story Buildings                  | 0            | 0            | 0  |
| Maximum Building Height                        | 19'-0"       | 19'-4"       | 19'-4"   |
| Proposed Floor Area                            | 2,152 sf     | 2,503 sf     | 4,655 sf   |
| Proposed Floor Area by Use                     | 2,152 sf     | 2,503 sf     | 4,655 sf   |
| Required Parking                               |              |              | (1) space per (3) seats of a drive thru restaurant |
| Provided Parking                               | 23           | 24           | 47   |
| Standard                                       | 21           | 22           | 43   |
| Handicap                                       | 2            | 2            | 4  |
| Total  | 23           | 24           | 47   |
| Required Loading Spaces                        | N/A          | N/A          | N/A  |
| Provided Loading Spaces                        | N/A          | N/A          | N/A  |
| Area of Outside Storage                        | N/A          | N/A          | N/A  |
| Percentage of Outside Storage                  | N/A          | N/A          | N/A  |
| Start Construction Month/Year                  | 01/01/2017   | 01/01/2017   | 01/01/2017   |
| End Construction Month/Year                    | 01/01/2018   | 01/01/2018   | 01/01/2018   |

| WATER METER SCHEDULE |  |
|----------------------|--|
| 1                    | 1-PROPOSED 1.5" TURBINE DOMESTIC WATER METER         |
| 2                    | 1-PROPOSED 1" POSITIVE DISPLACEMENT IRRIGATION METER |

| LEGEND |                              |
|--------|------------------------------|
|        | PROPERTY LINE                |
|        | ADJACENT PROPERTY LINE       |
|        | EASEMENT                     |
|        | CENTERLINE                   |
|        | PROPOSED FENCE               |
|        | EXISTING WATER LINE          |
|        | EXISTING SANITARY SEWER LINE |
|        | EXISTING STORM SEWER LINE    |
|        | PROPOSED SANITARY SEWER LINE |
|        | PROPOSED STORM SEWER LINE    |
|        | PROPOSED FIRE LANE           |
|        | PROPOSED CONCRETE PAVEMENT   |
|        | PROPOSED CONCRETE SIDEWALK   |
|        | EXISTING CONCRETE PAVEMENT   |
|        | EXISTING ASPHALT PAVEMENT    |
|        | EXISTING MANHOLE             |
|        | EXISTING POWER POLE          |

**!!!CAUTION!!!**  
48 HOURS BEFORE YOU DIG  
CALL TEXAS 811

**CAUTION EXISTING UTILITIES !!!**  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

| PROJECT BENCHMARKS   |  |  |
|--|--|--|
| CITY OF CORINTH REFERENCE BENCHMARKS   |  |  |
| (1) CITY OF CORINTH GIS MONUMENT No. CM03 LOCATED AT THE SOUTHEAST CORNER OF MEADOWVIEW RD AND FOREST WOOD DR. PUBLISHED ELEVATION= 636.611' MEASURED ELEVATION PER SITE DATUM= 636.84'  |  |  |
| (2) CITY OF CORINTH GIS MONUMENT No. CM08 LOCATED AT THE NORTHEAST CORNER OF CORINTH PARKWAY AND CREEK BEND RD. PUBLISHED ELEVATION= 549.555' MEASURED ELEVATION PER SITE DATUM= 549.84' |  |  |
| SITE REFERENCE BENCHMARKS  |  |  |
| ◆ BENCHMARK 1  | ◆ BENCHMARK 2  | ◆ BENCHMARK 3  |
| ROW MON. FOUND<br>N 1139329.34<br>E 2567423.23<br>TOP ELEV.: 518.03'   | ROW MON. FOUND<br>N 1139488.46<br>E 2567295.92<br>TOP ELEV.: 516.31' | ROW MON. FOUND<br>N 1139814.92<br>E 2567016.66<br>TOP ELEV.: 511.12' |

**EIKON**  
Texas Firm # 12759  
1405 W. Chapman Dr.  
Sanger, Texas 76266  
Project # 161231  
www.eikoninc.com

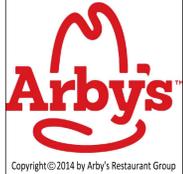
**HOLTMAN**  
DESIGNWORKS  
205 BIRDCALL LANE  
ARGYLE, TX 76226  
P: 214.455.5623

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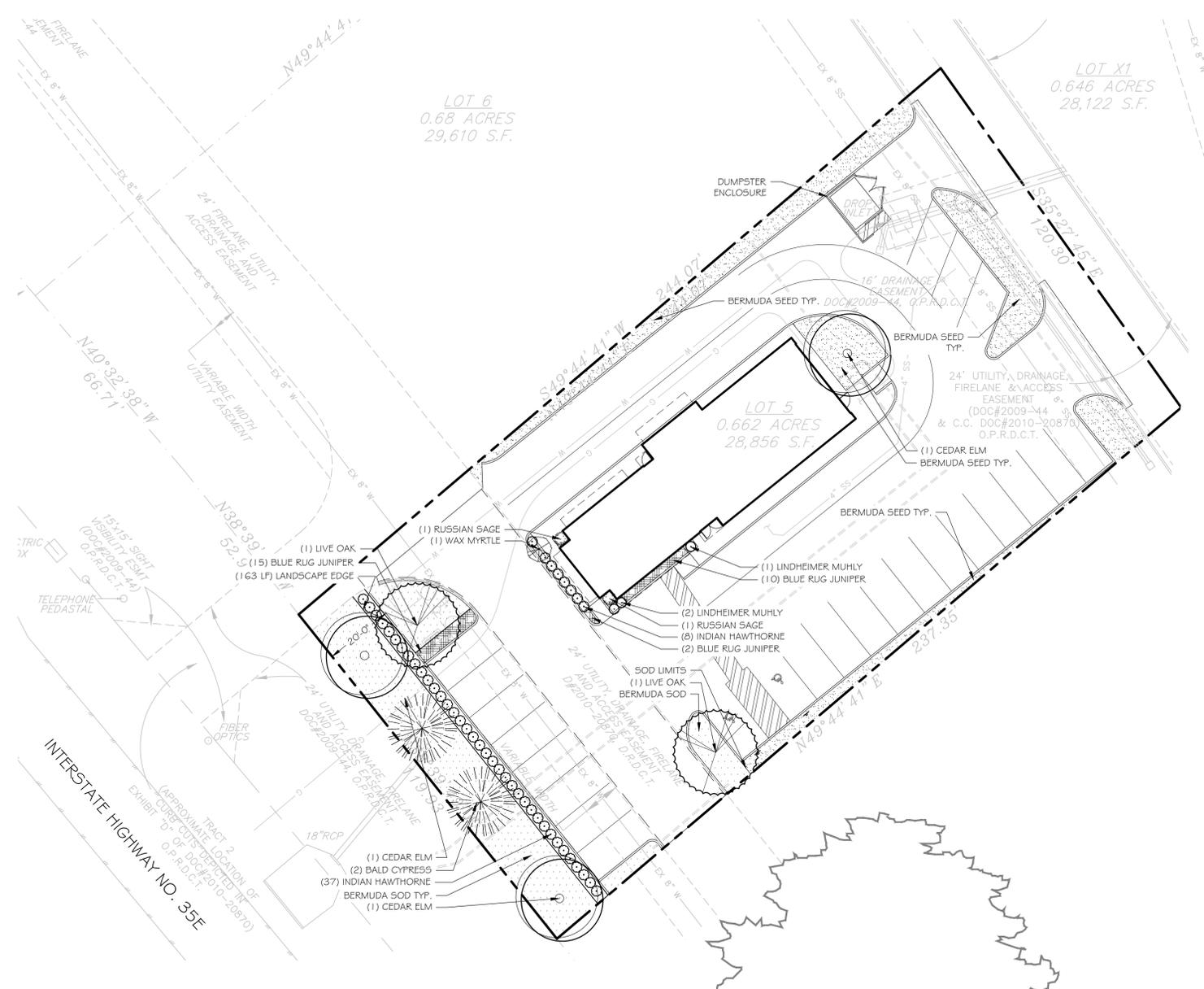


**ARBY'S**  
SWISHER & 1-35E  
CORINTH, TX, 76208  
SWISHER 35-E ADDITION, LOT 6 BLK A  
HH SWISHER SURVEY ABSTRACT NO. 1220, 0.68 AC

| PROJECT NUMBER: 16-115 |            |
|------------------------|------------|
| ISSUE                  | DATE       |
| PERMIT                 | 09/15/2016 |
| REISSUE                | 10/17/2016 |
| REISSUE                | 10/13/2016 |
| CITY COMMENTS          | 10/19/2016 |

**SITE PLAN WITH DIMENSIONAL CONTROL**

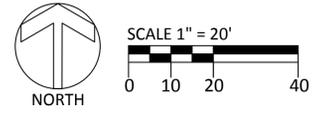
SHEET:  
**C2.1**



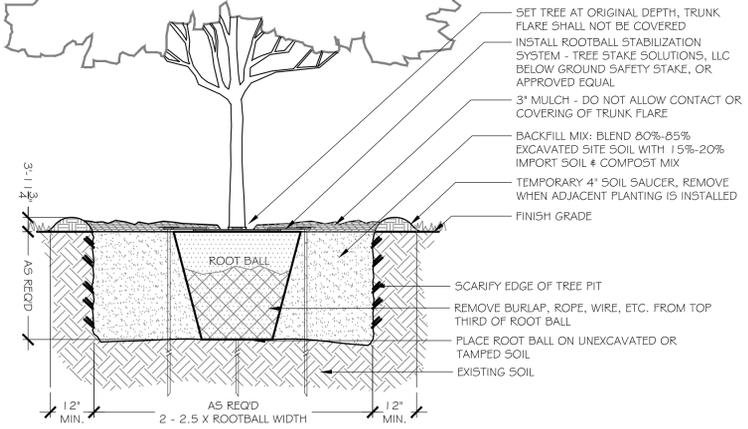
| PLANT MATERIAL SCHEDULE |          |                  |                                |      |         |         |         |   |  |
|-------------------------|----------|------------------|--------------------------------|------|---------|---------|---------|---|--|
| SYMBOL                  | QUANTITY | COMMON NAME      | BOTANICAL NAME                 | CAL. | HT.     | SPREAD  | CONT.   | REMARKS   |  |
| SHRUBS                  |          |                  |                                |      |         |         |         |   |  |
|                         | 45       | INDIAN HAWTHORNE | RHAMNOLIS INDICA ELENOR TABOR  | -    | 24" MIN | 24" MIN | 5 GAL.  | 36" O.C. SPACING                                      |  |
|                         | 2        | RUSSIAN SAGE     | PEROVSKIA ATRIPICIFOLIA        | -    | 24" MIN | 24" MIN | 5 GAL.  | 4" O.C. OR AS INDICATED ON PLANS                      |  |
| ORNAMENTAL GRASSES      |          |                  |                                |      |         |         |         |   |  |
|                         | 3        | LINDHEIMER MUHLY | MUHLENBERGIA LINDHEIMERI       | -    | 24" MIN | 24" MIN | 3 GAL.  | 36" O.C. SPACING                                      |  |
| TREES                   |          |                  |                                |      |         |         |         |   |  |
|                         | 2        | LIVE OAK         | QUERCUS VIRGINIANA             | 3"   | 12'     | 6'      | 45 GAL. | SINGLE TRUNK, MATCHED                                 |  |
|                         | 3        | CEDAR ELM        | ULMUS CRASSIFOLIA              | 3"   | 12'     | 9'      | 45 GAL. | SINGLE TRUNK, MATCHED                                 |  |
|                         | 2        | BALD CYPRESS     | TAXODIUM DISTICHUM             | 3"   | 7'      | 3'      | 30 GAL. | SINGLE TRUNK, MATCHED                                 |  |
|                         | 1        | WAX MYRTLE       | MYRTICA CERIFERA               | -    | 30" MIN | 30" MIN | 7 GAL.  | MULTI TRUNK, MATCHED                                  |  |
| GROUNDCOVER             |          |                  |                                |      |         |         |         |   |  |
|                         | 27       | BLUE RUG JUNIPER | JUNIPERUS HORIZONTALIS WILTONI | -    | -       | -       | 1 GAL.  | 36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |  |
| TURF                    |          |                  |                                |      |         |         |         |   |  |
|                         | 2,411    | BERMUDA SOD      | CYNODON DACTYLON               | -    | -       | -       | -       | AS INDICATED ON PLANS                                 |  |
|                         | 2,150    | BERMUDA SEED     | CYNODON DACTYLON               | -    | -       | -       | -       | HYDROMULCH  |  |

**GENERAL LANDSCAPE NOTES**

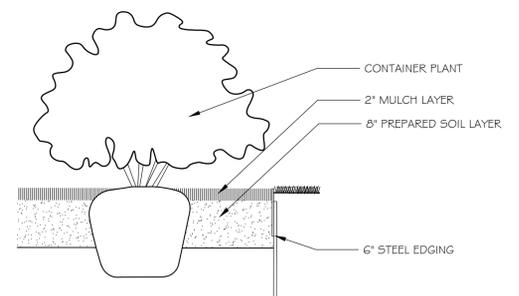
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES.
- THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL STORED LANDSCAPE MATERIALS FROM DAMAGE. DAMAGED PLANT MATERIAL SHALL BE REPLACED WITH SIMILAR VARIETIES AND SIZES IF DAMAGED, DESTROYED, OR LOST.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF UNHEALTHY, DAMAGED, DESTROYED, OR OTHERWISE REMOVED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN / FREEZE SENSORS AND ET WEATHER-BASED CONTROLLERS. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR. WATERING SCHEDULES (TYPEWRITTEN) FOR LAWN AND PLANTS SHALL BE FURNISHED TO THE STORE AND THE FRANCHISEE AT THE TIME OF THE TURNOVER. A THOROUGH REVIEW OF THE WATERING REQUIREMENTS SHALL BE GIVEN TO THE STORE MANAGER AND THE DISTRICT MANAGER AT THIS SAME TIME. REQUIRED IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND SHOULD BE COORDINATED WITH OTHER TRADES. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL A SEPARATE WATER METER FOR THE IRRIGATION SYSTEM.
- ALL SHRUB, GROUNDCOVER, PERENNIAL & SEASONAL BEDS SHALL BE AMENDED BY REMOVING 2" OF EXISTING TOPSOIL, PLACING 2" OF COMPOST AND MIXING TO A TOTAL DEPTH OF 8".
- ALL SHRUB, GROUNDCOVER, PERENNIAL & SEASONAL BEDS SHALL HAVE A 2" THICK SHREDDED HARDWOOD MULCH LAYER, UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH TO SIT 1" BELOW ADJACENT HARDSCAPE GRADES.
- ALL DEBRIS, WOOD CHIPS, PAVEMENT, CONCRETE AND ROCK OVER 2" IN DIA. SHALL BE REMOVED FROM THE PLANTING PIT TO A MINIMUM OF 24" DEPTH. THE ENTIRE PLANTING BED SHALL CONTAIN A MINIMUM DEPTH OF 24" OF SOIL SUITABLE FOR PLANT GROWTH AND ESTABLISHMENT AND MAY NOT BE COMPACTED OR STABILIZED.
- STRUCTURAL AND HARDSCAPE WORKS SHALL BE INSTALLED PRIOR TO PLANTING INSTALLATION.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- PLANT SPACING IS AS INDICATED ON THE PLANT SCHEDULE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT AN INDEPENDENT TAKE-OFF TO VERIFY SIZES AND QUANTITIES OF PLANT MATERIALS SHOWN.
- REFER TO PLANTING SCHEDULES FOR ALL PLANTING TYPES, SIZES AND SPACING.
- ALL PROTECTED TREES SHALL BE PROTECTED DURING CONSTRUCTION BY MARKING PROTECTED TREES, FENCING DRIPLINES AND INSPECTIONS BY THE DEVELOPER. ALL TREE PROTECTION MEASURES SHALL BE IN PLACE AND APPROVED PRIOR TO THE COMMENCEMENT OF ANY ON-SITE CONSTRUCTION. PROTECTION MEASURES SUCH AS FENCING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIVE FOR FURNISHING TOPSOIL, WHO MAY CONTACT THE LANDSCAPE ARCHITECT FOR AN ACCEPTABLE SOURCE.
- LANDSCAPE EDGING SHALL BE GREEN COLORED 6" STEEL EDGING.
- UPON NOTIFICATION OF POSSIBLE OPENING DURING THE WINTER MONTHS, STEPS SHOULD BE TAKEN TO PROVIDE AS MUCH LANDSCAPING AS POSSIBLE.
- AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIALS.



