PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

REGULAR SESSION MEETING

MONDAY, JUNE 27, 2016 – 7:00 P.M.

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

*** * * * PUBLIC NOTICE * * * ***

NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION REGULAR SESSION
MONDAY, JUNE 27, 2016 7:00 P.M.
CITY HALL – 3300 CORINTH PARKWAY

CALL TO ORDER, INVOCATION

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

1. Consider and act on Minutes from the May 16, 2016 Planning and Zoning Commission Special Session.

BUSINESS AGENDA ITEM

2. Consider and act on the Site Plan for Victory Life Church on property legally described as all of Lot 1, Block A, Pentecostals of Corinth and a portion of a 0.78-acre tract of land in the J. Baker Survey, Abstract No. 48, in the City of Corinth, Denton County, Texas. (This property is located on the southeast corner of F.M. 2181 and Crawford Dr.)

PUBLIC HEARING / BUSINESS AGENDA ITEM

3. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT, JUSTIN LANSDOWNE, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, COSERV, FOR A REPLAT OF COSERV ADDITION LOTS 2R AND 5R BEING A REPLAT OF LOTS 2 AND 5 COSERV ADDITION RECORDED IN DOC. NO. 2012-201 PRDCT ZONED I, INDUSTRIAL IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property has a physical address of 7701 IH 35E).

3a. Consider and act on a replat of CoServ Addition Lots 2R and 5R being a replat of lots 2 and 5 CoServ Addition recorded in Doc. No. 2012-201 PRDCT zoned I, Industrial in the City of Corinth, Denton County, Texas.

PUBLIC HEARING / BUSINESS AGENDA ITEM

4. TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT, JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER COSERV, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE ON PROPERTY ZONED I, INDUSTRIAL LEGALLY DESCRIBED AS LOT 5, COSERV ADDITION IN THE CITY

OF CORINTH, DENTON COUNTY, TEXAS LOCATED SOUTH OF CORINTH PARKWAY BETWEEN THE DENTON KATY TRAIL / RAIL CROSSING AND COSERV'S PRIVATE DRIVE METER LANE. (This site is proposed as Lot 2R, CoServ Addition by replat.)

4a. Consider and act on a Specific Use Permit (SUP) to allow Outside Storage on property zoned I, Industrial legally described as Lot 5, CoServ Addition in the City of Corinth, Denton County, Texas. (This site is proposed as Lot 2R, CoServ Addition by replat.)

PUBLIC HEARING / BUSINESS AGENDA ITEM

5. TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT, JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER COSERV, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW A CELL TOWER ON PROPERTY ZONED I, INDUSTRIAL LEGALLY DESCRIBED AS LOT 2, COSERV ADDITION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (The approximate location of the Cell Tower is behind 2507 Quail Run.)

5a. Consider and act on a Specific Use Permit (SUP) to allow a Cell Tower on property zoned I, Industrial legally described as Lot 2, CoServ Addition in the City of Corinth, Denton County, Texas.

BUSINESS AGENDA ITEM

6. Consider and act on a site plan of CoServ Addition Lot 2R in the City of Corinth, Denton County, Texas.

PUBLIC HEARING / BUSINESS AGENDA ITEM

7. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, VF PROPERTIES LLC, TO AMEND PLANNED DEVELOPMENT ORDINANCE 14-02-20-08 (PD 37) ON 1.0 ACRES LEGALLY DESCRIBED AS PARKRIDGE PASS ADDITION, LOT 2, BLOCK A IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located east and adjacent to 3001 FM 2181.)

7a. Consider and act on amending Planned Development Ordinance 14-02-20-08 (PD 37) on 1.0 acres legally described as Parkridge Pass Addition, Lot 2, Block A in the City of Corinth, Denton County, Texas.

BUSINESS AGENDA ITEM

8. Consider and act on the Site Plan for Parkridge Pass Addition, Lot 2, Block A in the City of Corinth, Denton County, Texas.

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

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

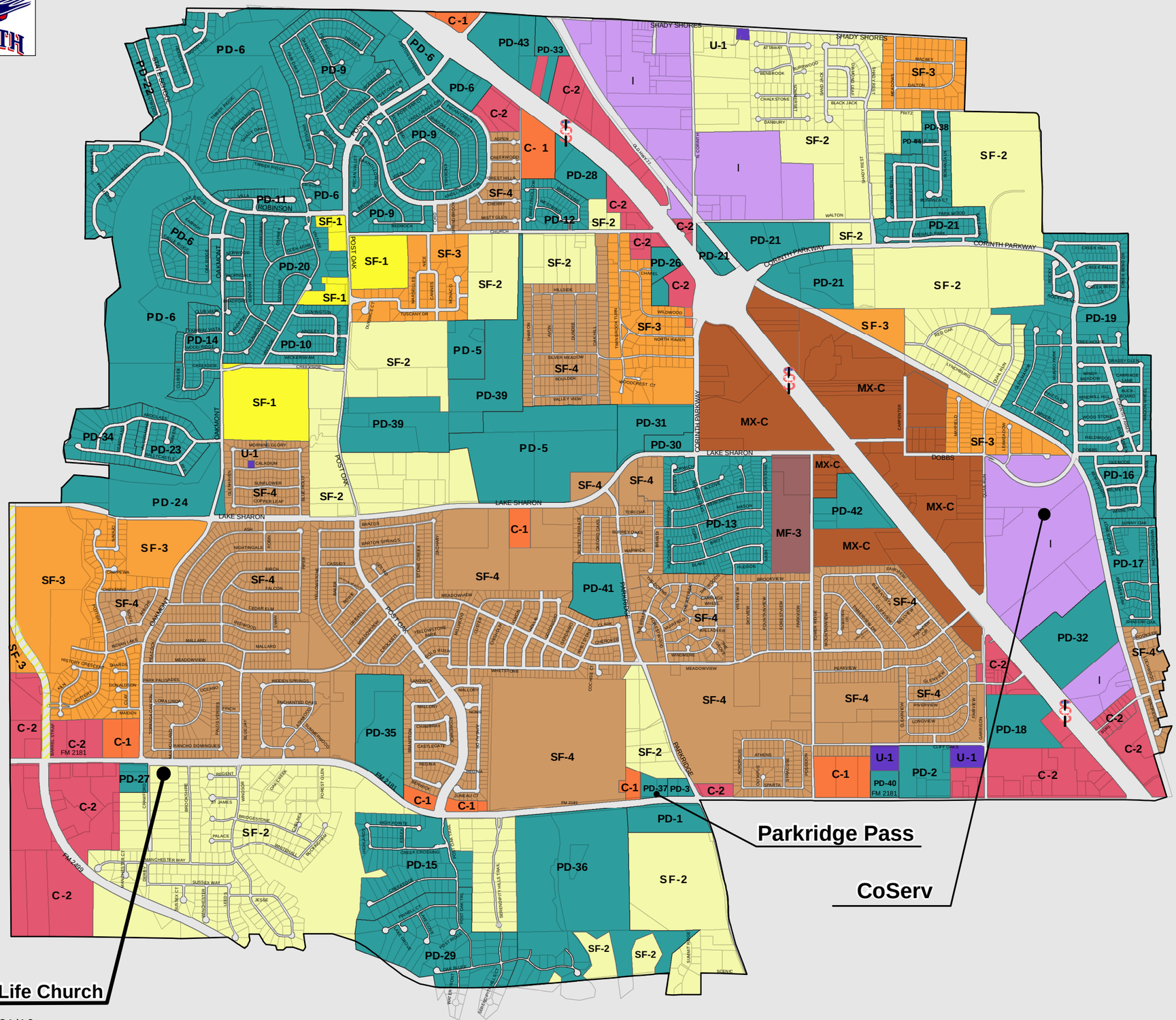
ADJOURN REGULAR SESSION

Posted this 21st day of June, 2016 before 5:00 p.m. on the bulletin board at Corinth City Hall.