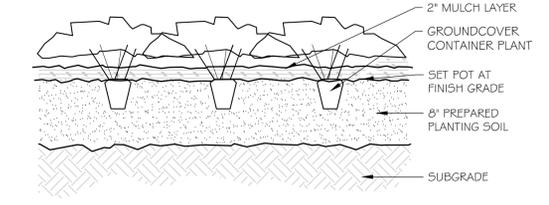
| PROJECT LANDSCAPE DATA TABLE |  |                    |                                    |                   |
|------------------------------|--|--------------------|------------------------------------|-------------------|
| LANDSCAPE REQUIREMENTS       |  |                    |                                    |                   |
| TYPE                         | REQUIREMENT  | AREA / MEASUREMENT | QUANTITY REQUIRED                  | QUANTITY PROVIDED |
| LANDSCAPE BUFFER             | LANDSCAPE BUFFER WIDTH ADJACENT TO ARTERIAL STREET 20'   | NA                 | 20'                                | 20'               |
|                              | 1 TREE FOR EVERY 30 LINEAR FEET OF PLANTABLE LANDSCAPE STRIP   | 120'               | 4 TREES                            | 4 TREES           |
| PARKING LANDSCAPE            | 1 TREE IN PARKING AREA PER 10 PARKING SPACES   | 24                 | 2                                  | 2                 |
|                              | HEADLIGHT SCREENING WHERE PARKING LOTS, ACCESS DRIVES, AND ACCESS EASEMENTS ABOUT THE LANDSCAPE EDGE                             | 81 LF              | 27 SHRUBS SPACED @ 3' RESPECTIVELY | 27 @ 3' O.C.      |
|                              | PARKING AREA THAT CONTAINS MORE THAN 20 PARKING SPACES SHALL PROVIDE 10 SF PER PARKING SPACE OF INTERIOR PARKING LOT LANDSCAPING | 24 SPACES          |                                    | 240 SF            |



**1 TREE PLANTING DETAIL**  
NTS



**2 SHRUB PLANTING DETAIL**  
NTS



**3 GROUNDCOVER PLANTING**  
NTS

# LANDSCAPE PLAN

**POPEYES**  
400 PERMETER CENTER TERRACE  
SUITE 100  
ATLANTA, GA 30346  
404-848-8480

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**DAVID MCCASKILL**  
DESIGN GROUP  
6805 East Southlake Blvd  
Southlake, TX 76092

**HOLTMAN**  
DESIGNWORKS

205 BIRDCALL LANE  
ARGYLE, TX 76226  
P: 214.455.5623

**POPEYES Louisiana Kitchen**  
**SWISHER ROAD & S. INTERSTATE 35E**  
**CORINTH, TEXAS 76210**



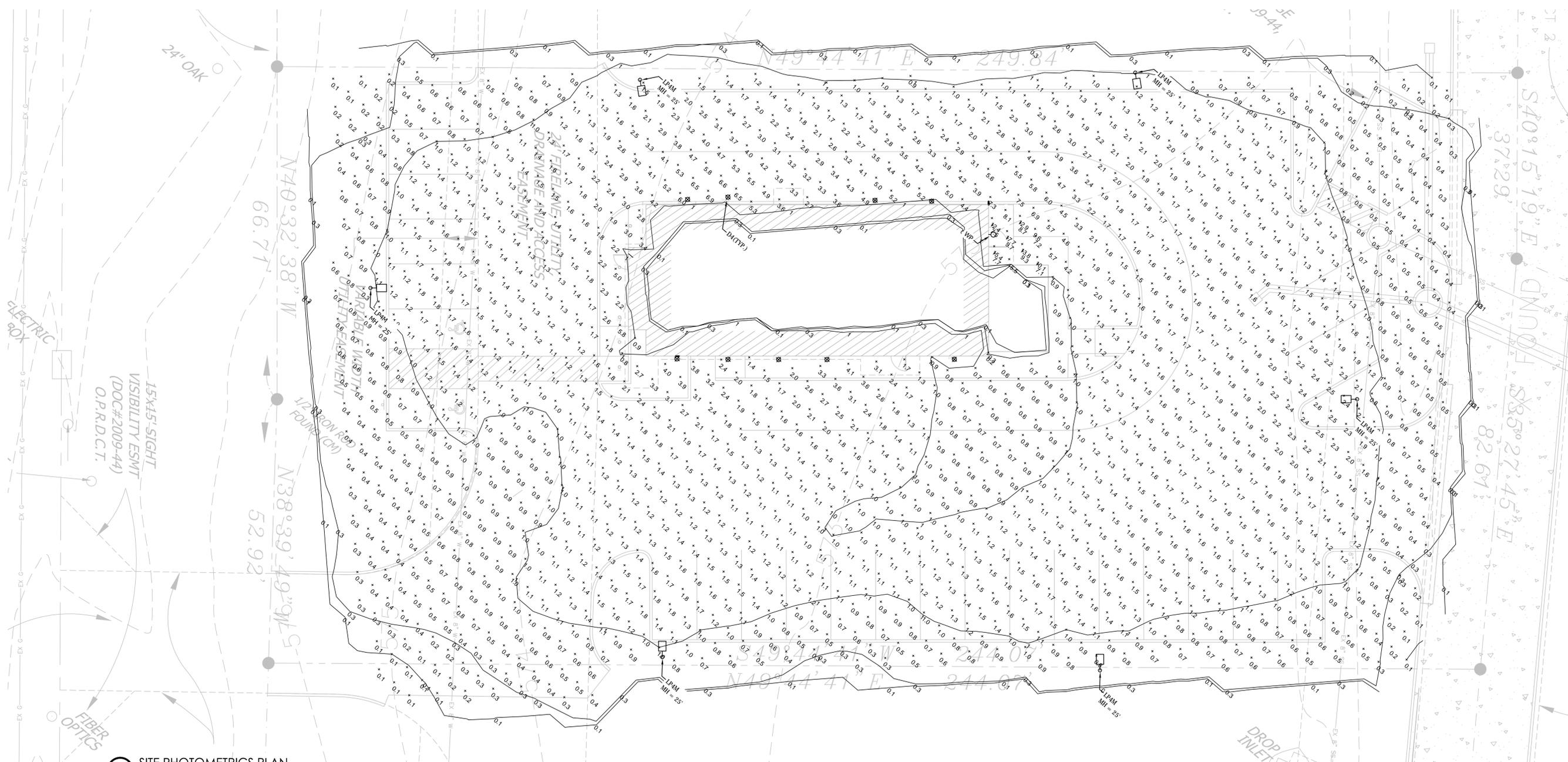
**POPEYES**

|          |      |
|----------|------|
| DESIGNED | DATE |
| PERMIT   | DATE |
| REVISION | DATE |



SHEET:

**LA.1**



1 SITE PHOTOMETRICS PLAN  
1"=10'-0"

| Label | QTY | Catalog Number                     | Description   | Lamp                      | Number Lamps | Lumens per Lamp | LLF | Wattage |
|-------|-----|------------------------------------|---|---------------------------|--------------|-----------------|-----|---------|
| LP4 M | 6   | DSX1 LED 30C 1000 30K T4M MVOLT HS | DSX1 LED with 30 LEDs @ 1000 mA, 3000K, TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD | LED                       | 1            | 8179.002        | 1   | 105     |
| WP    | 1   | OLW 31                             | LED GENERAL PURPOSE WALLPACK WITH TYPE III OPTICS; Scaled from LTJ25215             | LED                       | 1            | 3964            | 1   | 44.2    |
| D4    | 9   | XTOR2A                             | LUMARK CROSSTOUR 20W LED WALL PACK WITH CARBON BRONZE HOUSING                       | [1] 5000K LED             | 1            | 1634            | 1   | 18      |
| G6    | 5   | RDS-70-MH-AWW                      | RDS   | 1- 70W CLEAR MH HOR (099) | 1            | 5200            | 1   | 90      |
| A     | 0   | DSX1 LED 30C 1000 30K T2S MVOLT HS | DSX1 LED with 30 LEDs @ 1000 mA, 3000K, TYPE 2 SHORT OPTICS WITH HOUSE-SIDE SHIELD  | LED                       | 1            | 9146            | 1   | 105     |

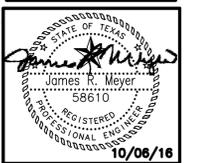
| Description  | Avg     | Max     | Min    | Max/Min | Avg/Min | Symbol |
|--------------|---------|---------|--------|---------|---------|--------|
| BACKDOOR     | 13.4 fc | 17.7 fc | 9.6 fc | 1.8:1   | 1.4:1   | +      |
| MAIN ENTRY   | 2.0 fc  | 3.1 fc  | 1.2 fc | 2.6:1   | 1.7:1   | +      |
| OVERALL SITE | 1.4 fc  | 9.7 fc  | 0.0 fc | N/A     | N/A     | +      |

2 FIXTURE SCHEDULE AND STATISTICS  
N.T.S.



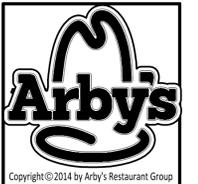
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(972) 814-6461  
jim.meyer@meyereng.com  
FIRM No. F-1437

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ARBY'S  
SWISHER & 1-35E  
CORINTH, TX. 76208

PROJECT NUMBER:  
16-115

ISSUE DATE  
SITE PLAN REVIEW 9/15/2016  
REVISED PER CITY COMMENTS 10/06/16

SHEET:

E1-1a



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**ARBY'S**  
SWISHER RD. & I-35E S  
CORINTH, TX. 76210

PROJECT NUMBER:  
**16-115**

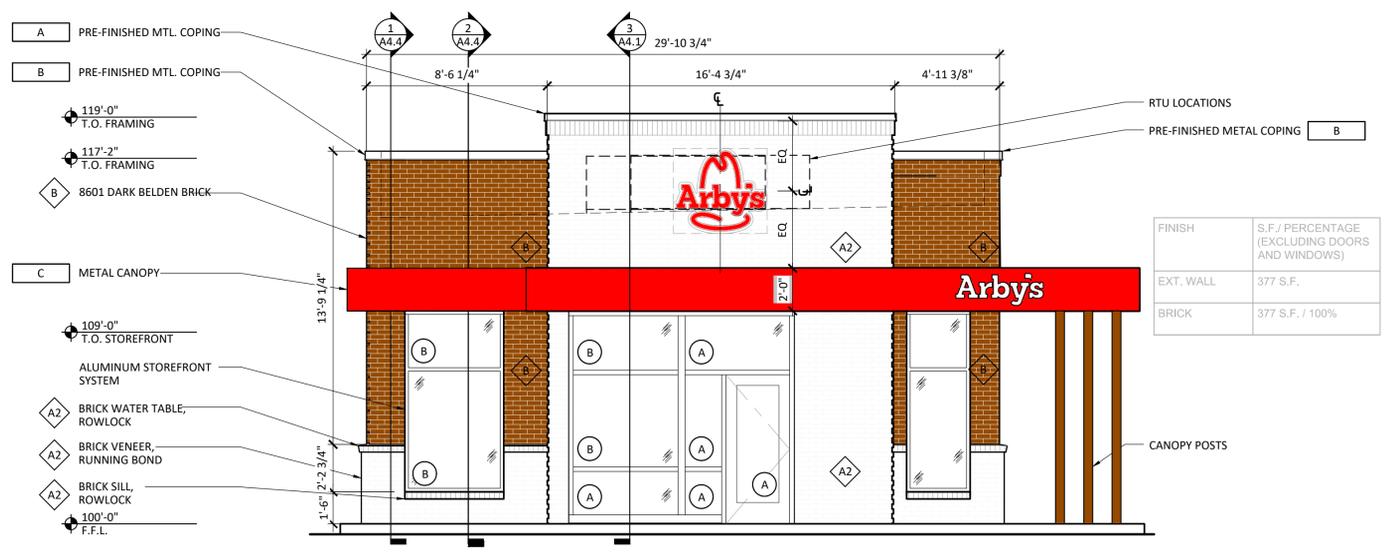
ISSUE DATE  
Issue for Permit 9/15/ 2016  
City Comments 10/07/ 2016

EXTERIOR ELEVATIONS

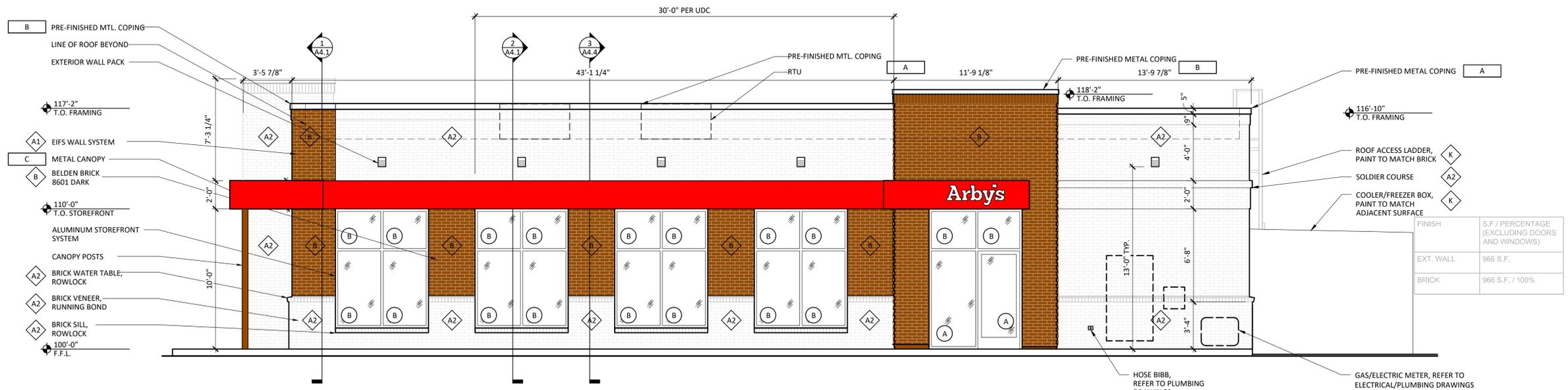
SHEET:

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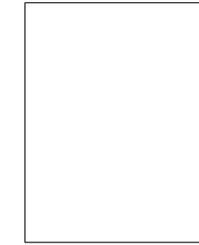
| FINISH SCHEDULE   |                               |  |  |
|---|-------------------------------|--|--|
| MARK  | MANUFACTURER                  | DESCRIPTION  | NOTES  |
| <b>GLASS TYPES</b>  |                               |  |  |
| (A)   | ---                           | 1" CLEAR TEMPERED INSULATED GLASS UNIT   | LOW "E"  |
| (B)   | ---                           | 1" CLEAR INSULATED GLASS UNIT  | LOW "E"  |
| (C)   | ---                           | 1/4" CLEAR TEMPERED SAFETY GLASS   | IN DRIVE THRU WINDOW UNIT                                    |
| <b>FINISHES</b>   |                               |  |  |
| (A1)  | NOT USED                      | ---  | ---  |
| (A2)  | BELDEN BRICK                  | ALASKA WHITE   | TEXTURE: VELOUR<br>GROUT: LATICRETE 90 LIGHT PEWTER          |
| (B)   | BELDEN BRICK                  | 8601 DARK  | TEXTURE: SMOOTH<br>GROUT: LATICRETE 43 CHOCOLATE TRUFFLE     |
| (K)   | SHERWIN WILLIAMS              | #SW 2123 WHITE   | SATIN FINISH   |
| <b>METALS</b>   |                               |  |  |
| (A)   | EXCEPTIONAL METALS/ DURO-LAST | TWO-PIECE SNAP-ON METAL COPING<br>REGAL WHITE/ DURO-LAST #SR70/TE87                        | FOR USE WITH DURO-LAST ROOFING SYSTEM<br>DETAIL FA3110       |
| (B)   | EXCEPTIONAL METALS/ DURO-LAST | TWO-PIECE SNAP-ON METAL COPING<br>DARK BRONZE/ DURO-LAST #SR70/TE87                        | FOR USE WITH DURO-LAST ROOFING SYSTEM<br>DETAIL FA3110       |
| (C)   | PRE-FABRICTED AWNING          | PRIMER: BOND-PLEX WATERBASED ACRYLIC COATING, B71-200<br>FINISH: DTM ACRYLIC GLASS, B66R38 | TINT PRIMER TO SW P2<br>USE AT LEAST (2) TWO COATS OF FINISH |
| <ol style="list-style-type: none"> <li>PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.</li> <li>PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.</li> <li>PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS, SILLS, ETC.</li> <li>TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLANT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.</li> <li>MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS. REFER TO SPECIFICATIONS ON SHEET SP-2.</li> </ol> |                               |  |  |



**1 FRONT ELEVATION (EAST)**  
1/4" = 1'-0"



**2 SIDE ELEVATION (NORTH)**  
1/4" = 1'-0"



**ARBY'S**  
SWISHER RD. & I-35E S  
CORINTH, TX. 76210

PROJECT NUMBER:  
**16-115**

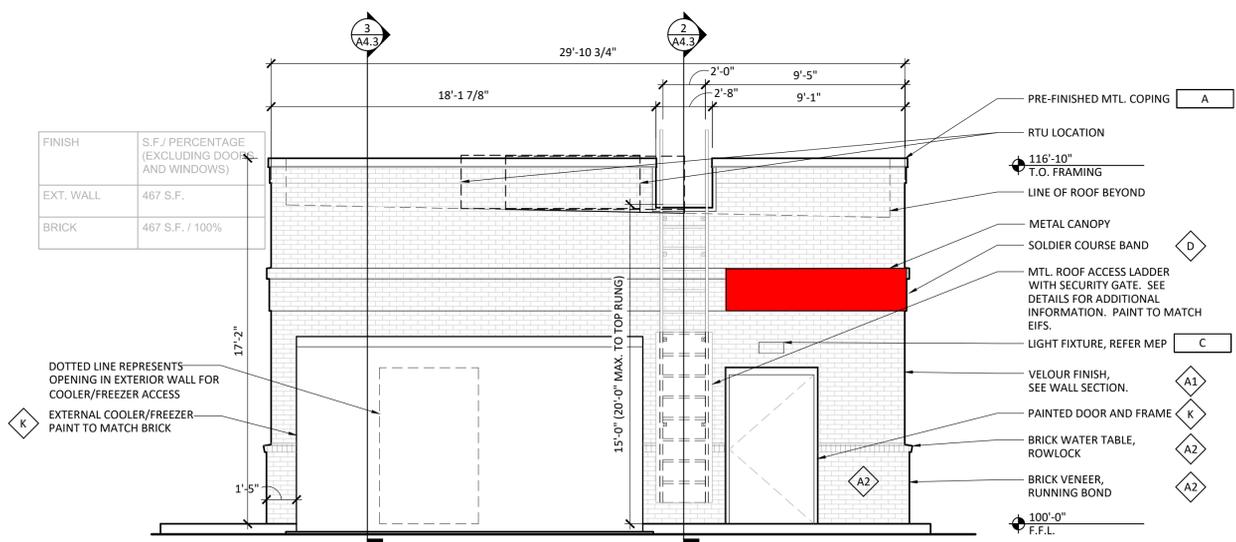
ISSUE DATE  
Issue for Permit 9/15/ 2016  
City Comments 10/07/ 2016

EXTERIOR ELEVATIONS

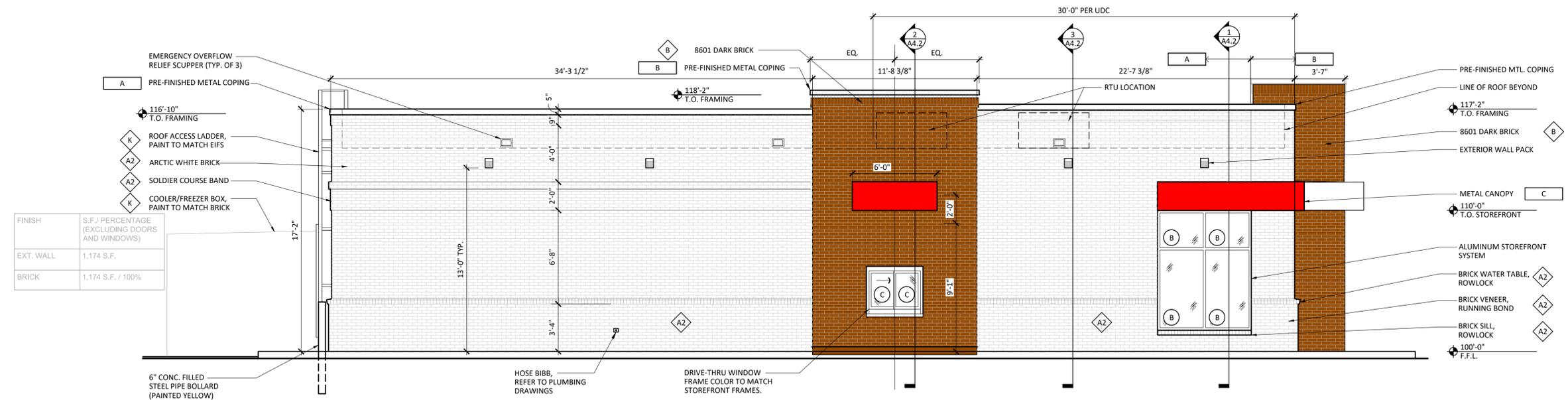
SHEET:

**A2.2**

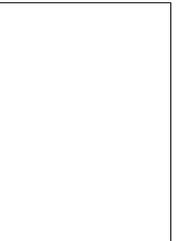
| FINISH SCHEDULE  |                               |   |  |
|--|-------------------------------|---|--|
| MARK   | MANUFACTURER                  | DESCRIPTION   | NOTES  |
| GLASS TYPES  |                               |   |  |
| (A)  | ---                           | 1" CLEAR TEMPERED INSULATED GLASS UNIT  | LOW "E"  |
| (B)  | ---                           | 1" CLEAR INSULATED GLASS UNIT   | LOW "E"  |
| (C)  | ---                           | 1/4" CLEAR TEMPERED SAFETY GLASS  | IN DRIVE THRU WINDOW UNIT                                    |
| FINISHES   |                               |   |  |
| (A1)   | NOT USED                      | ---   | ---  |
| (A2)   | BELDEN BRICK                  | ALASKA WHITE  | TEXTURE: VELOUR<br>GROUT: LATICRETE 90 LIGHT PEWTER          |
| (B)  | BELDEN BRICK                  | 8601 DARK   | TEXTURE: SMOOTH<br>GROUT: LATICRETE 43 CHOCOLATE TRUFFLE     |
| (K)  | SHERWIN WILLIAMS              | #SW 2123 WHITE  | SATIN FINISH   |
| METALS   |                               |   |  |
| (A)  | EXCEPTIONAL METALS/ DURO-LAST | TWO-PIECE SNAP-ON METAL COPING<br>REGAL WHITE/ DURO-LAST #SR70/TE87                           | FOR USE WITH DURO-LAST ROOFING SYSTEM<br>DETAIL FA3110       |
| (B)  | EXCEPTIONAL METALS/ DURO-LAST | TWO-PIECE SNAP-ON METAL COPING<br>DARK BRONZE/ DURO-LAST #SR70/TE87                           | FOR USE WITH DURO-LAST ROOFING SYSTEM<br>DETAIL FA3110       |
| (C)  | PRE-FABRICTED AWNING          | PRIMER: BOND-PLEX WATERBASED ACRYLIC<br>COATING, B71-200<br>FINISH: DTM ACRYLIC GLASS, B66R38 | TINT PRIMER TO SW P2<br>USE AT LEAST (2) TWO COATS OF FINISH |
| <ol style="list-style-type: none"> <li>PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.</li> <li>PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.</li> <li>PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS, SILLS, ETC.</li> <li>TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLENT ADMXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.</li> <li>MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS. REFER TO SPECIFICATIONS ON SHEET SP-2.</li> </ol> |                               |   |  |



**1**  
A2.2  
1/4" = 1'-0"



**2**  
A2.2  
1/4" = 1'-0"



Copyright © 2014 by Arby's Restaurant Group

ARBY'S  
 SWISHER RD. & I-35E S  
 CORINTH, TX. 76210

PROJECT NUMBER:  
 16-115

| ISSUE            | DATE        |
|------------------|-------------|
| Issue for Permit | 9/15/ 2016  |
| City Comments    | 10/07/ 2016 |
|                  |             |
|                  |             |
|                  |             |

EXTERIOR  
 RENDERINGS

SHEET:  
**A2.3**



## BUSINESS ITEM #4

### Planning and Zoning Commission Special Holiday Session November 14, 2016

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#### AGENDA ITEM

**BUSINESS:** Consider and act on a Site Plan for Popeye’s Restaurant to be located on Lot 1R, Block A, Swisher 35E Addition in the City of Corinth, Denton County, Texas.

#### APPROVAL PROCESS

A recommendation from the Planning and Zoning Commission regarding the site plan will be presented to City Council for final approval.

The Planning and Zoning Commission recommendation is anticipated to go before City Council on November 17, 2016 during the regular session meeting.

#### NOTIFICATION TO PUBLIC

Notification by sign placement, newspaper or written notice is notice is not required for the site plan process related to building permits or on-site construction / development.

#### AGENDA ITEM DESCRIPTION

Originally this site was the home of Executive Mobile Home Park. Development of the Swisher-35 Addition began with a conveyance plat approved in October 2005 to allow for the sale of a portion of the property. The final plat with construction plans was approved by City Council in June 2007 allowing for the development of the Comfort Inn located on Lot 3.

An approved site plan is required prior to construction for all commercial projects. Sun Holdings, authorized representative of the property owner, Swisher @ 35E Corinth LP, has proposed a Popeye’s Louisiana Kitchen Restaurant on Lot 1R, Swisher 35E Addition. A final replat was approved by the Planning and Zoning Commission in August 2016. The developer / property owner, Swisher @ 35E Corinth LP, has submitted an amended plat to be approved by the Director of Planning. The approved plat allows for the reconfiguration of the lots.

At this time Popeye’s is ready to begin the construction / development process. The applicant has proposed alternative requests to the non-residential development regulations required. Those changes are shown below in the comparison chart:

|  | Current Development Requirements | Proposed    |
|--|----------------------------------|-------------|
| UDC Section 2.0.07<br><b>Accessory Buildings</b> | Shall Apply                      | Shall Apply |
| UDC Section 2.09.02<br><b>Tree Preservation</b>  | Shall Apply                      | Shall Apply |

|  |   |                             |
|--|---|-----------------------------|
| UDC Section<br>2.09.01 <b>Landscape Regulations</b>              | Shall Apply:  | Shall Apply                 |
| UDC Section<br>2.09.03 <b>Vehicle Parking Regulations</b>        | Shall Apply:  | Shall Apply                 |
| UDC Section<br>2.09.04 <b>Building Façade Material Standards</b> | Shall Apply   | Shall Apply                 |
| UDC Section<br>2.09.05 <b>Residential Adjacency Standards</b>    | <b>Shall Apply Except:</b><br>Pitched roof for structures having a footprint of 6,000 sf or less. | A parapet roof is proposed. |
| UDC Section<br>2.09.06 <b>Nonresidential Standards</b>           | Shall Apply   | Shall Apply                 |
| UDC Section<br>2.07.07 <b>Lighting and Glare Regulations</b>     | Shall Apply   | Shall Apply                 |
| UDC Section 4.01 <b>Sign Regulations</b>                         | Shall Apply   | Shall Apply                 |
| UDC Section 4.02 <b>Fence and Screening Regulations</b>          | Shall Apply   | Shall Apply                 |

**ZONING**

This property is zoned Planned Development C-2, Commercial.

**COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

The Comprehensive Plan Future Land Use Map shows this areas designation to be Commercial.

**FINANCIAL SUMMARY**

Source of Funding: No funding is required.

**STAFF RECOMMENDATION**

Staff recommends approval of the Popeye’s site plan subject to the filing of the Amended Plat.

**ATTACHMENTS / SUPPORTING DOCUMENTS**

- Location Map
- Zoning Map

Planning and Zoning Commission  
Agenda Item Memo – Lot 5, Block A Swisher 35E  
Popeye’s Site Plan  
2016.11.14 Special Holiday Session

Land Use Map  
Amending Plat  
Dimensional Regulations Chart  
Letter of Request for Alternative Compliance  
Site Plan  
Landscape Plan  
Photometric Plan  
Elevations 1  
Elevations 2  
Color Rendering

---

Submitted By: Barbara Cubbage, Planning and Development Manager  
Department: Planning and Development

Finance Review: Yes  NA

Legal Review: Yes  NA

Director Review and Approval:



**HOLTMAN**  
DESIGNWORKS

214-455-5623  
[mholtman@hdw-tx.com](mailto:mholtman@hdw-tx.com)  
[www.hdw-tx.com](http://www.hdw-tx.com)

817-542-6079  
[ccoultas@hdw-tx.com](mailto:ccoultas@hdw-tx.com)

403 U.S. Hwy 377  
Argyle, TX. 76226

October 13, 2016

**City of Corinth**  
3300 Corinth Parkway  
Corinth, TX. 76208

**Popeye's Restaurant at Swisher Rd. & I35E Addition**

**Alternative Compliance:**

To the Planning & Zoning Commission of Corinth, TX., we would like to propose alternative compliance to the following for the above referenced building and location:

- Parapet Roof in lieu of pitched Roof as UDC Section 2.09.05, C.2. directs: Per the letter provided from Arby's Director of Architecture, their corporate office does not allow the construction of a pitched roof design for their image. Please see letter provided.

We appreciate your time with this project.

Regards,

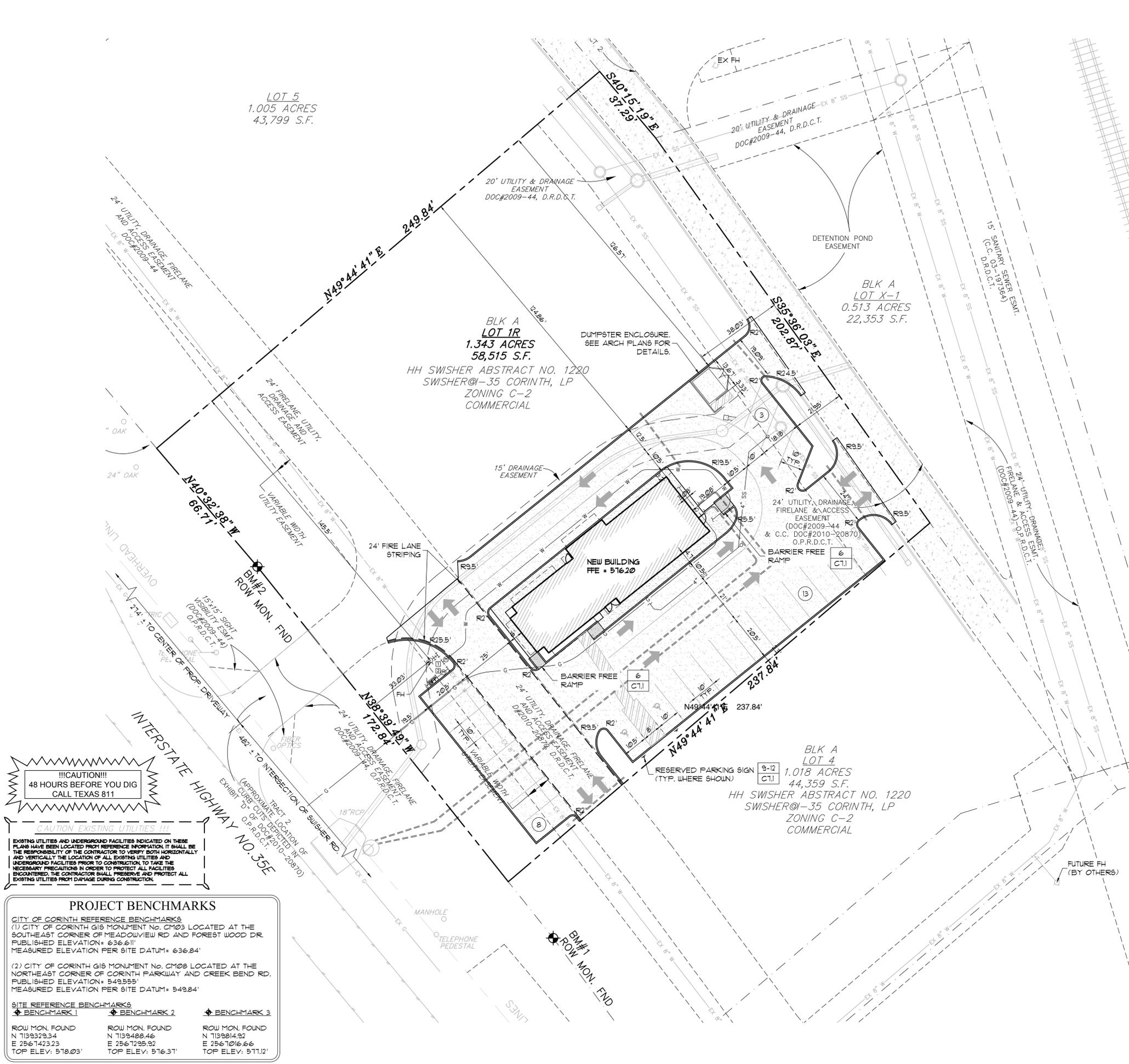
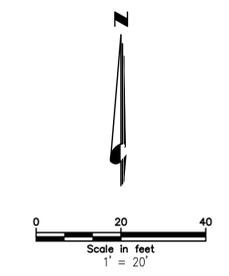
*Clinton L. Coultas*

Clinton L. Coultas - Project Designer

Holtman Designworks

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duplicate without permission.



Site Data Summary Chart (by phase and in total) to include the following items:

| Site Data Summary                              | Phase 1      | Phase 2      | Total  |
|--|--------------|--------------|--|
| Existing Zoning                                | C-2          | C-2          | C-2  |
| Land Use Designation                           | Arby's       | Popeye's     | Fast Food Restaurant                               |
| Gross Acreage                                  | .678 acre    | .662 acre    | 1.34 acres   |
| Net Acreage                                    | .678 acre    | .662 acre    | 1.34 acres   |
| Number of Proposed Lots                        | 1            | 1            | 1  |
| Percentage of Site Coverage                    | 3.5%         | 4.5%         | 8%   |
| Area of Open Space                             | 27,080.75 sf | 26,729.75 sf | 53,810.5 sf  |
| Percentage of Open Space                       | 46.5%        | 45.5%        | 92%  |
| Percentage of Landscape                        | 10%          | 10%          | 20%  |
| Area of Impervious Coverage                    | 24,262 sf    | 23,576 sf    | 47,838 sf  |
| Percentage of Impervious Coverage              | 40%          | 40%          | 80%  |
| Proposed Building Area (Foot Print in Sq. Ft.) | 2,152 sf     | 2,503 sf     | 4,655 sf   |
| Number of Single Story Buildings               | 1            | 1            | 2  |
| Number of Two-Story Buildings                  | 0            | 0            | 0  |
| Maximum Building Height                        | 19'-0"       | 19'-4"       | 19'-4"   |
| Proposed Floor Area                            | 2,152 sf     | 2,503 sf     | 4,655 sf   |
| Proposed Floor Area by Use                     | 2,152 sf     | 2,503 sf     | 4,655 sf   |
| Required Parking                               |              |              | (1) space per (3) seats of a drive thru restaurant |
| Provided Parking                               | 23           | 24           | 47   |
| Standard                                       | 21           | 22           | 43   |
| Handicap                                       | 2            | 2            | 4  |
| Total  | 23           | 24           | 47   |
| Required Loading Spaces                        | N/A          | N/A          | N/A  |
| Provided Loading Spaces                        | N/A          | N/A          | N/A  |
| Area of Outside Storage                        | N/A          | N/A          | N/A  |
| Percentage of Outside Storage                  | N/A          | N/A          | N/A  |
| Start Construction Month/Year                  | 01/01/2017   | 01/01/2017   | 01/01/2017   |
| End Construction Month/Year                    | 01/01/2018   | 01/01/2018   | 01/01/2018   |

**WATER METER SCHEDULE**

|   |  |
|---|--|
| 1 | 1-PROPOSED 1.5" TURBINE DOMESTIC WATER METER         |
| 2 | 1-PROPOSED 1" POSITIVE DISPLACEMENT IRRIGATION METER |

**LEGEND**

|           |                              |
|-----------|------------------------------|
| ---       | PROPERTY LINE                |
| - - - -   | ADJACENT PROPERTY LINE       |
| - . - . - | EASEMENT                     |
| ---       | CENTERLINE                   |
| ---       | PROPOSED FENCE               |
| EX W      | EXISTING WATER LINE          |
| EX SS     | EXISTING SANITARY SEWER LINE |
| ---       | EXISTING STORM SEWER LINE    |
| W         | PROPOSED WATER LINE          |
| SS        | PROPOSED SANITARY SEWER LINE |
| ---       | PROPOSED STORM SEWER LINE    |
| ---       | PROPOSED FIRE LANE           |
| ---       | PROPOSED CONCRETE PAVEMENT   |
| ---       | PROPOSED CONCRETE SIDEWALK   |
| ---       | EXISTING CONCRETE PAVEMENT   |
| ---       | EXISTING ASPHALT PAVEMENT    |
| ○         | EXISTING MANHOLE             |
| ○         | EXISTING POWER POLE          |

**!!!CAUTION!!!**  
48 HOURS BEFORE YOU DIG  
CALL TEXAS 811

**CAUTION EXISTING UTILITIES !!!**  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**PROJECT BENCHMARKS**  
CITY OF CORINTH REFERENCE BENCHMARKS  
(1) CITY OF CORINTH GIS MONUMENT NO. CM03 LOCATED AT THE SOUTHEAST CORNER OF MEADOWVIEW RD AND FOREST WOOD DR. PUBLISHED ELEVATION = 636.611'. MEASURED ELEVATION PER SITE DATUM = 636.84'  
(2) CITY OF CORINTH GIS MONUMENT NO. CM08 LOCATED AT THE NORTHEAST CORNER OF CORINTH PARKWAY AND CREEK BEND RD. PUBLISHED ELEVATION = 549.555'. MEASURED ELEVATION PER SITE DATUM = 549.84'

**SITE REFERENCE BENCHMARKS**

| BENCHMARK 1   | BENCHMARK 2  | BENCHMARK 3  |
|---|--|--|
| ROW MON. FOUND<br>N 713329.34<br>E 2567423.23<br>TOP ELEV.: 518.03' | ROW MON. FOUND<br>N 7139488.46<br>E 2567295.92<br>TOP ELEV.: 516.31' | ROW MON. FOUND<br>N 7139814.92<br>E 2567016.66<br>TOP ELEV.: 511.12' |

**POPEYES Louisiana Kitchen**  
**SWISHER ROAD & S. INTERSTATE 35E**  
**CORINTH, TEXAS 76210**  
SWISHER 35-E ADDITION, LOT 5 BLK A  
HH SWISHER SURVEY ABSTRACT NO. 1220, 0.662 AC



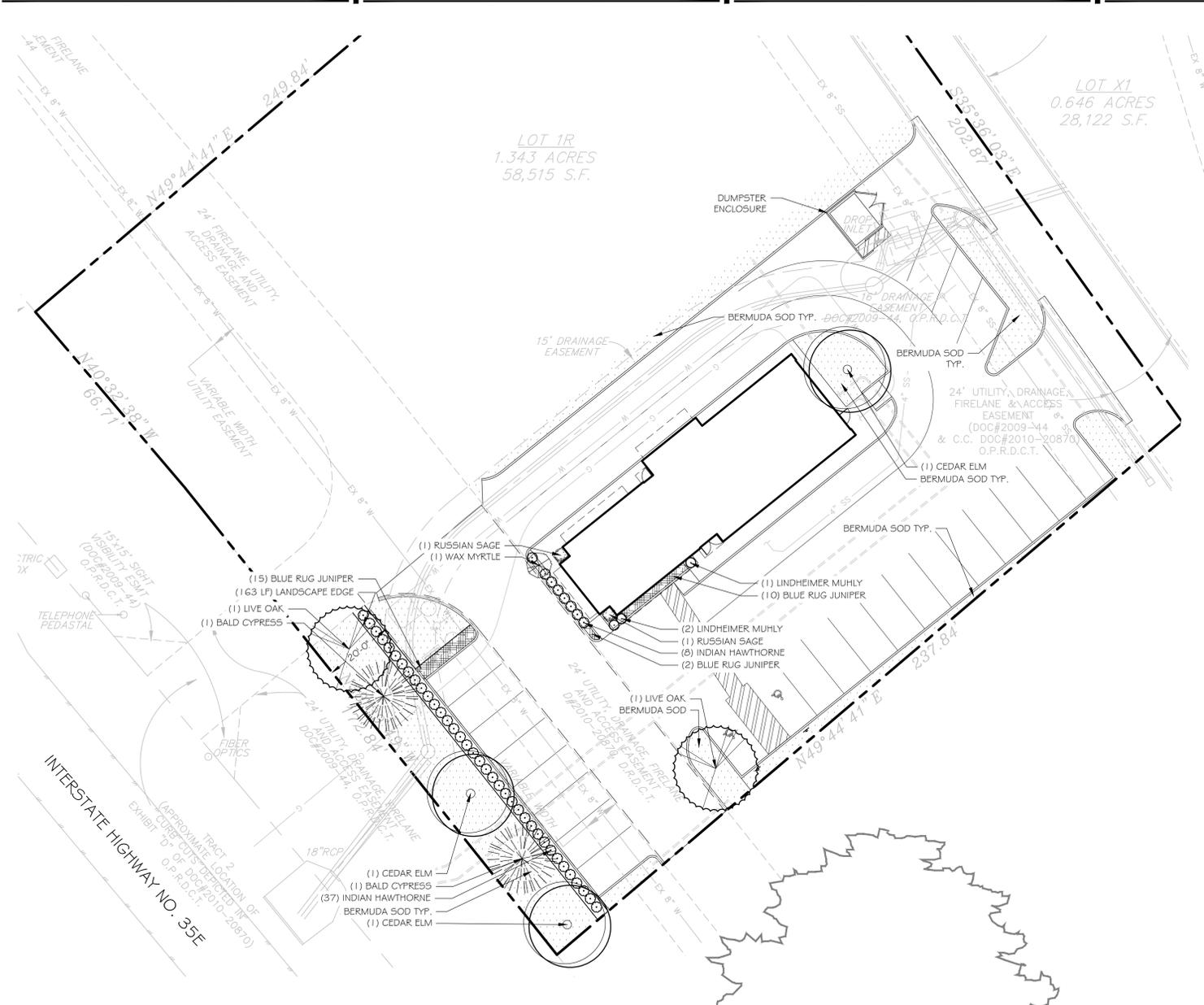
**POPEYES**

|                     |            |
|---------------------|------------|
| ISSUED/CHECKED DATE | 09/15/2016 |
| PERMIT              | 10/7/2016  |
| REISSUE             | 10/17/2016 |
| CITY COMMENTS       | 10/19/2016 |



**SITE PLAN WITH DIMENSIONAL CONTROL**

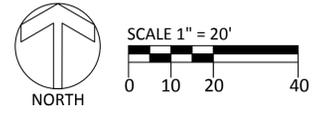
SHEET:  
**C2.1**



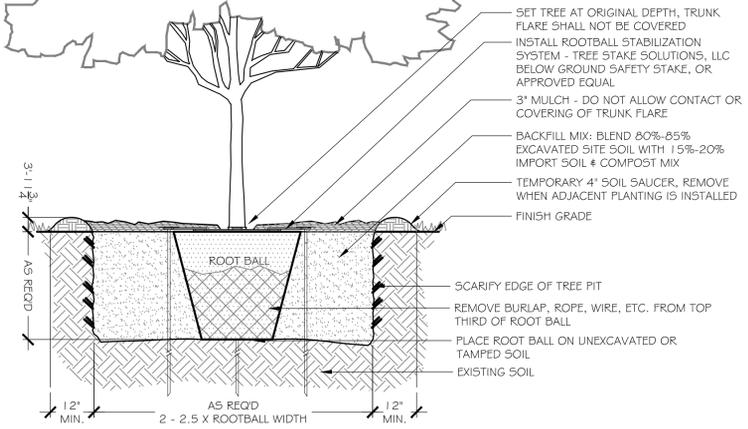
| PLANT MATERIAL SCHEDULE |          |                  |                                 |      |         |         |         |   |
|-------------------------|----------|------------------|---------------------------------|------|---------|---------|---------|---|
| SYMBOL                  | QUANTITY | COMMON NAME      | BOTANICAL NAME                  | CAL. | HT.     | SPREAD  | CONT.   | REMARKS   |
| SHRUBS                  |          |                  |                                 |      |         |         |         |   |
| [Symbol]                | 45       | INDIAN HAWTHORN  | RHAPHOLEPIS INDICA ELENOR TABOR | -    | 24" MIN | 24" MIN | 5 GAL.  | 36" O.C. SPACING                                      |
| [Symbol]                | 2        | RUSSIAN SAGE     | PEROVSKIA ATRIPICIFOLIA         | -    | 24" MIN | 24" MIN | 5 GAL.  | 4' O.C. OR AS INDICATED ON PLANS                      |
| ORNAMENTAL GRASSES      |          |                  |                                 |      |         |         |         |   |
| [Symbol]                | 3        | LINDHEIMER MUHLY | MUHLENBERGIA LINDHEIMERI        | -    | 24" MIN | 24" MIN | 3 GAL.  | 36" O.C. SPACING                                      |
| TREES                   |          |                  |                                 |      |         |         |         |   |
| [Symbol]                | 2        | LIVE OAK         | QUERCUS VIRGINIANA              | 3"   | 12'     | 6'      | 45 GAL. | SINGLE TRUNK, MATCHED                                 |
| [Symbol]                | 3        | CEDAR ELM        | LIUMUS GRASSIFOLIA              | 3"   | 12'     | 9'      | 45 GAL. | SINGLE TRUNK, MATCHED                                 |
| [Symbol]                | 2        | BALD CYPRESS     | TAXODIUM DISTICHUM              | 3"   | 7'      | 3'      | 30 GAL. | SINGLE TRUNK, MATCHED                                 |
| [Symbol]                | 1        | WAX MYRTLE       | MYRTICA CERIFERA                | -    | 30" MIN | 30" MIN | 7 GAL.  | MULTI TRUNK, MATCHED                                  |
| GROUNDCOVER             |          |                  |                                 |      |         |         |         |   |
| [Symbol]                | 27       | BLUE RUG JUNIPER | JUNIPERUS HORIZONTALIS WILTONI  | -    | -       | -       | 1 GAL.  | 36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |
| TURF                    |          |                  |                                 |      |         |         |         |   |
| [Symbol]                | 4,561    | BERMUDA SOD      | CYNODON DACTYLON                | -    | -       | -       | -       | AS INDICATED ON PLANS                                 |