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

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

City of Corinth Agenda Item Locations



Legend

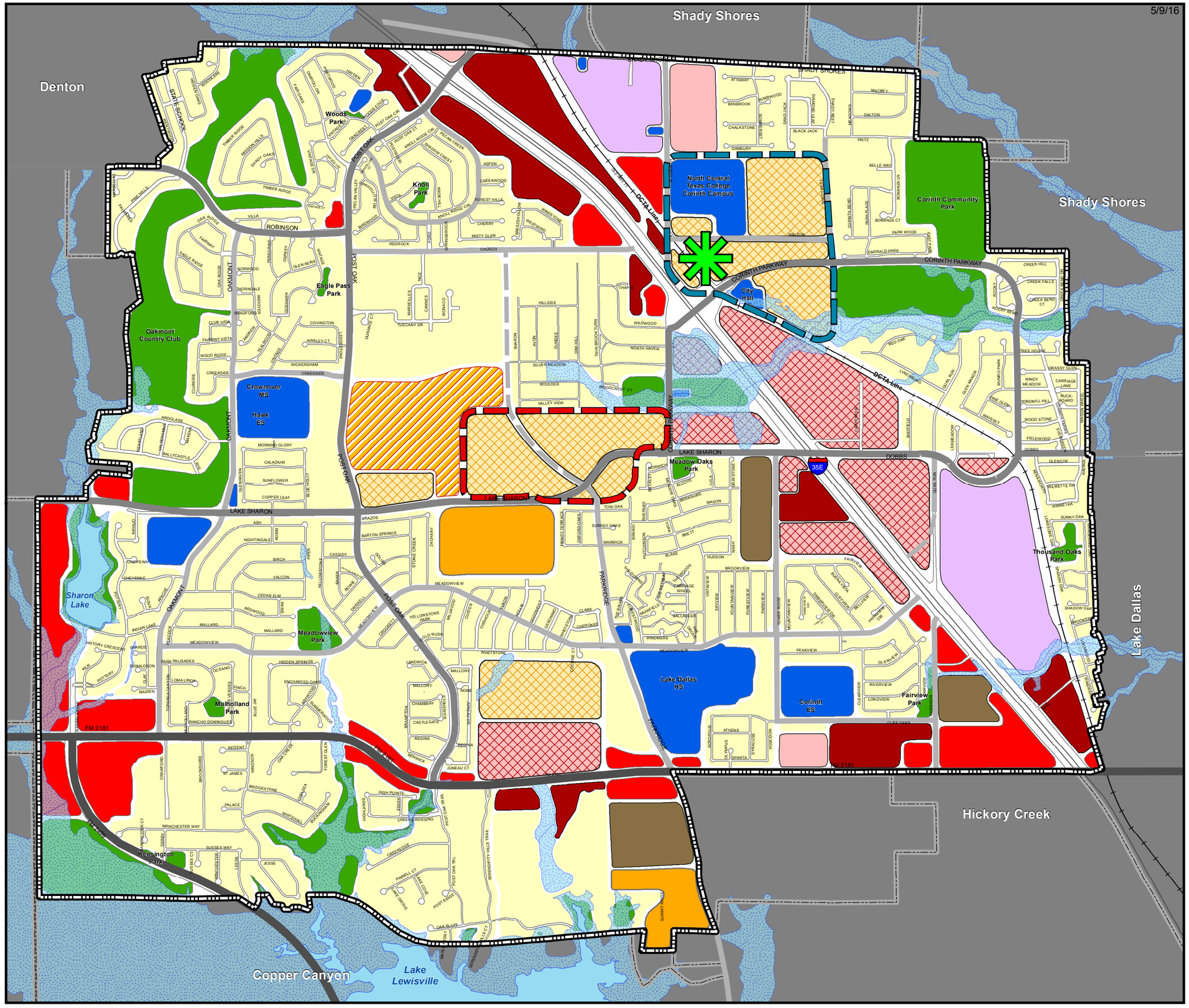
Zoning Districts

- 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

2

0 0.25 0.5 0.75 1
Miles

Updated:6/21/16



Future Land Use Plan

CORINTH

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.

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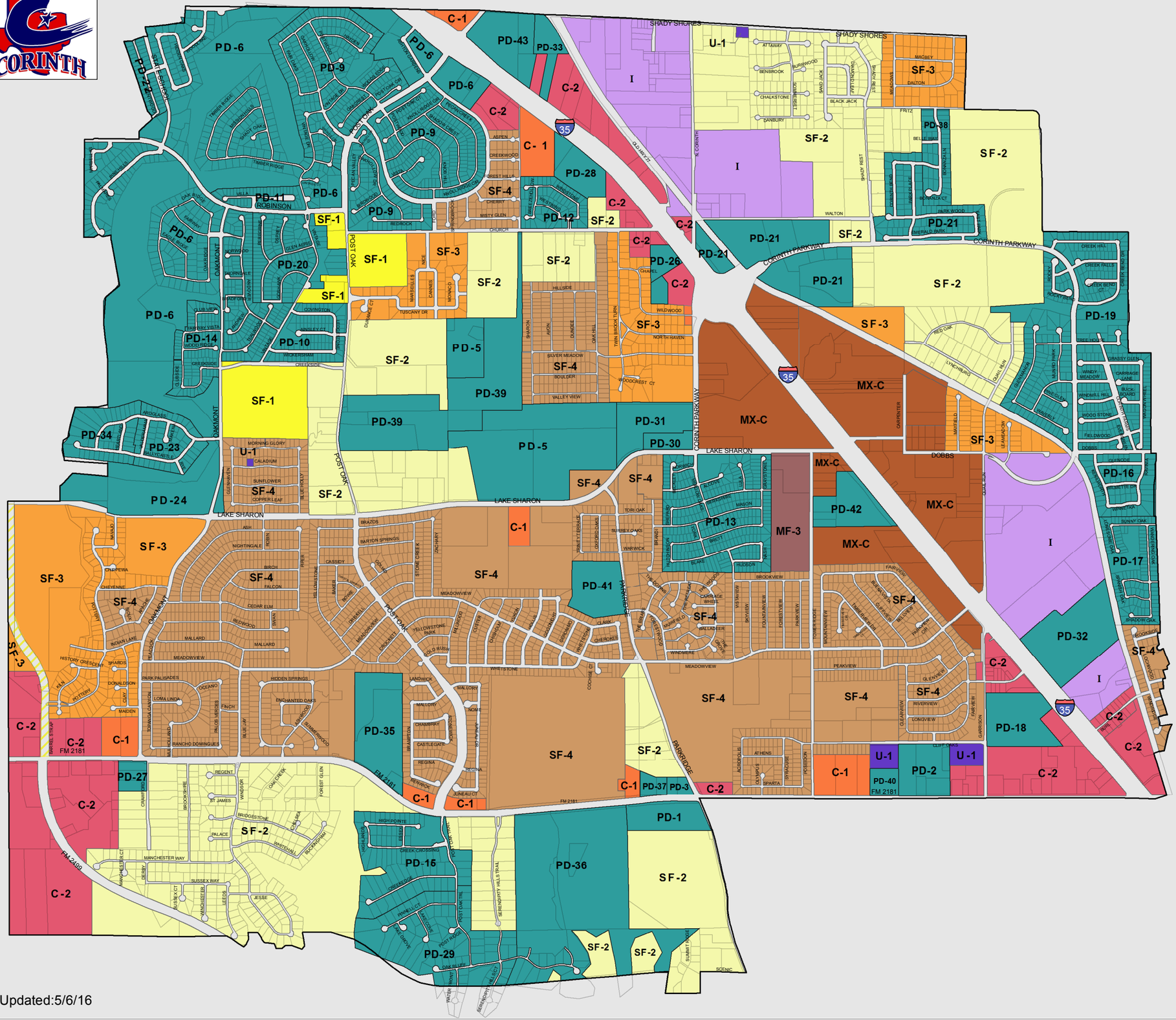
Amendments
14.01.16.04
14.12.18.41
16-05-05-14

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

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Miles

Updated:5/6/16

CONSENT AGENDA ITEM #1

Planning and Zoning Commission Regular Session

June 27, 2016

CONSENT AGENDA ITEM

1. Consider and act on Minutes from the May 16, 2016 Planning and Zoning Commission Special Session Meeting.

AGENDA ITEM SUMMARY/BACKGROUND

Consideration of the minutes from the May 16, 2016 Planning and Zoning Special Session Meeting.

FINANCIAL SUMMARY

Source of funding:

RECOMMENDATION

ATTACHMENTS / SUPPORTING DOCUMENTS

Copy of the minutes.

Submitted By: Nathan Abato, Planning and Development Department

Finance Review: NA
Legal Review: NA

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this May 16, 2016, The Planning and Zoning Commission of the City of Corinth, Texas, met in a Special Session at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, TX. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members, to wit:

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

CALL TO ORDER

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

INVOCATION

Mr. Morgan delivered the invocation.

CONSENT AGENDA

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

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

SECONDED by Mr. Powell

5-0. All in favor.

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

MOTION TO APPROVE CARRIES

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

Ms. Levy gave an overview of the preliminary plat request—a proposed Domino's on lot one. She said the plat meets all of the requirements of the ordinance, except for the driveway spacing.

Mr. Clint Bissett, Homeyer Engineering, presented the request for the preliminary plat. The preliminary plat covers lots one and two, but tonight's final plat will only be for lot one. There will be additional room for another tenant in the building, in addition to the Domino's.

Mr. Zinn asked about lot two, with half of the fire lane going out to the service road. Mr. Bissett answered they have not reached out to TXDOT about that as of yet.

Mr. Hanson asked if the preliminary plat is approved and the City Council does not approve the major subdivision waiver. Ms. Levy said the preliminary plat would then go away, because it is contingent on the approval of the waiver.