**GENERAL LANDSCAPE NOTES**

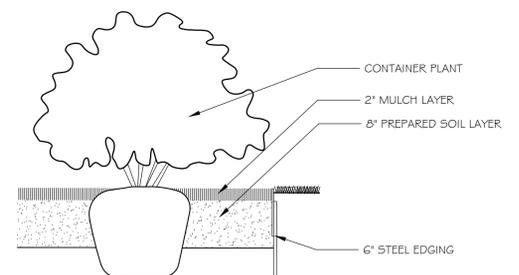
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES.
- THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL STORED LANDSCAPE MATERIALS FROM DAMAGE. DAMAGED PLANT MATERIAL SHALL BE REPLACED WITH SIMILAR VARIETIES AND SIZES IF DAMAGED, DESTROYED, OR LOST.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF UNHEALTHY, DAMAGED, DESTROYED, OR OTHERWISE REMOVED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN / FREEZE SENSORS AND ET WEATHER-BASED CONTROLLERS. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR. WATERING SCHEDULES (TYPEWRITTEN) FOR LAWN AND PLANTS SHALL BE FURNISHED TO THE STORE AND THE FRANCHISEE AT THE TIME OF THE TURNOVER. A THOROUGH REVIEW OF THE WATERING REQUIREMENTS SHALL BE GIVEN TO THE STORE MANAGER AND THE DISTRICT MANAGER AT THIS SAME TIME. REQUIRED IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND SHOULD BE COORDINATED WITH OTHER TRADES. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL A SEPARATE WATER METER FOR THE IRRIGATION SYSTEM.
- ALL SHRUB, GROUNDCOVER, PERENNIAL & SEASONAL BEDS SHALL BE AMENDED BY REMOVING 2" OF EXISTING TOPSOIL, PLACING 2" OF COMPOST AND MIXING TO A TOTAL DEPTH OF 8".
- ALL SHRUB, GROUNDCOVER, PERENNIAL & SEASONAL BEDS SHALL HAVE A 2" THICK SHREDDED HARDWOOD MULCH LAYER, UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH TO SIT 1" BELOW ADJACENT HARDSCAPE GRADES.
- ALL DEBRIS, WOOD CHIPS, PAVEMENT, CONCRETE AND ROCK OVER 2" IN DIA. SHALL BE REMOVED FROM THE PLANTING PIT TO A MINIMUM OF 24" DEPTH. THE ENTIRE PLANTING BED SHALL CONTAIN A MINIMUM DEPTH OF 24" OF SOIL SUITABLE FOR PLANT GROWTH AND ESTABLISHMENT AND MAY NOT BE COMPACTED OR STABILIZED.
- STRUCTURAL AND HARDSCAPE WORKS SHALL BE INSTALLED PRIOR TO PLANTING INSTALLATION.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- PLANT SPACING IS AS INDICATED ON THE PLANT SCHEDULE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT AN INDEPENDENT TAKE-OFF TO VERIFY SIZES AND QUANTITIES OF PLANT MATERIALS SHOWN.
- REFER TO PLANTING SCHEDULES FOR ALL PLANTING TYPES, SIZES AND SPACING.
- ALL PROTECTED TREES SHALL BE PROTECTED DURING CONSTRUCTION BY MARKING PROTECTED TREES, FENCING DRIPLINES AND INSPECTIONS BY THE DEVELOPER. ALL TREE PROTECTION MEASURES SHALL BE IN PLACE AND APPROVED PRIOR TO THE COMMENCEMENT OF ANY ON-SITE CONSTRUCTION. PROTECTION MEASURES SUCH AS FENCING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIVE FOR FURNISHING TOPSOIL, WHO MAY CONTACT THE LANDSCAPE ARCHITECT FOR AN ACCEPTABLE SOURCE.
- LANDSCAPE EDGING SHALL BE GREEN COLORED 6" STEEL EDGING.
- UPON NOTIFICATION OF POSSIBLE OPENING DURING THE WINTER MONTHS, STEPS SHOULD BE TAKEN TO PROVIDE AS MUCH LANDSCAPING AS POSSIBLE.
- AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIALS.



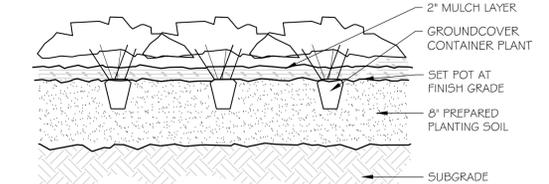
| PROJECT LANDSCAPE DATA TABLE |  |                    |                                    |                   |
|------------------------------|--|--------------------|------------------------------------|-------------------|
| LANDSCAPE REQUIREMENTS       |  |                    |                                    |                   |
| TYPE                         | REQUIREMENT  | AREA / MEASUREMENT | QUANTITY REQUIRED                  | QUANTITY PROVIDED |
| LANDSCAPE BUFFER             | LANDSCAPE BUFFER WIDTH ADJACENT TO ARTERIAL STREET 20'   | NA                 | 20'                                | 20'               |
|                              | 1 TREE FOR EVERY 30 LINEAR FEET OF PLANTABLE LANDSCAPE STRIP   | 120'               | 4 TREES                            | 4 TREES           |
| PARKING LANDSCAPE            | 1 TREE IN PARKING AREA PER 10 PARKING SPACES   | 24                 | 2                                  | 2                 |
|                              | HEADLIGHT SCREENING WHERE PARKING LOTS, ACCESS DRIVES, AND ACCESS EASEMENTS ABOUT THE LANDSCAPE EDGE                             | 81 LF              | 27 SHRUBS SPACED @ 3' RESPECTIVELY | 27 @ 3' O.C.      |
|                              | PARKING AREA THAT CONTAINS MORE THAN 20 PARKING SPACES SHALL PROVIDE 10 SF PER PARKING SPACE OF INTERIOR PARKING LOT LANDSCAPING | 24 SPACES          | 240 SF                             | 981 SF            |



**1 TREE PLANTING DETAIL**  
NTS



**2 SHRUB PLANTING DETAIL**  
NTS



**3 GROUNDCOVER PLANTING**  
NTS

# LANDSCAPE PLAN

**POPEYES**  
400 PERIMETER CENTER TERRACE  
SUITE 100  
ATLANTA, GA 30346  
404-834-8400

THESE DRAWINGS ARE THE PROPERTY OF POPEYES LOUISIANA KITCHEN, INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE OWNER.

205 BIRDCALL LANE  
ARGYLE, TX 76226  
P: 214.455.5623

**POPEYES Louisiana Kitchen**  
**SWISHER ROAD & S. INTERSTATE 35E**  
**CORINTH, TEXAS 76210**

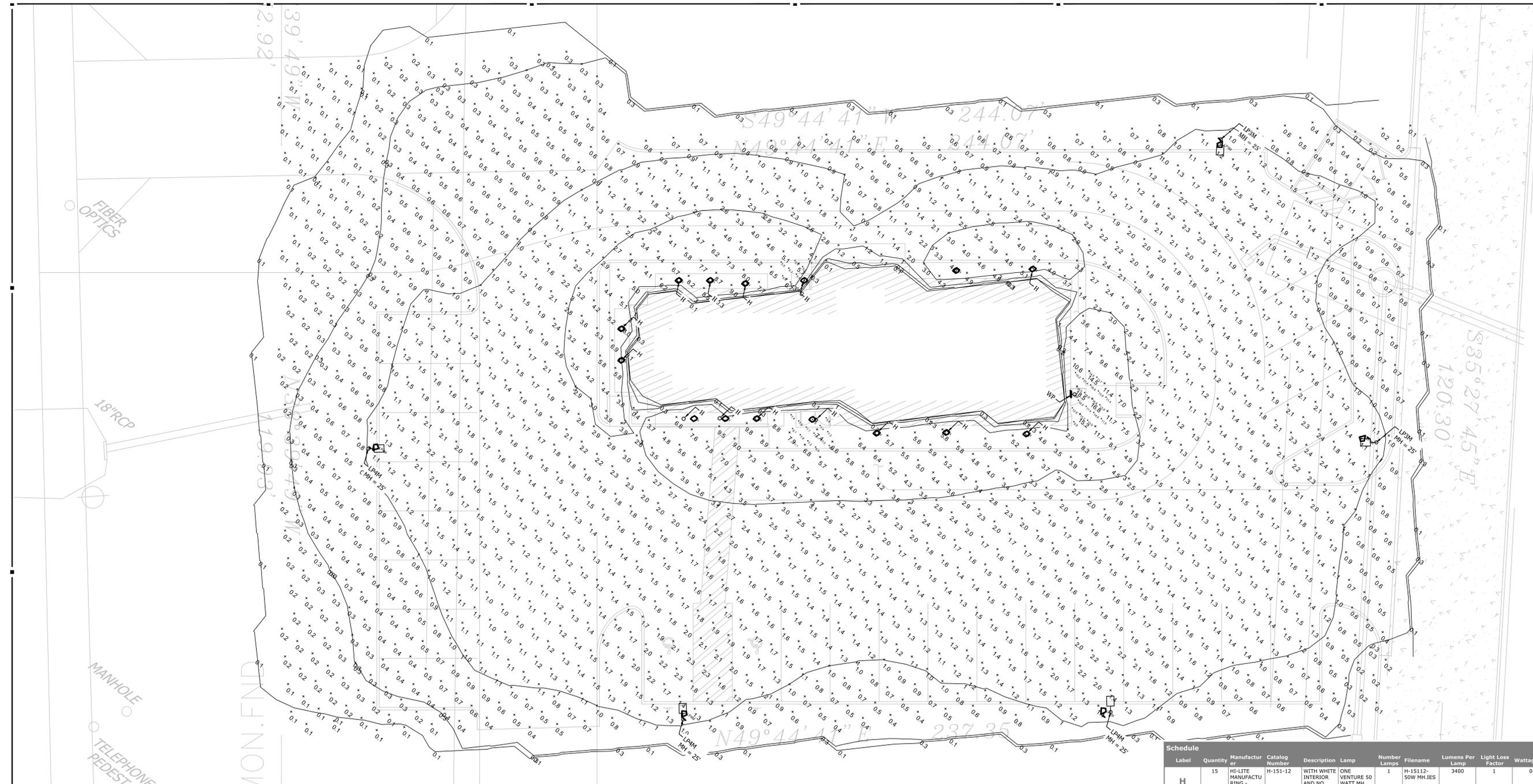


**POPEYES**

|          |      |            |
|----------|------|------------|
| DESIGNED | DATE | 10/13/2016 |
| CHECKED  | DATE | 10/07/2016 |
| PERMIT   | DATE | 10/07/2016 |
| REISSUE  | DATE | 10/07/2016 |
| REISSUE  | DATE | 10/07/2016 |



SHEET:  
**LA.1**



1 SITE PHOTOMETRICS PLAN  
 1" = 10' - 0"

| Label | Quantity | Manufacturer or Catalog Number  | Description Lamp  | Number Lamps | Filename                                | Lumens Per Lamp | Light Loss Factor | Wattage |
|-------|----------|---------------------------------|---|--------------|---|-----------------|-------------------|---------|
| H     | 15       | HI-LITE MANUFACTURING WAREHOUSE | WITH WHITE INTERIOR AND NO LENS<br>ONE VENTURE 50 MH LAMP                           | 1            | H-15112-50W MH.IES                      | 3400            | 1                 | 0       |
| LP3M  | 2        | Lithonia Lighting               | DSX1 LED with 30 LEDs @ 1000 mA, 3000K, TYPE 3 SHORT OPTICS WITH HOUSE-SIDE SHIELD  | 1            | DSX1_LED_30C_1000_30K_T3S_MVO_LT_HS.ies | 8856            | 1                 | 105     |
| LP4M  | 3        | Lithonia Lighting               | DSX1 LED with 30 LEDs @ 1000 mA, 3000K, TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD | 1            | DSX1_LED_30C_1000_30K_T4M_MVO_LT_HS.ies | 8179            | 1                 | 105     |
| WP    | 1        | Lithonia Lighting               | OLW 31 LED GENERAL PURPOSE WALLPACK WITH TYPE III OPTICS; Scaled From LTL25215      | 1            | OLW_31.ies                              | 3964            | 1                 | 44.2    |

| Description  | Symbol | Max     | Min    | Max/Min | Avg/Min | Avg     |
|--------------|--------|---------|--------|---------|---------|---------|
| BACKDOOR     | +      | 18.8 fc | 9.8 fc | 1.9:1   | 1.5:1   | 14.9 fc |
| MAIN ENTRY   | +      | 8.1 fc  | 5.4 fc | 1.5:1   | 1.3:1   | 7.2 fc  |
| OVERALL SITE | +      | 18.5 fc | 0.1 fc | 185.0:1 | 17.0:1  | 1.7 fc  |
| SECOND ENTRY | +      | 6.6 fc  | 4.9 fc | 1.3:1   | 1.2:1   | 5.9 fc  |

2 FIXTURE SCHEDULE AND STATISTICS  
 N.T.S.

**POPEYES**  
 400 PERIMETER CENTER TERRACE  
 SUITE 1000  
 ATLANTA, GA 30346  
 404.544.6440

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**MEYER**  
 ENGINEERING &  
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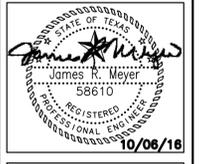
4005 Coronado Dr.  
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 jim.meyer@meyereng.com  
 FIRM No. F-1437

**POPEYES Louisiana Kitchen**  
**SWISHER ROAD & S. 135E**  
**CORINTH, TEXAS 76210**



**POPEYES**

| DATE      | ISSUED/CHECKED | REVIEWED PER CITY | COMMENTS |
|-----------|----------------|-------------------|----------|
| 9/15/2016 |                |                   |          |
| 10/06/16  |                |                   |          |



SHEET:  
**E1a**

**SPECIFICATIONS:**  
DIVISION 7: THERMAL AND MOISTURE PROTECTION

SECTION 7C: SHEET METAL WORK

**GENERAL**  
PROVISION  
1. SCOPE: FURNISH AND INSTALL GRAVEL STOPS, FLASHING, PARAPET CAP, DOWNSPOUTS, AND GUTTERS.

**MATERIALS**  
1. MATERIALS SHEET METAL: .032 ALUMINUM.  
2. NAIL FASTENERS: 1 3/4" X 11 GAUGE GALVANIZED, STAINLESS STEEL, OR ALUMINUM ROOFING NAILS MAY BE USED FOR FASTENERS INTO WOOD WHEN CONCEALED ONLY.

**PERFORMANCE**  
1. INSTALLATION: EXPOSED FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS. VERIFY WITH POPEYES REPRESENTATIVE.