MOTION by Mr. Hanson to approve the preliminary plat subjected to the approval of the major subdivision waiver.

SECONDED by Mr. Zinn.

5-0. All in favor.

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

MOTION TO APPROVE CARRIES

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

Ms. Levy said this is the final plat companion item for the preliminary plat. She also said the fire lane on the south side is being abandoned on this plat and has been approved by the Fire Department.

Mr. Zinn asked if the location of the new fire lane on lot two has been brought up with TXDOT. And, he asked about the applicant stating only the final plat will be on lot one. Ms. Levy said the applicant misspoke and was referring to the site plan.

MOTION made by Mr. Hanson to approve the final plat subject to approval of the major subdivision waiver by the City Council.

SECONDED by Mr. Powell.

5-0. All in favor.

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

MOTION TO APPROVE CARRIES

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

Ms. Levy said this is the companion site plan for lot one only—this will be a full service Domino's without a drive-thru. It will have outdoor seating and meets all of the standards of Unified Development Code except for one landscape item. This parcel has two corners and they are unable to meet the minimum requirement of 40 feet and down to the 175 feet. But, they are meeting the square footage requirement. They will be adding extra shrubs to make up for this exception.

MOTION made by Mr. Zinn to recommend approval of the site plan pending final approval of the major subdivision waiver.

SECONDED by Mr. Hanson.

5-0. All in favor.

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

MOTION TO RECOMMEND APPROVAL CARRIES

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

Ms. Levy gave an overview of the preliminary plat request—an existing church is expanding to an existing tract of land that extends onto Crawford Rd. There is a replat companion request with this project. There are some blanket easements ONCOR no longer needs. All other requirements have been met.

Mr. Morgan asked if the Commission's recommendation needs to take into consideration the easement abandonment. Ms. Levy said that will be done by separate instrument and does not factor into the recommendation.

Mr. Dale Hoelting, DEH Consulting, presented himself for questions.

Mr. Zinn asked about the driveway proximity and why a waiver is not needed for this project. Ms. Levy said this is a fire lane and is internal. Mr. Zinn said this is a fire lane as well. Ms. Levy said the other one was driveway spacing. Mr. Zinn said this is a proposed driveway as well. Ms. Levy said that would be the distance between driveways. Mr. Zinn asked about the other waiver—seems to be the same situation. Ms. Levy said she will have to check on that and that as far as she knew, this meets all of the requirements. Ms. Cubbage said the driveway is on Crawford Road—a residential private street—the same requirements do not pertain.

MOTION made by Mr. Morgan to recommend approval of the preliminary plat.

SECONDED by Mr. Powell.

5-0. All in favor.

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

MOTION TO APPROVE CARRIES

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

PUBLIC HEARING opened at 7:28 PM.

Ms. Levy said this is a residential replat and requires a public hearing. They are taking in additional acreage along Crawford Road. They will be coming along with a site plan in the future.

Kennon Maxson, 3407 Brookshire Run, Corinth, Texas, had questions regarding the replat request.

PUBLIC HEARING closed at 7:31 PM.

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

Ms. Levy said this is the action item of the replat and that they will need to meet all of the items of site plan on a future agenda.

Mr. Hanson asked about the change in the drainage easement. Ms. Levy said they will have to handle the drainage from the property and there will be a detention pond.

Mr. Hoelting said the existing ditch along the south side of the property—the flow will not be altered but the pond is being expanded to handle the increase parking and runoff. Staff and the reviewing engineer has approved the plans.

MOTION made by Mr. Zinn to approve the replat as submitted.

SECONDED by Mr. Hanson.

5-0. All in favor.

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

MOTION TO APPROVE CARRIES

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

PUBLIC HEARING opened at 7:42 PM.

Ms. Cubbage gave an overview of the project including the history of the tracts in the planned development. She also said that in the past, dealing with various plats and development of the site, City Council asked for the detention pond to be fenced and outfitted with a fountain. Both of these enhancements will be done with this project. She spoke about the latest engineering letter that was handed out to the Commission prior to the presentation of this agenda item. Staff recommends approval of the replat contingent on the engineer letter—its comments being addressed.

Mr. Hanson asked how to incorporate the letter into the recommendation. Ms. Cubbage answered yes.

Ms. Cubbage spoke about the process of the platting and site plan. Plats need to be done prior to the site plan.

PUBLIC HEARING closed at 7:43 PM.

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

MOTION made by Mr. Hanson to approve the replat subject to compliance with the items in the Freese and Nichols letter dated May 2, 2016.

SECONDED by Mr. Zinn.

5-0. All in favor.

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

MOTION TO APPROVE CARRIES

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

Ms. Cubbage gave a presentation of the site plan request. She spoke about the site plan data summary sheet in the Commissioner's packets and said that is inaccurate—the calculations used were from the Unified Development Code and not the planned development—their parking is perfect, number wise. And, signage is shown but will be approved through separate process.

Mr. Hanson asked if the pond has water in it all of the time. Ms. Cubbage answered yes.

Mr. O'Neal Gray, North Texas Storage, gave a brief presentation of the site plan request—a new self-storage facility.

Ms. Cubbage said the site has been zoned since before 1999 and always has allowed mini storage as a use. She said staff asked for office/warehouse to be added to just storage—and they complied.

Mr. Rush asked if the office/warehouse space governed by the gate hours. Ms. Cubbage said it is gated and there is 24 hour access.

MOTION made by Mr. Zinn to recommend approval of the detailed site plan as presented.

SECONDED by Mr. Morgan.

5-0. All in favor.

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

MOTION TO APPROVE CARRIES

RECESS started at 7:55 PM.

RECESS ended at 8:02 PM.

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

Ms. Cubbage said they are combining all of the lots into one lot—the zoning aspect of the project was approved by the Commission just a few weeks ago. The preliminary plat has met all of the requirements of the State and City—and staff recommends approval.

Mr. Kyle Vrla, Dynamic Engineering, gave a presentation of the preliminary plat request.

Mr. Hanson asked about the handout that given to the Commission. Ms. Cubbage said the letter has comments that are minimal in nature and that Mr. Brownlee is comfortable with these comments being addressed prior to going to City Council.

Ms. Cubbage said some of the easements are being vacated by this plat. The site plan addresses new requirements that need to be brought up to date with the development of the existing site.

Mr. Rush asked about the number of items listed on the handout, Freese and Nichols is only involved later in the process. Ms. Cubbage said they are involved the entire way through.

Mr. Hanson asked that the letter concerns more than just the preliminary plat—Ms. Cubbage answered yes—all three agenda items.

MOTION made by Mr. Morgan to approve the preliminary plat as presented.

MOTION re-stated by Mr. Morgan to approve the preliminary plat pending the resolution of the letter dated May 10, 2016 from Freese and Nichols.

SECONDED by Mr. Hanson.

Mr. Hanson said this is a long list of items yet to be resolved—and that these lists are getting too long prior to approval and hopes this particular list is taken care of.

5-0. All in favor.

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

MOTION TO APPROVE CARRIES

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

PUBLIC HEARING opened at 8:20 PM.

PUBLIC HEARING closed at 8:21 PM.

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

Ms. Cubbage said this request is for combining three lots into one. All requirements appear to have been met except for the items listed on the letter.

Mr. Vrla said that all of the comments that were not addressed on the letter have been addressed in the most recent resubmittal.

MOTION made by Mr. Zinn to approve the replat pending the comments being addressed in the letter dated May 10, 2016 from Freese and Nichols.

SECONDED by Mr. Powell.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan

Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

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

Ms. Cubbage said the client has been a pleasure to work with. Staff recommends approval.

Mr. Zinn asked about the front row of parking where the future ROW is acquired—being only two feet of landscaping buffer. Mr. Vrla said that requirement was in the planned development ordinance—only Phase One plans are out and this is designed in accordance with those.

MOTION made by Mr. Zinn to recommend approval of the site plan pending the comments being addressed in the letter from dated May 10, 2016, to Fred Gibbs from Rebecca Diviney.

SECONDED by Mr. Hanson.

5-0. All in favor.

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

MOTION TO RECOMMEND APPROVAL CARRIES

ADJOURN

Meeting adjourned at 8:30 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2016.

_____
Brian Rush, Planning and Zoning Commission Chairman

_____
Nathan Abato, Planning and Zoning Commission Secretary

BUSINESS AGENDA ITEM # 2

Planning and Zoning Commission Regular Session

June 27, 2016

AGENDA ITEM

2. Consider and act on the Site Plan for Victory Life Church on property legally described as all of Lot 1, Block A, Pentecostals of Corinth and a portion of a 0.78-acre tract of land in the J. Baker Survey, Abstract No. 48, in the City of Corinth, Denton County, Texas. (This property is located on the southeast corner of F.M. 2181 and Crawford Dr.)

AGENDA ITEM DESCRIPTION

The property owned by Victory Life Church, proposed Lot 1R, Block A, is located on the southeast corner of F.M. 2181 and Crawford Dr. The applicant is proposing an expansion of the existing church facility with a new 7,780 sq. ft. sanctuary and 29 new parking spaces on the recently approved replatted 2.68-acre site. Church or institutional uses are an allowable use in the SF-2 Single Family Residential zoning district.

The detention area will be expanded onto the 0.78-acre tract that is being incorporated by the recently approved replatted property, along with an extension of the access and fire lane out to Crawford Drive.

The applicant is seeking approval of the site plan for Lot 1R, Block A, Victory Life Church for the church sanctuary expansion and site improvements at this time. The proposed church use is a non-residential use and is required to develop with the Residential Adjacency Standards; therefore, the new building is setback at least 103.2' from the nearest adjacent residentially zoned and developed property line to the east where the roof will be 23' high, and at least 162.6' from the highest point of the roof, 35' high; whereas, the standards only require a minimum distance of 92' and 140', respectively.

Many of the development standards that are currently required were not in place at the time Victory Life Church was first developed, such as building façade materials, landscaping and residential adjacency requirements. Therefore, the applicant is proposing Alternative Compliance to some of these requirements for the new church expansion where it is not possible or practical to meet these standards.

Building Façade Materials:

Section **2.09.04 Building Façade Materials** of the Unified Development Code requires non-residential uses within residential zoning districts to be constructed of 100% masonry, i.e. brick, stone, granite or marble. The existing building does not meet this standard, as it is not constructed

with 100% masonry and has a percentage of split-face block and synthetic plaster. The applicant is proposing Alternative Compliance for the new sanctuary building in order to match the same building materials as the existing building on the north elevation. The new sanctuary will also match the same color of the existing buildings. However, the applicant is proposing 94% brick in the same color to match the existing building on the south elevation, as it is immediately adjacent to residentially zoned property. In lieu of the split-face block trim, the proposed sanctuary on the south elevation will have cream colored brick to match the same color as the split-face block trim, 4% sandstone coping to match that of the existing building, and only 2% synthetic plaster trim in order to meet most of the Building Material requirements and the Residential Adjacency standards.

Landscaping Requirements:

The applicant is proposing an alternative to the required 20' landscape buffer along F.M. 2181, as the existing parking and fire lane does not allow sufficient depth to provide the required 20' of landscape buffer width. The applicant is proposing a 10' landscape buffer across the entirety of the property along F.M. 2181 in lieu of the required 20' landscape buffer and 2,295 sq. ft. of landscaped area within that 10' landscape buffer width. The applicant is also providing additional shrubs to the east of the property along F.M. 2181 where no new development is proposed and there is currently no landscaping, as well as a continuous row of shrubs across and extending around the driveway entrances, and trees at a ratio of 1 tree for every 30'.

The applicant is also proposing an alternative to the required Corner Lot landscaping requirement. Section **2.09.01 Landscaping Requirements** of the Unified Development Code provides that corner lots shall have a minimum of 900 sq. ft. of area in landscape at the intersections. The required area is to be measured a minimum distance of 40 feet from the projected corner of the intersection of both sides of the lot and extending out 175 feet or to the nearest driveway. The applicant is proposing to provide approximately 350 sq. ft. of landscaping area at the corner of F.M. 2181 and Crawford Dr. However, since Crawford Drive will be shifted to the west in the future, this site will no longer be a corner lot and the applicant will be providing enhanced landscaping in this area.

Residential Adjacency:

Although, the applicant owns the residentially zoned property to the south, Section **2.09.05 Residential Adjacency Standards** requires a 20' landscape buffer between the residentially zoned property to the south and the non-residential church use. However, the property has an existing 35' drainage easement along the southern portion of the property. Twenty (20') feet of this drainage easement area will also serve as the 20' landscape buffer between this property and the residentially zoned property.

Screening of Residential and Non-Residential:

The applicant is meeting all other development requirements that apply to the newly proposed expansion and improvements; however, the applicant is proposing alternative screening to the

required 6' solid, masonry screening fence that would be required between the residentially zoned property to the south and the non-residential church use in the form of landscaping.

Section 4.02.11 Screening Requirements of Residential and Non-residential properties of the Unified Development Code requires a 6' solid, masonry screening wall. The applicant is proposing a row of Live Oak trees at a ratio of 1 tree for every 30', along a berm on the southern property line, in lieu of the required 6' solid, masonry screening wall along the property line to the south. In addition to providing alternate screening, this row of trees will also serve as the landscaping that would be required within the 20' landscape buffer between the residentially zoned property to the south and the church use.

APPROVAL PROCESS

The Preliminary Plat and Replat for Victory Life Church was approved by the Planning and Zoning Commission on May 16, 2016.

The Planning and Zoning Commission shall consider and act on this item. The Commission's recommendation will be forwarded to the City Council on July 21, 2016.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

RECOMMENDATION

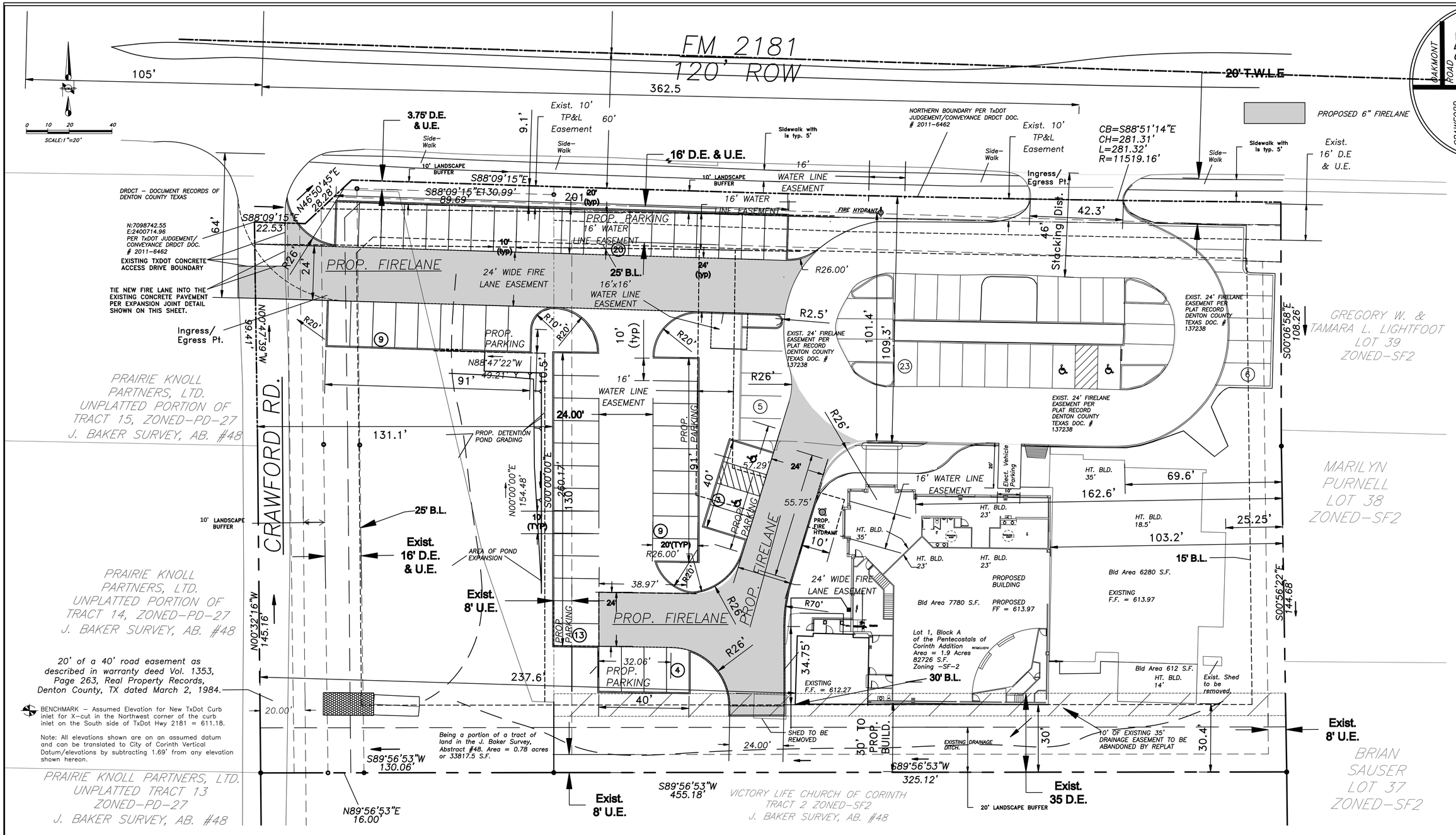
Staff recommends **Approval** of the Site Plan as presented.