SECTION 7D: STANDING SEAM CANOPY

**PART 1 - GENERAL**  
1.0 SUBMITTALS  
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA.

**QUALITY ASSURANCE**  
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**WARRANTY**  
METAL ROOF SYSTEM MANUFACTURER, UPON FINAL ACCEPTANCE FOR PROJECT, FURNISH A WARRANTY COVERING BARE METAL AGAINST RUPTURE, STRUCTURAL FAILURE AND PERFORATION DUE TO NORMAL ATMOSPHERIC CORROSION EXPOSURE FOR A PERIOD OF 20 YEARS.

**PART 2 - PRODUCTS** (UC-4 SERIES, AS MANUFACTURED AND SPECIFIED BY UNA-CLAD, METAL ROOF SYSTEMS)  
2.0 MATERIALS

A. METAL ROOF SYSTEM PROFILE:  
1. UC-4 "NO CLIP", 1 1/2" HIGH BATTENS x 12" RIB TO RIB. (SMALL BATTEN-SB)  
2. CONCEALED FASTENER  
B. GAUGE:  
1. .026 GAUGE - STEEL  
C. TEXTURE:  
1. SMOOTH  
D. FINISH:  
1. PREMIUM FLUOROCARBON COATING PRODUCED WITH KYNAR 500 OR HYLAR 5000 RESIN (20 YEAR WARRANTY.)  
E. MANUFACTURER:  
1. UNA-CLAD OR EQUAL.

**PART 3 - EXECUTION**  
3.0 INSTALLATION  
A. COMPLY WITH SMACNA SHEET METAL MANUAL RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO ENSURE WEATHERTIGHT PERFORMANCE.  
B. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND INWARD AND OUTWARD LOADS.  
C. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

SECTION 4: MASONRY

**PART 1 GENERAL**  
1.01 DESCRIPTION  
A. BRICK, GENERAL:

1. PROVIDE UNITS WITHOUT CORES OR FROGS AND WITH EXPOSED SURFACES FINISHED FOR ENDS OF SILLS AND CAPS AND FOR SIMILAR APPLICATIONS THAT WOULD OTHERWISE EXPOSE UNFINISHED BRICK SURFACES.  
2. PROVIDE SPECIAL SHAPES FOR APPLICATIONS REQUIRING BRICK OF SIZE, FORM, COLOR, AND TEXTURE ON EXPOSED SURFACES THAT CANNOT BE PRODUCED BY SAWING.

1.02 SUBMITTALS  
A. SUBMIT SAMPLES FOR APPROVAL AS DIRECTED BY OWNER.

1.11 WARRANTY  
A. PROVIDE MANUFACTURER'S STANDARD LABOR AND MATERIAL WARRANTY.

PART 2 PRODUCTS

2.01 MANUFACTURER, COLOR, AND TEXTURE  
A. ACME BRICK - GOLDEN SUN BRICK.  
B. CORONADO STONE - FOUR RIVERS

2.02 MASONRY UNITS  
A. STONE: ASTM C1528  
1. WEIGHT CLASSIFICATION: NORMAL WEIGHT BELOW GRADE AND ABOVE GRADE FOR EXTERIOR EXPOSURE.  
2. SPECIAL SHAPES: PROVIDE FOR LINTELS, CORNERS, JAMBS, SASH, CONTROL JOINTS, HEADERS, BONDING, WALL CAPS, AND OTHER SPECIAL CONDITIONS. DO NOT INSTALL STONE VERTICALLY.  
3. INTEGRAL WATER REPELLENT: SEAL AT AREAS TO PROTECT AGAINST STAINING OR SPALLING DURING FREEZE THAW CYCLES. FULL MORTAR BED AT BACK OF STONE TO PREVENT WATER POOLING.  
4. REFER TO MANUFACTURERS SPECIFICATIONS FOR FURTHER INFORMATION AND INSTALLATION INSTRUCTIONS..

a. PRODUCTS:  
aa. POLYMER MODIFIED MORTAR FOR DRystackING CONDITIONS.

B. BRICK, GENERAL:  
1. PROVIDE UNITS WITHOUT CORES OR FROGS AND WITH EXPOSED SURFACES FINISHED FOR ENDS OF SILLS AND CAPS AND FOR SIMILAR APPLICATIONS THAT WOULD OTHERWISE EXPOSE UNFINISHED BRICK SURFACES.  
2. PROVIDE SPECIAL SHAPES FOR APPLICATIONS REQUIRING BRICK OF SIZE, FORM, COLOR, AND TEXTURE ON EXPOSED SURFACES THAT CANNOT BE PRODUCED BY SAWING.

C. FACE BRICK: ASTM C 216, GRADE SW, TYPE FBS.

1. UNIT COMPRESSIVE STRENGTH: 4400 PSI MINIMUM AVERAGE, NET-AREA COMPRESSIVE STRENGTH.  
2. INITIAL RATE OF ABSORPTION: LESS THAN 20 G/30 SQ. IN. PER MINUTE WHEN TESTED PER ASTM C 67.

3. EFFLORESCENCE: WHEN TESTED PER ASTM C 67 AND BRICK IS RATED "NOT EFFLORESCED."  
4. SURFACE COLORING: BRICK WITH SURFACE COLORING OTHER THAN FLASHED OR SAND-FINISHED BRICK, WILL WITHSTAND 50 CYCLES OF FREEZING AND THAWING PER ASTM C 67 WITH NO OBSERVABLE DIFFERENCE IN THE APPLIED FINISH WHEN VIEWED FROM 10 FEET.  
5. SIZE: AS INDICATED ON DRAWINGS.

2.03 MORTAR AND GROUT MATERIALS  
A. PORTLAND CEMENT: ASTM C 150, TYPE I OR II, EXCEPT TYPE III MAY BE USED FOR COLD-WEATHER CONSTRUCTION.  
B. HYDRATED LIME: ASTM C 207, TYPE S.  
C. AGGREGATE FOR MORTAR: ASTM C 144; EXCEPT FOR JOINTS LESS THAN 1/4 INCH THICK, USE AGGREGATE GRADED WITH 100 PERCENT PASSING THE NO. 16 SIEVE.  
D. AGGREGATE FOR GROUT: ASTM C 804.  
E. MORTAR PIGMENTS: AS SPECIFIED ON DRAWINGS.  
F. WATER: POTABLE.

2.04 REINFORCING STEEL  
A. UNCOATED STEEL REINFORCING BARS: ASTM A 615; ASTM A 615M  
B. MASONRY JOINT REINFORCEMENT: ASTM A 951; MILL GALVANIZED, CARBON-STEEL WIRE FOR INTERIOR WALLS AND HOT-DIP GALVANIZED, CARBON-STEEL WIRE FOR EXTERIOR WALLS.  
1. WIRE SIZE FOR SIDE RODS: W1.7 OR 0.148-INCH DIAMETER.  
2. WIRE SIZE FOR CROSS RODS: W1.7 OR 0.148-INCH DIAMETER.  
3. SINGLE-WYTHE MASONRY: USE EITHER LADDER OR TRUSS TYPE WITH SINGLE PAIR OF SIDE RODS AND CROSS RODS SPACED NOT MORE THAN 16 INCHES O.C.

2.05 TIES AND ANCHORS  
A. MATERIALS, GENERAL: AS FOLLOWS, UNLESS OTHERWISE INDICATED.  
1. GALVANIZED, CARBON-STEEL WIRE: ASTM A 82; WITH ASTM A 153, CLASS B-2 COATING FOR EXTERIOR WALLS AND CLASS 1 COATING FOR INTERIOR WALLS.  
2. GALVANIZED STEEL SHEET: ASTM A 366 COLD-ROLLED, CARBON-STEEL SHEET HOT-DIP GALVANIZED AFTER FABRICATION TO COMPLY WITH ASTM A 153 AT EXTERIOR WALLS; AND ASTM A 653, G60, COMMERCIAL-QUALITY, STEEL SHEET ZINC COATED BY HOT-DIP PROCESS ON CONTINUOUS LINES BEFORE FABRICATION AT INTERIOR WALLS.  
B. ADJUSTABLE MASONRY-VENEER ANCHORS:  
a. PROVIDE 2-PIECE ASSEMBLIES THAT ALLOW VERTICAL OR HORIZONTAL ADJUSTMENT BUT RESIST TENSION AND COMPRESSION FORCES PERPENDICULAR TO WALL, FOR ATTACHMENT OVER SHEATHING TO WOOD OR METAL STUDS, AND THAT ARE CAPABLE OF WITHSTANDING A 100-LB LOAD IN BOTH TENSION AND COMPRESSION WITHOUT DEFORMING OR DEVELOPING PLAY IN EXCESS OF 0.05 INCH.

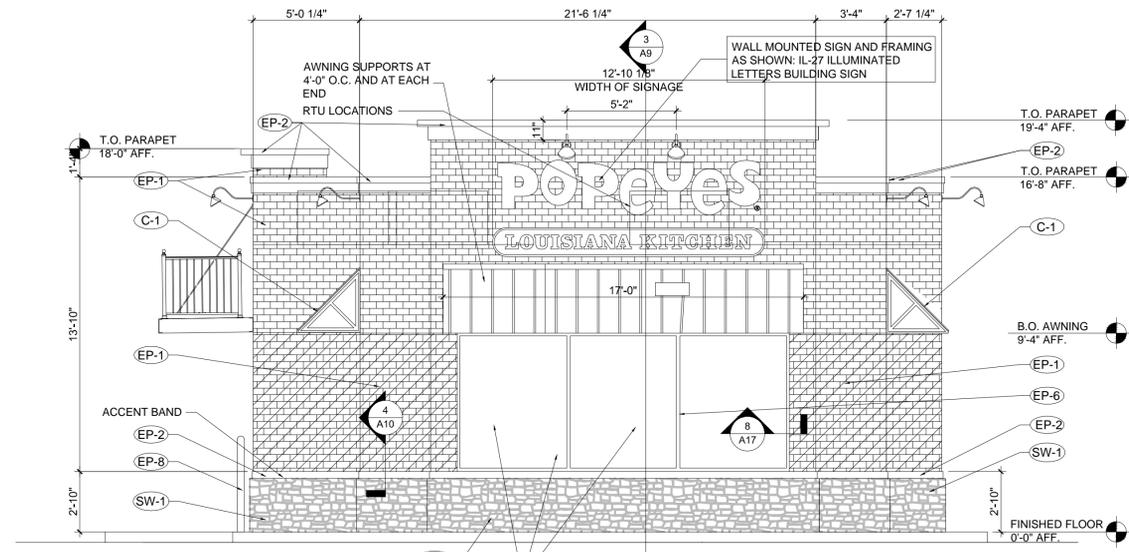
2.06 EMBEDDED FLASHING MATERIALS  
A. CONCEALED FLASHING: FOR FLASHING PARTLY EXPOSED TO THE EXTERIOR, USE METAL FLASHING SPECIFIED ABOVE. FOR FLASHING NOT EXPOSED TO THE EXTERIOR, USE THE FOLLOWING, UNLESS OTHERWISE INDICATED:  
1. COPPER-LAMINATED FLASHING: MANUFACTURER'S STANDARD LAMINATED FLASHING CONSISTING OF 7-OZ/SQ FT. SHEET COPPER BONDED WITH ASPHALT BETWEEN 2 LAYERS OF GLASS-FIBER CLOTH.

2.07 MISCELLANEOUS MASONRY ACCESSORIES  
A. COMPRESSIBLE FILLER: PREMOULDED FILLER STRIPS COMPLYING WITH ASTM D 1085, GRADE 2A1; COMPRESSIBLE UP TO 35 PERCENT, FORMULATED FROM NEOPRENE.  
B. RECTANGULAR PLASTIC WEEP/VENT TUBING: CLEAR BUTYRATE, 3/8 BY 1-1/2 BY 3-1/2 INCHES.

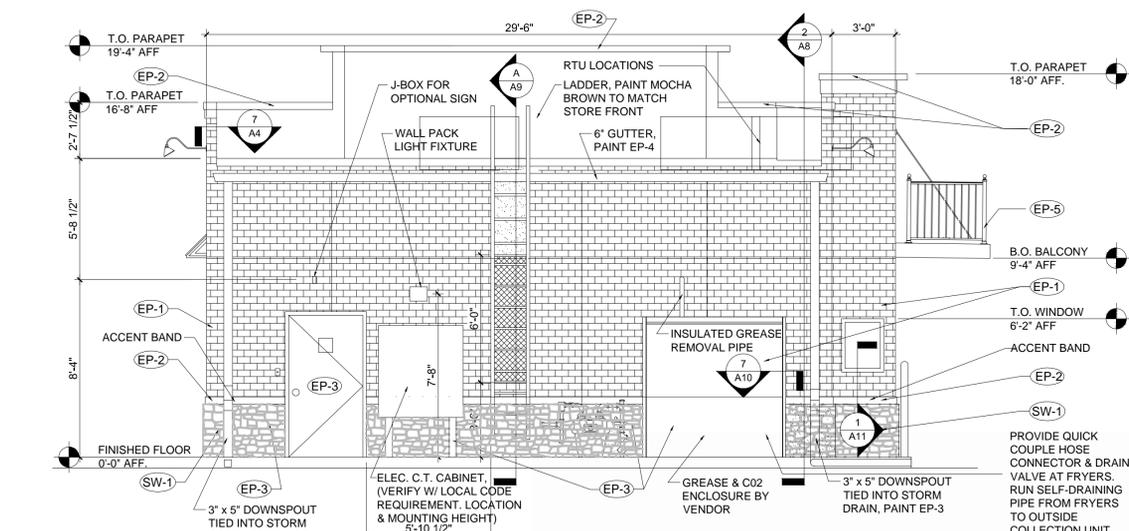
2.08 MASONRY CLEANERS  
A. PROPRIETARY ACIDIC CLEANER: MANUFACTURER'S STANDARD-STRENGTH CLEANER DESIGNED FOR REMOVING MORTAR/GROUT STAINS, EFFLORESCENCE, AND OTHER NEW CONSTRUCTION STAINS FROM NEW MASONRY WITHOUT DISCOLORING OR DAMAGING SURFACES. USE PRODUCT APPROVED FOR INTENDED USE BY CLEANER MANUFACTURER AND MANUFACTURER OF MASONRY UNITS BEING CLEANED.

2.09 CAVITY DRAINAGE MATERIAL  
A. FREE-DRAINING MESH, MADE FROM POLYMER STRANDS THAT WILL NOT DEGRADE WITHIN THE WALL CAVITY.  
1. PROVIDE ONE OF THE FOLLOWING CONFIGURATIONS:  
a. STRIPS, FULL-DEPTH OF CAVITY AND 10 INCHES (250 MM) WIDE, WITH DOVETAIL SHAPED NOTCHES 7 INCHES (175 MM) DEEP.  
b. STRIPS, NOT LESS THAN 1-1/2 INCHES (38 MM) THICK AND 10 INCHES (250 MM) WIDE, WITH DIMPLED SURFACE DESIGNED TO CATCH MORTAR DROPPINGS AND PREVENT WEEP HOLES FROM BEING CLOGGED WITH MORTAR.  
c. SHEETS OR STRIPS FULL DEPTH OF CAVITY AND INSTALLED TO FULL HEIGHT OF CAVITY.  
2. AVAILABLE PRODUCTS:  
a. ADVANCED BUILDING PRODUCTS INC.: MORTAR BREAK OR MORTAR BREAK II.  
b. ARCHNOVATIONS, INC.: CAVICLEAR MASONRY MAT.  
c. DAYTON SUPERIOR CORPORATION: DUR-O-WAL DIVISION; POLYTITE MORTARSTOP.  
d. MORTAR NET USA, LTD.: MORTAR NET.

DUMPSTER ENCLOSURE GATE:  
A. AMTECO OR EQUIVALENT  
B. PRE-FAB ALUMINUM FIXED LOUVER DESIGN.