ATTACHMENTS/SUPPORTING DOCUMENTS

Site Plan
Alternate Compliance Statements
Color Rendering/Perspective
Tree Survey
Tree Protection Plan
Landscape Plan
Elevations
Lighting Plan

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

Finance Review: Yes___ NA _X_
Legal Review: Yes ___ NA _X_
Director Review and Approval



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

SITE DATA SUMMARY TABLE	EXISTING	PROPOSED
General Site Data		
Existing Zoning:	SF-2	SF-2
Proposed Use:	Religious Institution	Religious Institution
Gross Acreage:	1.9	2.68
Net Acreage:	2.68	2.57
Number of Proposed Lots:	2	1
Percentage of Site Coverage:	5.9	12.6
Area of Open Space:	54,362	52,141
Percentage of Open Space:	64.6%	44.6%
Percentage of Landscape:	0	5.5
Area of Impervious Coverage: (Sq. Ft.)	28,402	64,600
Percentage of Impervious Coverage:	35.4 %	55.4 %
Proposed Building Area(Sq. Footage foot print)	6892	7780(14,672 total)
Number of Single-Story Buildings	1	2
Number of Two-Story Buildings	1	1
Maximum Building Height:	35'	35'
Proposed Floor Area	6892	14672
Proposed Floor Area by Use (Religious)	6892	14672

SITE DATA SUMMARY TABLE CONT.		EXISTING	PROPOSED
General Site Data			
Required Parking		37	93
Provided Parking (Seats in Sanctuary – 274- No school or full time employee)			
Standard		35	88
Handicap		2	4
Total		37	92
Inventory Parking		0	0
Required Loading Spaces		0	0
Provided Loading Spaces		0	0
Area of Outside Storage(S.F.)		32	32
Percentage of Outside Storage		.03%	.03%
Start of Construction	Month/Year	8/2003	8/2016
End of Construction	Month/Year	3/2004	3/2017

NOTES:

1) No dumpster will be needed for this site.
2) Per Section 2.09.05 of the Residential Adjacency Standards of the Unified Development Code(UDC), all mechanical equipment must be screened from view.
3) No trash receptacles are to be used at this site.
4) No loading or service areas are on this site.
5) No screening walls are on this site.

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

Victory Life Church OF CORINTH

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

DATE
JUNE 20, 2016

SITE PLAN

Alternative Compliance Statement

Section 4.02.11 Screening Requirements for Residential and Non-Residential Properties requires a 6' masonry screening wall on the southern property line adjacent to the single-family residentially zoned property. Please include and label this screening wall on the site plan and landscape plan or propose Alternative Compliance and include in the Alternative Compliance statement.

Explanation;

1) This wall would divide the church from the south acreage owned by the church.
2) The land to the south was bought for the purpose of accommodating the aerobic sewage treatment system. All aerobic spray heads are located on this property. A wall would block the church from accessing the spray heads for maintenance and repair.

As an alternative we propose to plant a row of 15 Live Oak trees (3" caliper) in place of the 6' wall to serve as a screening.

Thank you
Wayne Weatheread

RECEIVED
JUN 20 2016
By_____

Alternative Compliance explanation

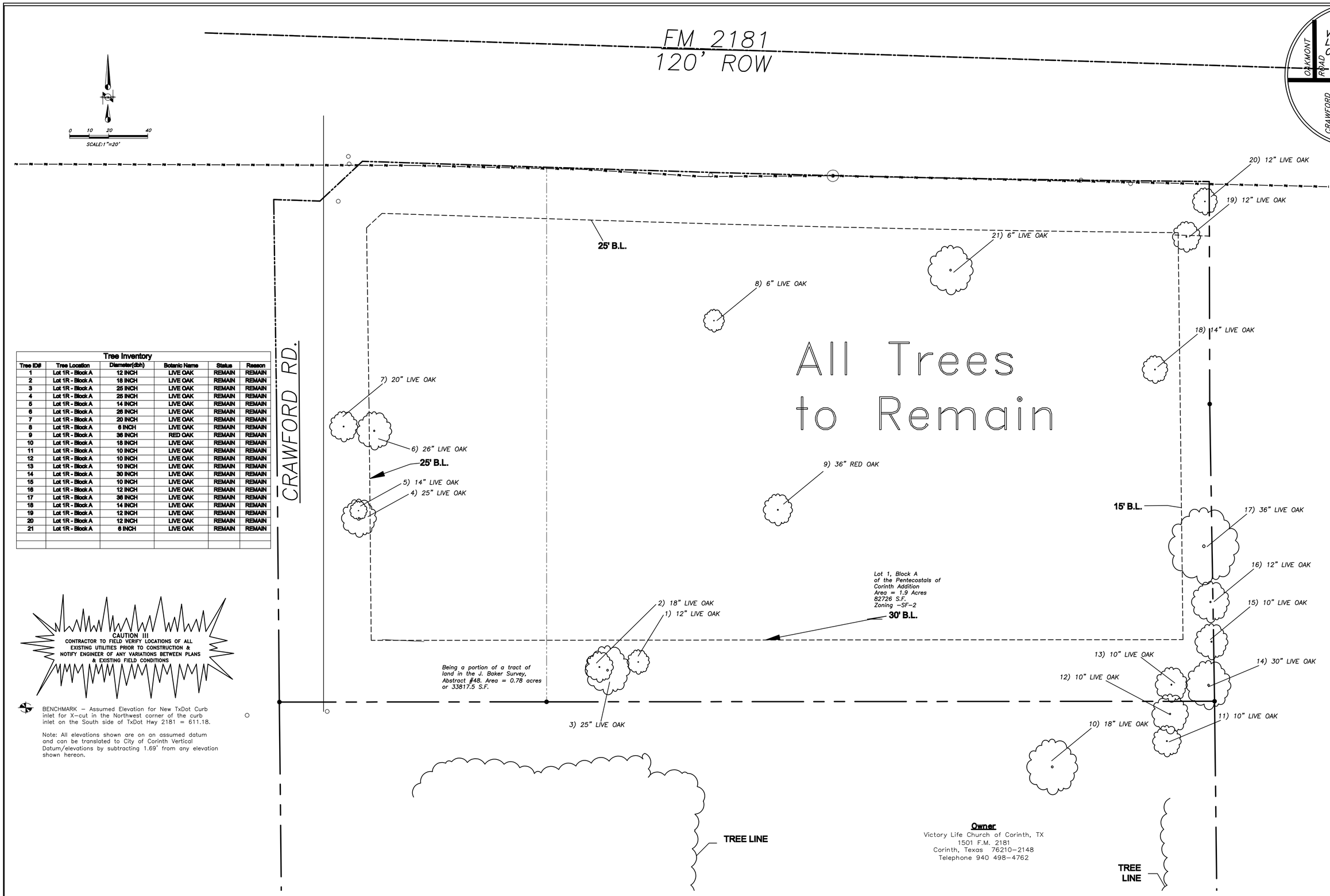
City of Corinth,

Victory Life Church is applying for an alternative Compliance with Building Facade Material: Section 2.09.04.D. We are proposing an new expansion to the existing building to have similar materials and percentages of coverage as the existing building. The existing building that was completed in 2003, does not have all Class I masonry, and other features of the Section 2.09.04.D section. We are requesting that the materials and building percentages of the expansion, match the existing building.

Wayne Weatheread

Pastor

RECEIVED
JUN 13 2016
By



Tree Inventory

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

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

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

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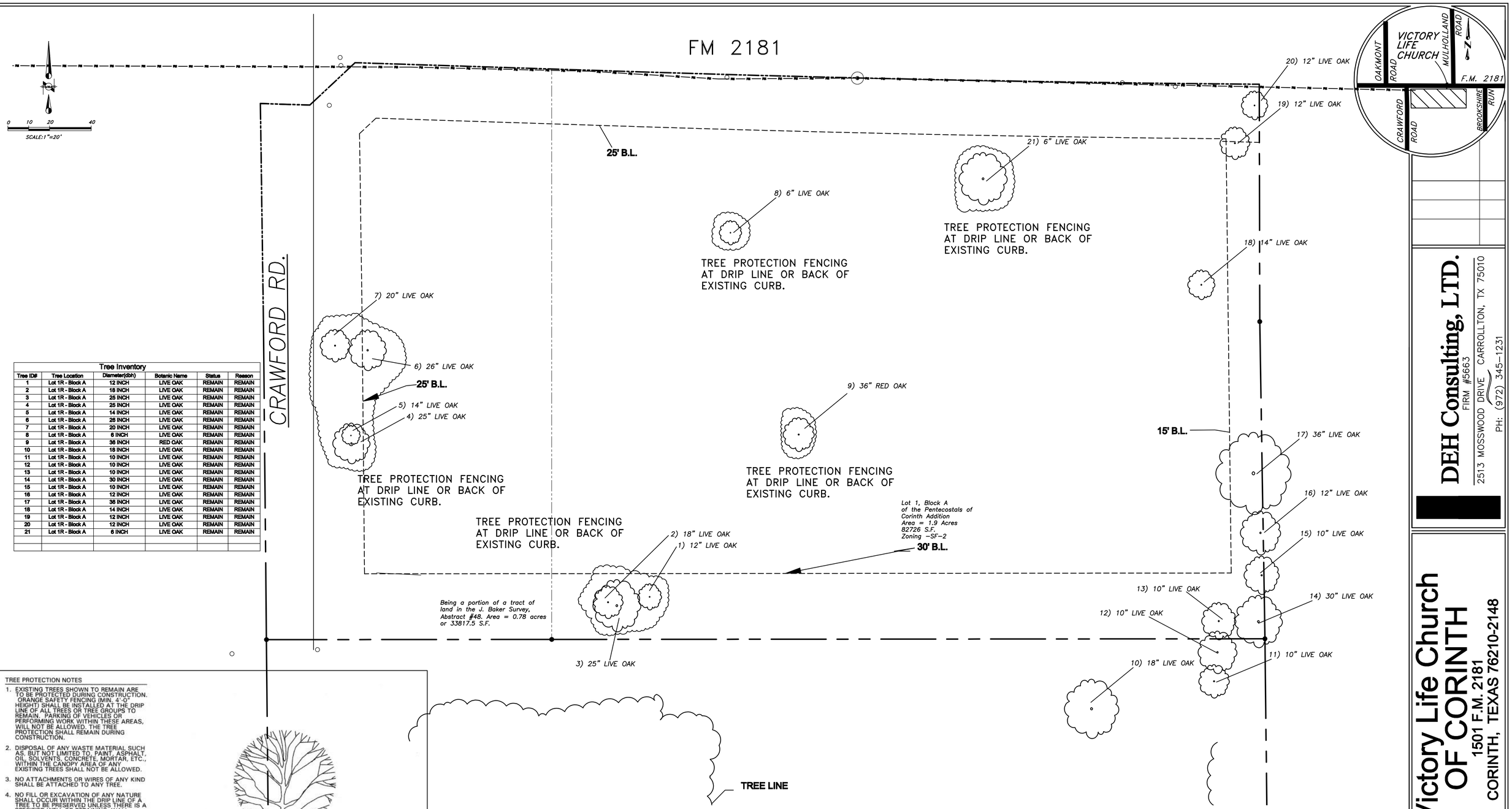
2513 MOSSWOOD DRIVE CARROLLTON, TX 75010
PH: (972) 345-1231

Victory Life Church OF CORINTH

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

DATE
June 20, 2016

TREE SURVEY



Tree Inventory					
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1	Lot 1R - Block A	12 INCH	LIVE OAK	REMAIN	REMAIN
2	Lot 1R - Block A	18 INCH	LIVE OAK	REMAIN	REMAIN
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6	Lot 1R - Block A	26 INCH	LIVE OAK	REMAIN	REMAIN
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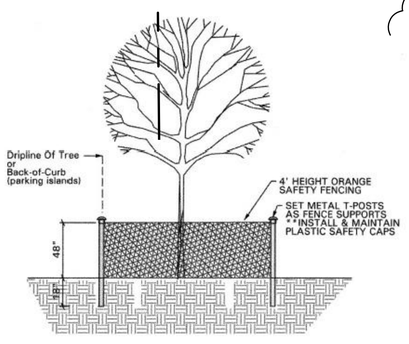
13	Lot 1R - Block A	10 INCH	LIVE OAK	REMAIN	REMAIN
14	Lot 1R - Block A	30 INCH	LIVE OAK	REMAIN	REMAIN
15	Lot 1R - Block A	10 INCH	LIVE OAK	REMAIN	REMAIN
16	Lot 1R - Block A	12 INCH	LIVE OAK	REMAIN	REMAIN
17	Lot 1R - Block A	36 INCH	LIVE OAK	REMAIN	REMAIN
18	Lot 1R - Block A	14 INCH	LIVE OAK	REMAIN	REMAIN
19	Lot 1R - Block A	12 INCH	LIVE OAK	REMAIN	REMAIN
20	Lot 1R - Block A	12 INCH	LIVE OAK	REMAIN	REMAIN
21	Lot 1R - Block A	6 INCH	LIVE OAK	REMAIN	REMAIN

TREE PROTECTION NOTES

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



TREE PROTECTION DETAIL

NOT TO SCALE

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

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

Owner
Victory Life Church of Corinth, TX
1501 F.M. 2181
Corinth, Texas 76210–2148
Telephone 940 498–4762
POCORINTH@aol.COM

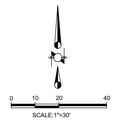
DEH Consulting, LTD.
FIRM #5663
2513 MOSSWOOD DRIVE CARROLLTON, TX 75010
PH: (972) 345–1231

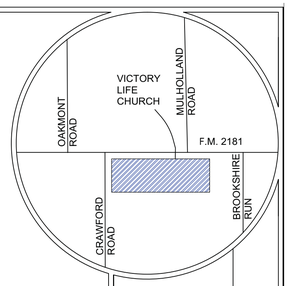
Victory Life Church OF CORINTH

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

DATE
June 20, 2016

TREE PROTECTION PLAN





LIVE OAK (Quercus virginiana) 3" CALIPER

SOUTHERN WAX MYRTLE (Myrica cerifera) 3" CALIPER

WAX LEAF LUGSTRUM (Ligustrum japonicum) 18" HIGH 5 GAL @ 3' C. TO C.

LANDSCAPE CACULATIONS

FM2181

STREET LANDSCAPING
437' X 10' = 4370 SQ.FT. REQUIRED — 4,418 SQ.FT. PROVIDED

INTERIOR LANDSCAPING
29 X 10 = 290 SQ.FT. REQUIRED — 810 SQ.FT. PROVIDED

437 / 30 = 14.7 STREET TREES REQUIRED — 15 PROVIDED
14.7 X 10 = 147 STREET SHRUBS — 152 PROVIDED

29 NEW PARKING SPACES
29/ 10 = 2.9 ORNAMENTAL TREES REQUIRED — 3 PROVIDED

CRAWFORD RD.

STREET LANDSCAPING
268.75' X 10' = 2687.5 SQ.FT. REQUIRED — 2,699 SQ.FT. PROVIDED

INTERIOR LANDSCAPING
29 X 10 = 290 SQ.FT. REQUIRED — 4,129 SQ.FT. PROVIDED

268.75 / 30 = 8.96 STREET TREES REQUIRED — 9 PROVIDED
8.96 X 10 = 89.6 STREET SHRUBS — 99 PROVIDED

29 NEW PARKING SPACES
29/ 10 = 2.9 ORNAMENTAL TREES REQUIRED — 3 PROVIDED

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.

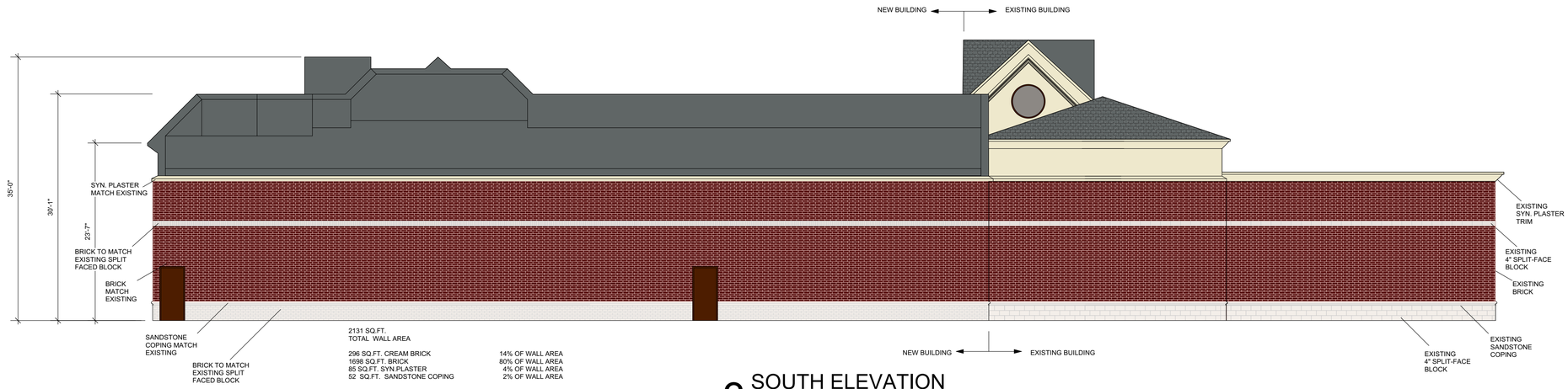
DESIGN AND CONSULTING SERVICES
2612 EVERGREEN DR
PEARLAND, TEXAS 77581
(713-435-9683)