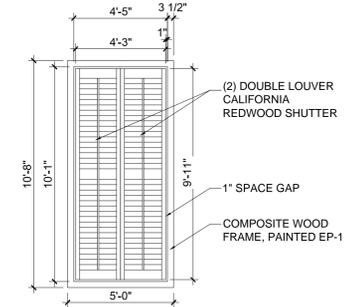


**1 FRONT ELEVATION (EAST)**  
A5 1/4"=1'-0"



**2 REAR ELEVATION (WEST)**  
A5 1/4"=1'-0"

| FINISH                 | S.F. / PERCENTAGE (EXCLUDING DOORS AND WINDOWS) |
|------------------------|---|
| EXT. WALL              | 452 S.F.  |
| ACME BRICK             | 371 S.F. / 80%                                  |
| SIMULATED STONE FINISH | 81 S.F. / 20%                                   |



**3 SHUTTER DETAIL**  
A5 1/4"=1'-0"

**FINISH NOTES**

THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:

- \* STANDING SEAM ROOF
- \* D/T WINDOW CANOPY RAILING
- \* CLEARANCE BAR
- \* MENU CANOPY
- \* GUARD RAIL
- \* AWNINGS
- \* SHUTTERS

| POPEYES LOUISIANA KITCHEN |                                     |                                 |   | Exterior Finish Schedule   |   |  |
|---------------------------|-------------------------------------|---------------------------------|---|----------------------------|---|--|
| Mark                      | Location                            | Supplier / Manuf.               | Material  | Specification              | Color                                   | Finish / Notes                             |
| EB-1                      | MAIN WALL SURFACE ABOVE ACCENT TRIM | ACME                            | BRICK   |                            | GOLDEN SUNSET                           |  |
| EB-2                      | WAINSCOT BELOW ACCENT TRIM          | ACME                            | BRICK   |                            | BURGUNDY                                |  |
| EP-1                      | GREASE ENCLOSURE                    |                                 | METAL / PAINT   | #2158-30                   | DELIGHTFUL GOLDEN (MATCH GOLDEN SUNSET) | 185 LOW LUSTRE                             |
| EP-2                      | SHUTTER BORDERS                     | BENJAMIN MOORE                  | PAINT   | #2086-10                   | EXOTIC RED                              | 185 LOW LUSTRE                             |
| EP-3                      | GREASE ENCLOSURE                    |                                 | METAL / PAINT   |                            | MOCHA BROWN (MATCH BURGUNDY)            | 185 LOW LUSTRE                             |
| EP-4                      | SHUTTERS                            | SHUTTER CONTRACTORS             | 14 1/2"x60" WOOD SHUTTERS (Balcony)<br>25 1/2"x19" WOOD SHUTTERS (Building) | CALIFORNIA REDWOOD         | UNFINISHED                              | 030 - PAINTABLE                            |
| EP-5                      | BALCONY AND RAILINGS                | BENJAMIN MOORE                  | PAINT   | #2040-10                   | RAINFOREST FOLIAGE                      | 170 SEMI GLOSS                             |
| EP-5 (ALT)                | BALCONY AND RAILINGS                | RAILING VENDOR / TIGER DRYLAC   | METAL / POWDER COAT   | RAL 6009                   | HUNTER GREEN                            | SMOOTH                                     |
| EP-6                      | STORE FRONT GLAZING                 | RAILING VENDOR / BENJAMIN MOORE | METAL / PAINT   | #2040-10                   | RAINFOREST FOLIAGE                      | P-29 DTM SEMI GLOSS                        |
| EP-6                      | STORE FRONT GLAZING                 | YKKAP                           | ANODIZED ALUMINUM   | #YBSN                      | DARK BRONZE                             | 21-28 DAYS                                 |
| EP-6 (ALT)                | STORE FRONT GLAZING                 |                                 | METAL / PAINT   | #64 (2134-20)              | RM BRONZETONE                           | P-29 DTM SEMI GLOSS                        |
| EP-7                      | DUMPSTER WALLS / GATES              | BENJAMIN MOORE                  | PAINT   | #2107-20                   | MOCHA BROWN                             | 185 LOW LUSTRE                             |
| EP-6                      | BOLLARDS / LOT STRIPING             |                                 | METAL / ASPHALT / PAINT   |                            | SAFETY & ZONE ACRYLIC MARKING           | RM SAFETY YELLOW P58-10                    |
| SW-1                      | STONE WAINSCOT                      | CORONADO STONE                  | SIMULATED STONE VENEER  | CASCADE MOUNTAIN LEDGE     | FOUR RIVERS                             | OVERLAPPING STAIR STEP                     |
| SG-1                      |                                     | QUIKRETE                        | VENEER STONE MORTAR   | POLYMER MODIFIED           | MOCHA BROWN                             | 1137-65                                    |
| G-1                       | AWNING GRATE (OPT.)                 | AWNING SUPPLIER                 | METAL / POWDER COAT   | RAL 6009                   | HUNTER GREEN                            | SMOOTH                                     |
| C-1                       | STANDING SEAM CANOPY                | COPPER SALES, INC.              | UNA-CLAD  | UC-4 ALUMINUM              | REGAL RED                               | 12" OC / GAUGE PER LOCAL CODE REQUIREMENTS |
| EP-9                      | ANTI-GRAFFITI                       | BENJAMIN MOORE                  | PAINT   | ALIPHATIC ACRYLIC URETHANE | CLEAR GOLDEN                            | M74-00 / M75 (2 COATS)                     |

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**SWISHER ROAD & S. INTERSTATE 35E**  
**CORINTH, TEXAS 76210**



**POPEYES**

| ISSUED/CHECKED DATE | ISSUE FOR PERMIT | DATE |
|---------------------|------------------|------|
|                     | 9/15/2016        |      |
|                     | 10/07/2016       |      |
|                     | 10/07/2016       |      |

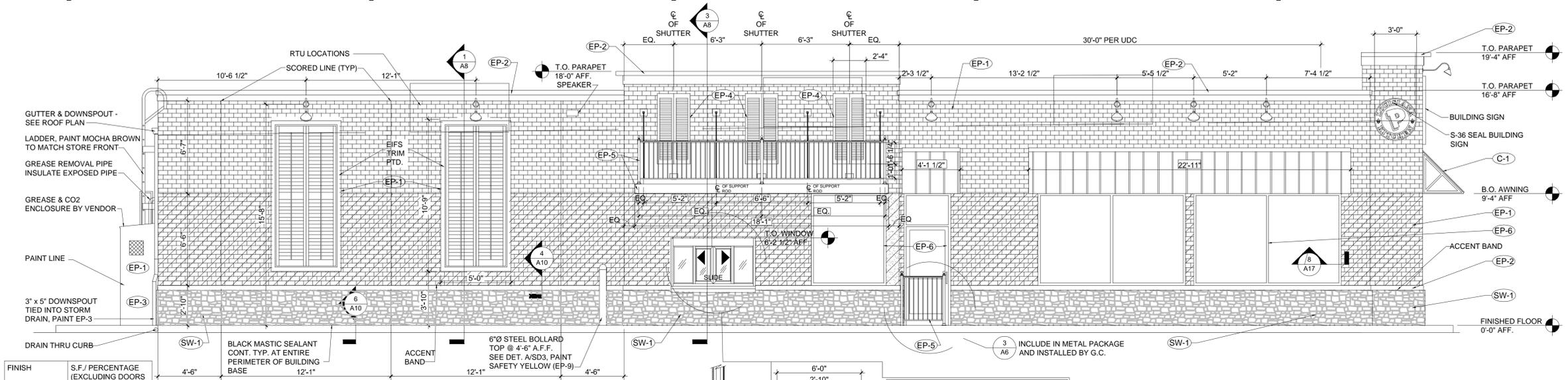


FRONT & REAR EXTERIOR ELEVATIONS

SHEET: **A5**



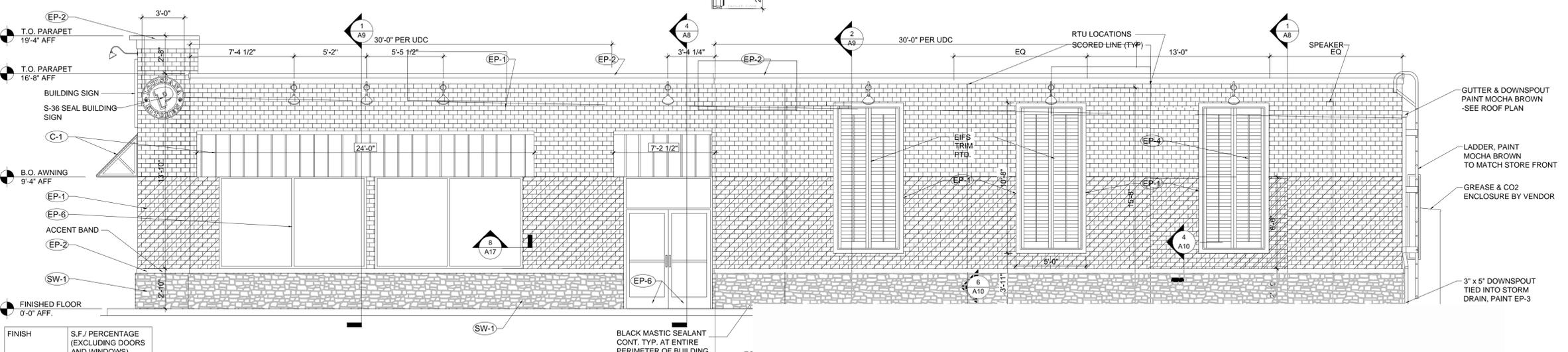
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| CHECKED DATE           | 10/15/2016 |
| ISSUED FOR PERMIT DATE | 9/15/2016  |
| CITY COMMENTS          | 10/07/2016 |
| CITY COMMENTS          | 10/17/2016 |



1 LEFT SIDE ELEVATION (SOUTH)  
1/4"=1'-0"

| FINISH                    | S.F. / PERCENTAGE<br>(EXCLUDING DOORS<br>AND WINDOWS) |
|---------------------------|---|
| EXT. WALL                 | 1,207 S.F.  |
| ACME BRICK                | 990 S.F. / 80%  |
| SIMULATED<br>STONE FINISH | 217 S.F. / 20%  |

3 GUARD RAIL DETAIL  
1/2"=1'-0"



2 RIGHT SIDE ELEVATION (NORTH)  
1/4"=1'-0"

| FINISH                    | S.F. / PERCENTAGE<br>(EXCLUDING DOORS<br>AND WINDOWS) |
|---------------------------|---|
| EXT. WALL                 | 1,231 S.F.  |
| ACME BRICK                | 1,010 S.F. / 80%                                      |
| SIMULATED<br>STONE FINISH | 221 S.F. / 20%  |

4 STOREFRONT DETAIL  
1/2"=1'-0"



**SPECIFICATIONS**

**SECTION 8A: ALUMINUM ENTRANCE, STOREFRONT**

**GENERAL PROVISIONS**  
SCOPE: FURNISH AND INSTALL THE ALUMINUM ENTRANCE AND STOREFRONT SYSTEMS PER NATIONAL ACCOUNTS AND APPLICABLE DRAWINGS.

**MATERIALS**  
1. ALUMINUM STOREFRONT AND ENTRANCE FRAMES: REFER TO CONSTRUCTION DRAWINGS AND SPECIFICATIONS.  
2. ALUMINUM ENTRANCE DOORS: REFER TO CONSTRUCTION DRAWINGS AND SPECIFICATIONS.  
3. PANIC HARDWARE: WHEN PANIC HARDWARE IS REQUIRED ON EXTERIOR DOORS. THE PANIC DEVICE IS ON EXTERIOR ENTRY DOORS WHEN SPECIFIED IN HARDWARE SCHEDULE.  
4. DRIVE-THRU SERVICE WINDOW: THE DRIVE-THRU SERVICE WINDOW WILL BE SUPPLIED & INSTALLED BY G.C. VERIFY EXACT TYPE OF WINDOW WITH PLANS. BRONZE FINISH.

**WINDOW TO BE:**  
A. BASE BID - "QUICK SERV" M.C.E. WINDOW FLUSH MOUNT.  
B. OPTION (VERIFY WITH OWNER) - READY ACCESS

5. MISCELLANEOUS FLASHING/TRIM: ALUMINUM HEAD, SILL, COLUMN AND WALL TRIM. SEE EXTERIOR ELEVATIONS FOR FINISH.

**PERFORMANCE**  
1. INSTALLATION: INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION. PLACE IN CORRECT LOCATION AS SHOWN IN THE DETAILS. LEVEL, SQUARE, AND PLUMB AT PROPER ELEVATIONS AND IN ALIGNMENT WITH OTHER WORK. MAINTAIN SPACE IN HEAD POCKET FOR 1/4" HEAD DEFLECTION. INSURE FRAMING PROFILES MEET INSTALLATION REQUIREMENTS OF GLAZING UNITS TO MAINTAIN WARRANTY. SEE SECTION 8-D: GLAZING.

**SECTION 8D: GLAZING**

**GENERAL PROVISIONS**  
1. SCOPE: FURNISH AND INSTALL GLASS IN STOREFRONT AND DRIVE-THRU SERVICE WINDOW.  
2. QUALITY CONTROL: ALL GLASS BROKEN DURING INSTALLATION OR DURING CONSTRUCTION PRIOR TO FINAL DELIVERY OF THE BUILDING TO THE OWNER SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER. GLASS SHOULD BE DELIVERED WITH LABELS PROMINENTLY DISPLAYED AND THEY SHALL BE LEFT IN PLACE UNTIL THE OWNER'S REPRESENTATIVE INSPECTS IT.

**MATERIALS**  
1. STOREFRONT GLAZING - REFER TO CONSTRUCTION DRAWINGS AND NOTES.

**PERFORMANCE**  
1. INSTALLATION: INSTALL GLAZING WITH MANUFACTURER'S INSTRUCTIONS TO PROVIDE COMPLIANCE WITH LOCAL CODE REQUIREMENTS INCLUDING WIND RESISTANCE, 25 PSF MIN., SNOW LOAD, 20 PSF MIN. GLAZING PANELS SHALL BE INSTALLED.

ULTRA VIOLET DEGRADATION LEVELS ARE TO MEET MANUFACTURER'S REQUIREMENTS TO VALIDATE MATERIALS REPLACEMENT WARRANTY.  
2. ALLOW FOR 1/4" MINIMUM HEAD DEFLECTION DUE TO LIVE LOAD.