Victory Life Church OF CORINTH

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

DATE
MAY 16, 2016

LANDSCAPE PLAN



2131 SQ.FT.
TOTAL WALL AREA

296 SQ.FT. CREAM BRICK	14% OF WALL AREA
1698 SQ.FT. BRICK	80% OF WALL AREA
85 SQ.FT. SYN.PLASTER	4% OF WALL AREA
52 SQ.FT. SANDSTONE COPING	2% OF WALL AREA

3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2786 SQ.FT.
TOTAL WALL AREA

431SQ.FT. WINDOWS	15% OF WALL AREA
276 SQ.FT. SPLIT FACE BLOCK	10% OF WALL AREA
1433 SQ.FT. BRICK	51% OF WALL AREA
611 SQ.FT. SYN.PLASTER	22% OF WALL AREA
35 SQ.FT. SANDSTONE COPING	2% OF WALL AREA

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

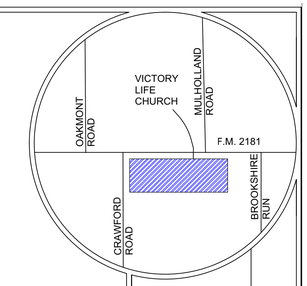
2471 SQ.FT.
TOTAL WALL AREA

412 SQ.FT. WINDOWS	17% OF WALL AREA
222 SQ.FT. SPLIT FACE BLOCK	10% OF WALL AREA
1208 SQ.FT. BRICK	47% OF WALL AREA
595 SQ.FT. SYN.PLASTER	24% OF WALL AREA
34 SQ.FT. SANDSTONE COPING	2% OF WALL AREA

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

2471 SQ.FT.
TOTAL WALL AREA

452 SQ.FT. SPLIT FACE BLOCK
1424 SQ.FT. BRICK
595 SQ.FT. SYN.PLASTER



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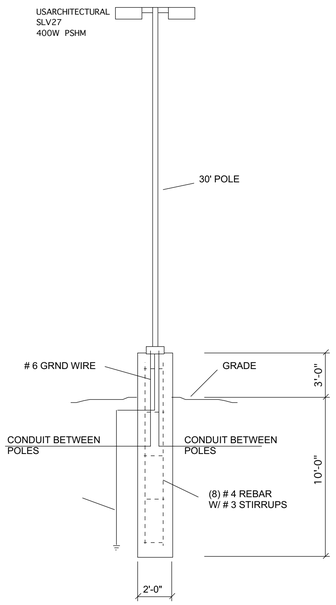
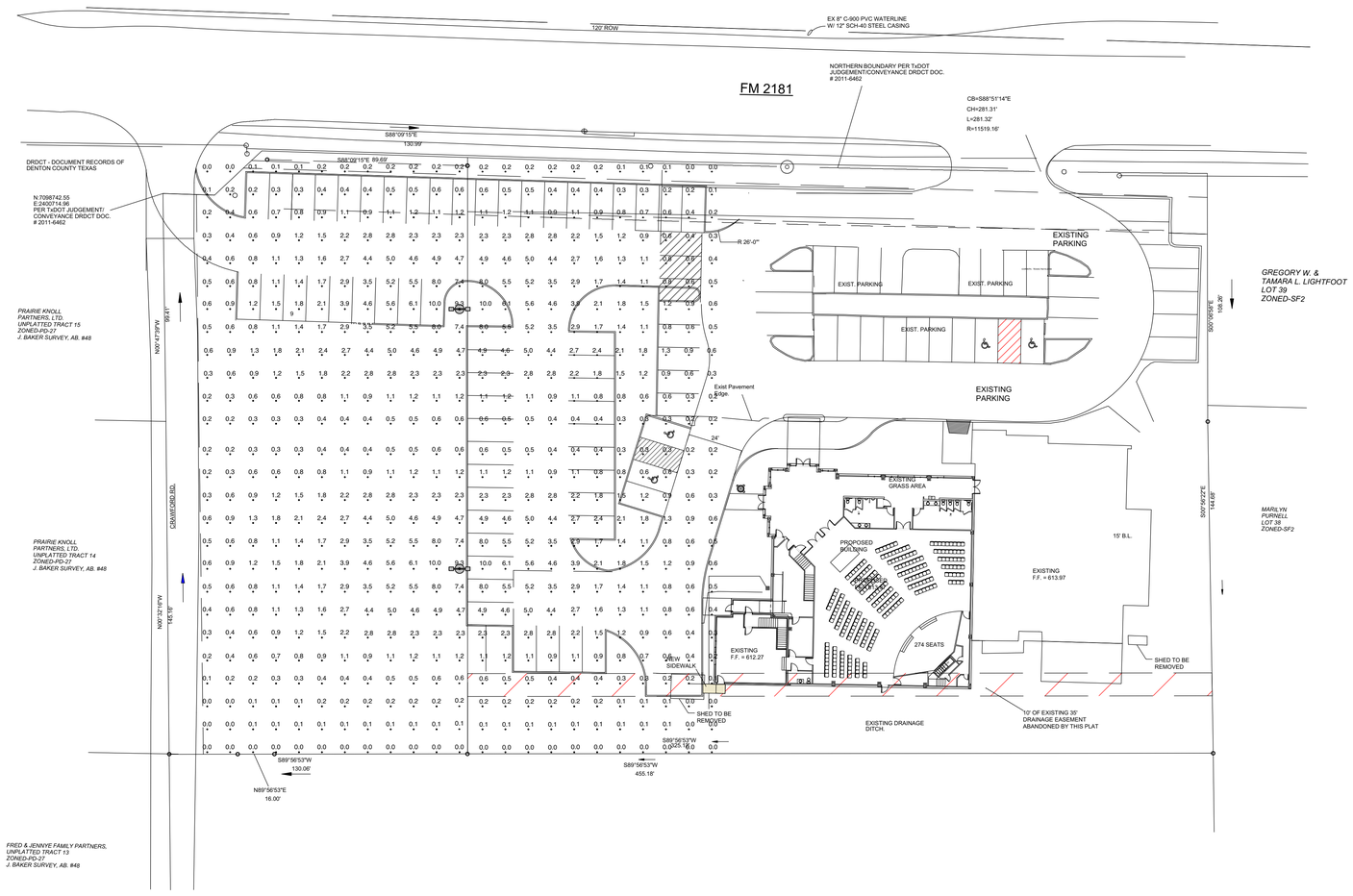
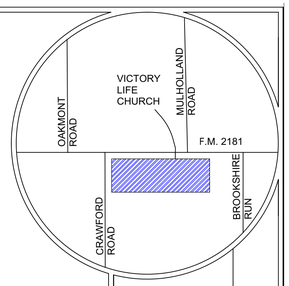
ELEVATIONS



LIGHT POLE BASE



NOTE: NO PROPOSED EXTERIOR BUILDING FIXTURES



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

DATE
MAY 16, 2016

LIGHTING PLAN

PUBLIC HEARING / BUSINESS ITEM 3 & 3a

Planning and Zoning Commission Regular Session

June 27, 2016

AGENDA ITEM

PUBLIC HEARING: TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT, JUSTIN LANSDOWNE, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, COSERV, FOR A REPLAT OF COSERV ADDITION LOTS 2R AND 5R BEING A REPLAT OF LOTS 2 AND 5 COSERV ADDITION RECORDED IN DOC. NO. 2012-201 PRDCT ZONED I, INDUSTRIAL IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property has a physical address of 7701 IH 35E).

BUSINESS: Consider and act on a replat of CoServ Addition Lots 2R and 5R being a replat of lots 2 and 5 CoServ Addition recorded in Doc. No. 2012-201 PRDCT zoned I, Industrial in the City of Corinth, Denton County, Texas.

APPROVAL PROCESS

A Public hearing will be held during the Planning and Zoning Commission meeting and the Commission will take action on this item.

NOTIFICATION TO PUBLIC

Notice was posted in the City's official newspaper.

AGENDA ITEM DESCRIPTION

In 2010 the Planning and Zoning Commission recommended approval of the CoServ Addition Final Plat Lots 1-7 and Lot X totaling approximately 87.9 acres (being a replat of Quail Run Industrial Park and CoServ Flex Addition along with a tract of unplatted land) and was approved by City Council in April 2010.

At this time, CoServ has three projects proposed that will bring four agenda items before the Commission (and three will go forward to City Council).

- A replat of CoServ Addition Lots 2 and 5.
- A site plan amendment for the addition of "truck sheds" for the service vehicles which includes demolition and construction of pavement and relocation of landscaping.
- A Specific Use Permit (SUP) for "Outside Storage" which includes construction of pavement.
- A Specific Use Permit (SUP) for a "Cell Tower".

The replat is necessary to increase the outside storage area. By increasing the size of Lot 2R, the addition of the outside storage (being an accessory use) will be possible. The replat involves the transfer of 6.668 acres of Lot 5 to Lot 2 creating Lots 2R (47.847 acres) and 5R (6.747 acres).