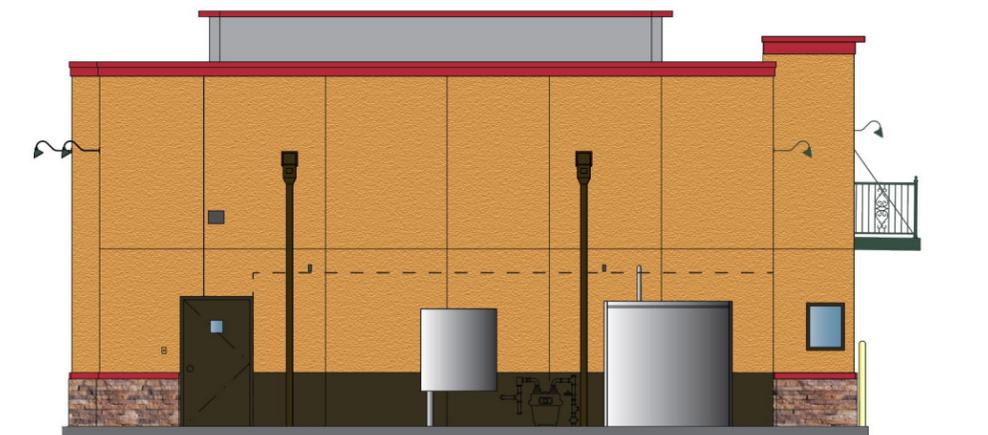
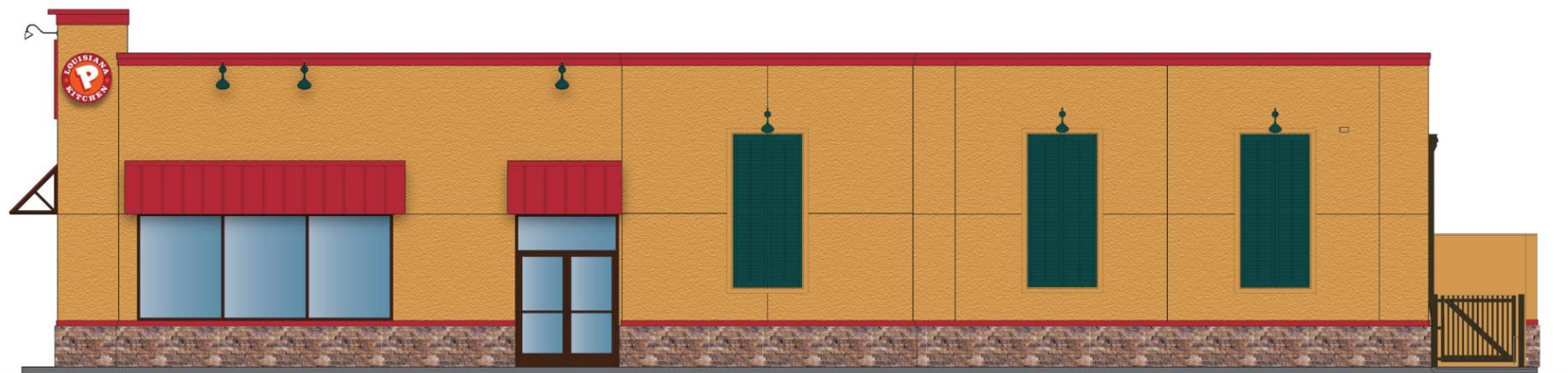
3. GUARANTEES AND WARRANTIES: AT THE COMPLETION OF THE GLAZING, PROVE THE INSTALLATION WATERTIGHT BY SPRAYING ALL JOINTS WITH A GARDEN HOSE WITH NOZZLE SET FOR MAXIMUM PRESSURE. PROVIDE ADDITIONAL CAULKING OR SEALANT, OR RESET GLASS AS NECESSARY TO EFFECT A WATERTIGHT JOB.

| FINISH NOTES  |  |
|---|--|
| THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS: |  |
| • STANDING SEAM ROOF  |  |
| • D/T WINDOW CANOPY RAILING   |  |
| • CLEARANCE BAR   |  |
| • MENU CANOPY   |  |
| • GUARD RAIL  |  |
| • AWNINGS   |  |
| • SHUTTERS  |  |

| THE FOLLOWING COMPONENTS TO BE MANUFACTURED AND INSTALLED BY THE GENERAL CONTRACTOR |  |
|---|--|
| • LADDER  |  |
| • DUMPSTER GATES  |  |

| POPEYES LOUISIANA KITCHEN<br>New Construction and Reimaging |                                     |                                 |                                      | Exterior Finish Schedule   |   |  |
|---|-------------------------------------|---------------------------------|--------------------------------------|----------------------------|---|--|
| Mark  | Location                            | Supplier / Manuf.               | Material                             | Specification              | Color                                   | Update: 5/3/2012                           |
| EB-1  | MAIN WALL SURFACE ABOVE ACCENT TRIM | ACME                            | BRICK                                |                            | GOLDEN SUNSET                           |  |
| EB-2  | WAINSCOT BELOW ACCENT TRIM          | ACME                            | BRICK                                |                            | BURGUNDY                                |  |
| EP-1  | GREASE ENCLOSURE                    |                                 | METAL / PAINT                        | #2158-30                   | DELIGHTFUL GOLDEN (MATCH GOLDEN SUNSET) | 185 LOW LUSTRE                             |
| EP-2  | SHUTTER BORDERS                     | BENJAMIN MOORE                  | PAINT                                | #2086-10                   | EXOTIC RED                              | 185 LOW LUSTRE                             |
| EP-3  | GREASE ENCLOSURE                    |                                 | METAL / PAINT                        |                            | MOCHA BROWN (MATCH BURGUNDY)            | 185 LOW LUSTRE                             |
| EP-4  | SHUTTERS                            | SHUTTER CONTRACTORS             | 14 1/2"x60" WOOD SHUTTERS (Balcony)  | CALIFORNIA REDWOOD         | UNFINISHED                              | 030 - PAINTABLE                            |
|   |                                     | BENJAMIN MOORE                  | 25 1/2"x18" WOOD SHUTTERS (Building) | CALIFORNIA REDWOOD         | UNFINISHED                              | 030 - PAINTABLE                            |
| EP-5  | BALCONY AND RAILINGS                | RAILING VENDOR / TIGER DRYLAC   | METAL / POWDER COAT                  | RAL 6009                   | HUNTER GREEN                            | SMOOTH                                     |
| EP-5 (ALT)  | BALCONY AND RAILINGS                | RAILING VENDOR / BENJAMIN MOORE | METAL / PAINT                        | #2040-10                   | RAINFOREST FOLIAGE                      | P-29 DTM SEMI GLOSS                        |
| EP-6  | STORE FRONT GLAZING                 | YKKAP                           | ANODIZED ALUMINUM                    | #Y6SN                      | DARK BRONZE                             | 21-28 DAYS                                 |
| EP-6 (ALT)  | STORE FRONT GLAZING                 |                                 | METAL / PAINT                        | #64 (2134-20)              | RM BRONZETONE                           | P-29 DTM SEMI GLOSS                        |
| EP-7  | DUMPSTER WALLS / GATES              | BENJAMIN MOORE                  |                                      | #2107-20                   | MOCHA BROWN                             | 185 LOW LUSTRE                             |
| EP-8  | BOLLARDS / LOT STRIPING             |                                 | METAL / ASPHALT / PAINT              |                            | SAFETY & ZONE ACRYLIC MARKING           | RM SAFETY YELLOW P58-10                    |
| SW-1  | STONE WAINSCOT                      | CORONADO STONE                  | SIMULATED STONE VENEER               | CASCADE MOUNTAIN LEDGE     | FOUR RIVERS                             | OVERLAPPING STAIR STEP                     |
| SG-1  |                                     | QUIKRETE                        | VENEER STONE MORTAR                  | POLYMER MODIFIED           | MOCHA BROWN                             | 1137-65                                    |
| G-1   | AWNING GRATE (OPT.)                 | AWNING SUPPLIER                 | METAL / POWDER COAT                  | RAL 6009                   | HUNTER GREEN                            | SMOOTH                                     |
| C-1   | STANDING SEAM CANOPY                | COPPER SALES, INC.              | UNA-CLAD                             | UC-4 ALUMINUM              | REGAL RED                               | 12" OC / GAUGE PER LOCAL CODE REQUIREMENTS |
| EP-9  | ANTI-GRAFFITI                       | BENJAMIN MOORE                  | PAINT                                | ALIPHATIC ACRYLIC URETHANE | CLEAR GLOSS                             | M74-00 / M75 (2 COATS)                     |



**Popeyes Louisiana Kitchen**  
 LK1562-HP (High Production) Prototype  
 Exterior Design Concept  
 01.12.2016

- Benjamin Moore 2158-30 : **Delightful Golden**
  - Benjamin Moore 2107-20 : **Mocha Brown**
  - Benjamin Moore 2040-10 : **Rainforest Foliage**
  - Benjamin Moore 2041-10 : **Hunter Green**
- Benjamin Moore 2086-10 : **Exotic Red**
  - Benjamin Moore RM : **Bronzefone**
  - Coronado Stone - **Pro-Ledge** : **Four Rivers**





## **BUSINESS AGENDA ITEM #5**

### **Planning and Zoning Commission Special Holiday Session November 14, 2016**

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#### **BUSINESS AGENDA ITEM**

5. Consider and act on Minutes from the September 26, 2016 Planning and Zoning Commission Regular Session Meeting.

#### **AGENDA ITEM SUMMARY/BACKGROUND**

Consideration of the minutes from the September 26, 2016 Planning and Zoning Regular Session Meeting.

#### **FINANCIAL SUMMARY**

Source of funding:

#### **RECOMMENDATION**

#### **ATTACHMENTS / SUPPORTING DOCUMENTS**

Copy of the minutes.

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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 the 26th day of September, 2016, the Planning and Zoning Commission of the City of Corinth, Texas, met in Regular Session at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas. 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**

Breien Velde  
Bruce Hanson  
Dwayne Zinn  
Marc Powell  
Charles Mills

**Members Absent**

Brian Rush

**CALL TO ORDER**

The Regular Session of the Planning and Zoning Commission of the City of Corinth, Texas, was called to order by Bruce Hanson at 7:03 p.m. Marc Powell delivered the invocation.

**CONSENT AGENDA**

1. Consider and act on Minutes from the September 12, 2016 Planning and Zoning Commission Special Session.

**MOTION** made by Mr. Zinn to approve the consent agenda.

**SECONDED** by Mr. Velde.

**5-0. All in favor:**

Ayes: Breien Velde, Bruce Hanson, Dwayne Zinn, Marc Powell, Charles Mills  
Noes: None  
Absent: Brian Rush

**MOTION TO APPROVE CARRIES**

2. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JOHN PIMENTEL REPRESENTING QUIKTRIP, AUTHORIZED REPRESENTATIVE FOR PROPERTY OWNER, A LITTLE FAMILY PARTNERS, L.P., FOR A ZONING CHANGE FROM C-2 COMMERCIAL DISTRICT TO PLANNED DEVELOPMENT (PD) C-2 COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS ON APPROXIMATELY 10.381 ACRES OF LAND LEGALLY DESCRIBED AS A PART OF LOTS 1, 2 AND 3, BLOCK A, BRIARWOOD ADDITION IN THE G. MC GLOTHLIN SURVEY, ABSTRACT NO. 888, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. THIS PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF F.M. 2499 AND F.M. 2181.

**PUBLIC HEARING** opened at 7:05 PM.

**Ms. Levy** gave a presentation on the zoning request. The proposal is to change from C2-Commercial to PD C-2 with modified development standards. There will be three lots involved. She said the applicant

met with the Lake Sharon Home Owners' Association (HOA), for a total of two meetings. The HOA wanted to keep the tree buffer without a wall. There will also be a hardscape trail. She mentioned they are enhancing the gasoline canopies as requested by staff. However, staff would prefer a retention pond with an amenity when lots two and three develop. She is also recommending major subdivision waivers and Texas Department of Public Safety (TXDOT) permits for the driveways.

**Mr. Hanson** asked about the subdivision waivers. Ms. Levy said the proposal will not meet the required distance between the driveways.

**Mr. John Pimentel**, with QuikTrip, gave a brief presentation on the zoning change request.

**Mr. Zinn** asked about the proposed layout of the detention pond—if it will be walled or not. Mr. Lansdowne, with G&A Consultants, answered that it will have a hard edge. Mr. Zinn asked about the depth of the pond. Mr. Lansdowne answered four feet—with an Ameristar fence around it.

**Yoon Sum Kim**, 3023 Kiln Dr., is against the proposal.

**Michael Reibly**, 3024 Kiln Dr., is against the proposal.

**PUBLIC HEARING** closed at 7:25 PM.

#### **BUSINESS ITEM**

**2a.** Consider and act on a zoning change from C-2 Commercial District to Planned Development (PD) C-2 Commercial District on 10.381 acres of land legally described as part of Lots 1, 2 and 3, Block A, Briarwood Addition in the G. Mc Glothlin Survey, Abstract No. 888, in the City of Corinth, Denton County, Texas. This property is located on the northeast corner of F.M. 2499 and F.M. 2181.

**Ms. Levy** said staff is recommending approval with a couple of stipulations and as stated earlier. She also said she forgot to mention the installation of a solid screening wall on the east side of the site, which will not be done until the site further develops.

**Mr. Zinn** asked about the detention pond. Ms. Levy said the trail and natural preserve would be a nice feature for the site, more aesthetically pleasing.

**Mr. Hanson** asked about the conditional development standards, and the prohibited use of a carwash. Ms. Levy said that with a specific use permit (SUP), there are no modified development standards. Mr. Hanson also asked about pitched roofs—if staff is okay with no pitched roofs. Ms. Levy said staff is okay with it, there is a lot of articulation. Staff also wanted the metal sections be effice.

**Mr. Powell** said the Unified Development Code does not require a pitched roof for structures under 6,000 square feet. Ms. Cabbage said that would have been required but these are the ordinances that are being proposed.

**Mr. Powell** asked about the detention pond. Ms. Levy said the amenities will help with aesthetics, instead of just having a hole in the ground.

**Mr. Hanson** asked about façade materials and what the normal requirements would be. Ms. Levy said there are layers to the requirements—class two masonry would be allowed for straight zoning. With residential adjacency, pretty much all of the materials need to be masonry, unless there are landscape buffers

utilized. Mr. Hanson asked about the canopy roof materials for a C2. Ms. Levy answered that brick or stone columns and pitched roof would be required. She also said the building does not meet all of the material standards—there are modified standards within the request.

**Mr. Zinn** asked if staff would be more comfortable if the canopy material mirrored what is on the main building—and articulation. Ms. Levy said the applicant agreed to do the cornice features on top, but are going flat with the roof. And that staff would have liked the mirroring of the articulations.

**Mr. Zinn** asked for the reason not to use the masonry products on the canopy. Mr. Truitt Priddy, with QuikTrip, said the canopy materials are specifically manufactured for all of their canopies across the country—and that loading considerations are probably some of the reason for the selected materials.

**Mr. Hanson** asked about porcelain tile. Ms. Levy said it is not listed in our standards, to maybe ask the applicant on its durability. Mr. Priddy said it will be used on all of the articulation points—it is their prototype for every store.

**Ms. Randi Rivera**, with G&A Consultants, clarified an issue with the canopy. She said she broke up the ordinance in three areas—retail, office, and the gas station. The only building not requiring a pitched roof that is within 400 feet of residential adjacency and is under 6,000 square feet is the QuikTrip main building. The other buildings, if they are within 400 feet and are under 6,000 square feet, will have to have pitched roofs.

**MOTION** made by Mr. Powell to recommend approval of the zoning change from C-2 to PD C-2 subject to approval of major subdivision waivers of the driveway off of FM 2499, and one of the driveways off of FM 2181 at the time of platting; and that the Texas Department of Transportation (TXDOT) permits for the driveways are approved.

**SECONDED** by Mr. Zinn.

**Mr. Powell** said he thinks the meetings with the HOA show they are trying to be good neighbors. He said it would be a nice addition to that side of town.

**Mr. Zinn** said he is happy that this store will be one of their newer prototypes—hopes everything is put in the way it looks on paper. Also, the large tree buffer to the north—so many different things could have been done there, but they kept it as a nice buffer.

**Mr. Hanson** said a PD is supposed to bring in enhancements. He believes what has been proposed is accomplishing just that. Mr. Hanson also said this is similar to an SUP process, but we are getting something better.

**5-0 All in favor:**

Ayes: Breien Velde, Bruce Hanson, Dwayne Zinn, Marc Powell, Charles Mills  
Noes: None  
Absent: Brian Rush

**MOTION TO RECOMMEND APPROVAL CARRIES**

**ADJOURN**

Meeting adjourned at 8:04 p.m.

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

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Brian Rush, Planning and Zoning Commission Chairman

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Nathan Abato, Planning and Zoning Commission Secretary