During this replat process the City Engineer, Mike Brownlee and the City's Consulting Engineers from Freese and Nichols have requested the applicant, Justin Lansdowne, P.E., with G&A Consultants to provide

verification of the detention pond calculations through the civil construction documents. The engineering plans submitted back in 2010/2011 don't show clearly to the City's engineers if the design takes an additional 6+ acres of impervious surface into consideration.

ZONING

This property is zoned I, Industrial.

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

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

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

The applicant has addressed all of the items specific to the replat document. However, there are civil construction documents associated with the replat process where comments are currently being addressed. Staff is confident that these items will be addressed prior to the Planning and Zoning Commission meeting and will present a recommendation at that time.

ATTACHMENTS / SUPPORTING DOCUMENTS

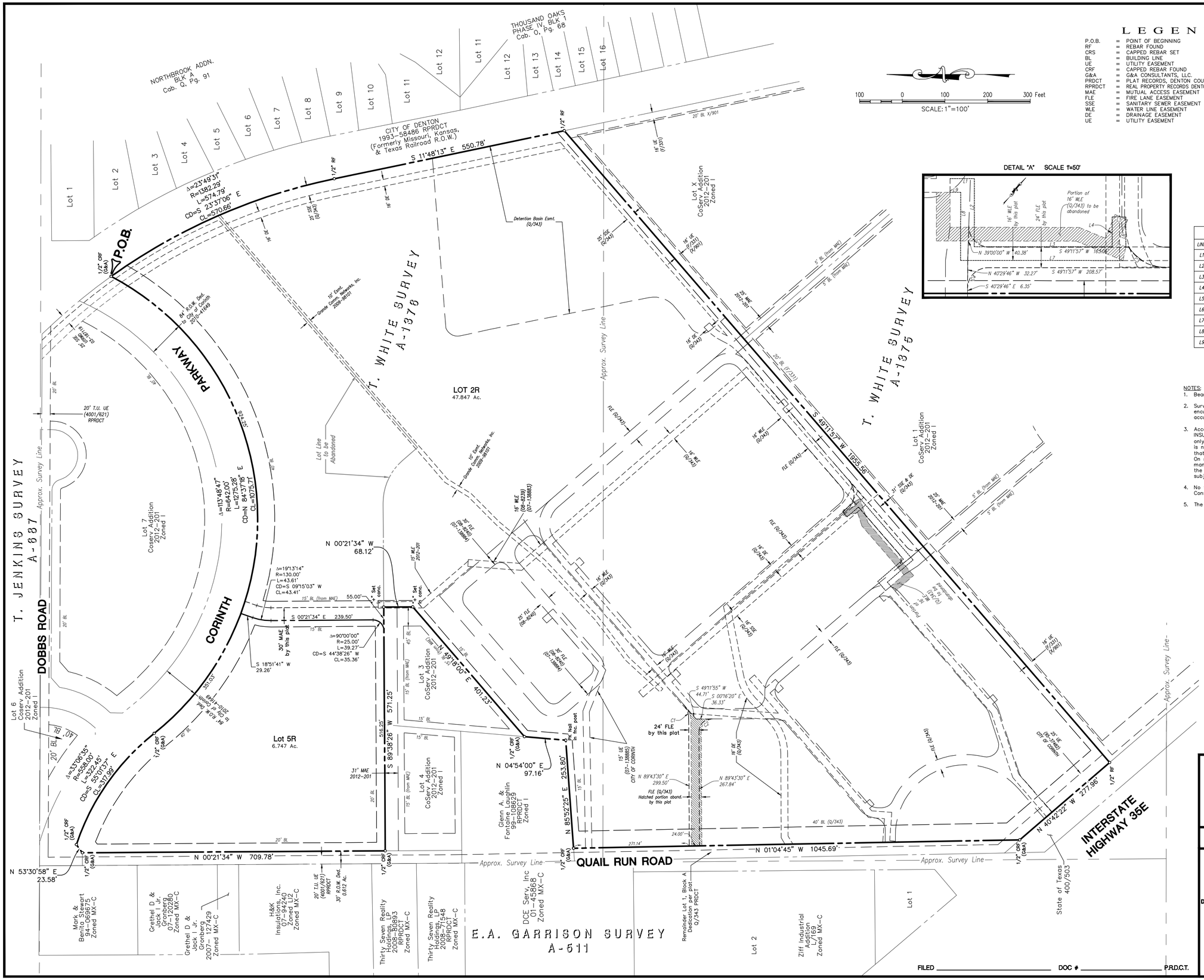
Location Map
Replat

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

Finance Review: Yes _ NA X

Legal Review: Yes _ NA X

Director Review and Approval:

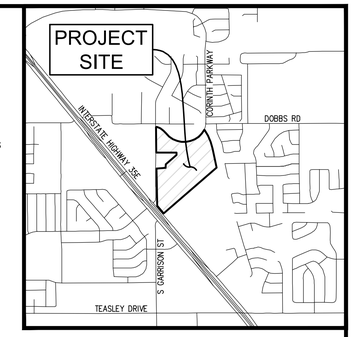


LEGEND

P.O.B.	=	POINT OF BEGINNING
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
G&A	=	G&A CONSULTANTS, LLC.
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
FLE	=	FIRE LANE EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT

100 0 100 200 300 Feet

SCALE: 1"=100'



DETAIL "A" SCALE 1=50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°11'57" W	28.40'
L2	N 40°48'04" W	79.59'
L3	S 49°11'57" W	161.47'
L4	S 40°48'03" E	34.94'
L5	S 49°11'57" W	16.00'
L6	N 40°48'03" W	34.94'
L7	S 49°11'57" W	190.29'
L8	N 40°48'04" W	79.59'
L9	S 49°11'57" W	12.40'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	49.50'	40°31'32"	35.01'	N 69°27'43" E, 34.29'
C2	29.50'	90°00'13"	46.34'	N 45°16'24" W, 41.72'
C3	52.49'	57°08'04"	52.34'	N 77°45'42" E, 50.20'
C4	24.00'	89°41'42"	37.57'	S 04°21'06" W, 33.85'
C5	24.00'	91°48'03"	38.45'	S 84°54'02" E, 34.47'

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. According to Community/Panel Nos. 48121C0393 E, Dated April 02, 1997, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. No flood plain analysis has been performed by G&A Consultants, Inc., on the subject property.
4. No flood zone area analysis has been performed on the subject property by G&A Consultants, LLC.
5. The purpose of this replat is to change the lot line between Lots 2 & 5.

FINAL PLAT

LOTS 2R and 5R
COSERV ADDITION
54.594 Acres
Zoned I
Being a replat of Lot 2 and 5
Coserv Addition
recorded in Doc. No. 2012-201

in the
T. WHITE SURVEY, ABSTRACT NO. 1375
T. WHITE SURVEY, ABSTRACT NO. 1376
CITY OF CORINTH
DENTON COUNTY, TEXAS

THIS DOCUMENT IS PRELIMINARY. IT IS NOT FOR REGULATORY REVIEW OR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

1/2

DRAWN BY: JS DATE: 4/6/16 SCALE: 1"=100' JOB. No. 16046W

OWNER/DEVELOPER
Denton County Electric Cooperative, Inc.
CoServ Investments, L.P.
7701 South Stemmons
Corinth, Texas 76210
Ph. 940-321-7856
Contact: Donnie Clary

File: Z:\2016\16046W\Drawings\VP & Const Plans\16046W.FP
Plotted: 6/6/2016 9:27 AM, by John Maxwell Saved: 6/7/2016 5:40 PM, by John

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS, the undersigned, Denton County Electric Cooperative, Inc., owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract or parcel of land, situated in the T. White Survey, Abstract Number 1375 and the T. White Survey, Abstract Number 1376, Denton County, Texas, and being all of Lots 2 and 5, CoServ Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, recorded in Document Number 2012-201, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) at the northeast corner of said Lot 5, and being on the west line of that certain tract of land described in deed to the City of Denton, recorded in Document Number 1993-58486, Real Property Records, Denton County, Texas, (formerly Missouri, Kansas and Texas Railroad), and being on the south line of Corinth Parkway as evidenced by that certain called 3.840 acre tract of land described in deed to the City of Corinth, Texas, recorded in Document Number 2010-41649, Real Property Records, Denton County, Texas;

THENCE Southeasterly with the east line of said Lots 5 and 2, and the west line of said City of Denton Tract, with the arc of a curve to the right, having a radius of 1382.29 feet, a central angle of 23°49'31", an arc length of 574.79 feet, and whose chord bears S 23°37'06" E, 570.66 feet to a 1/2" rebar found;

THENCE S 11°48'13" E, 550.78 feet with the west line of said City of Denton Tract, and the east line of said Lot 2, to a 1/2" rebar found at the southeast corner thereof, and being the northeast corner of Lot X, of said CoServ Addition;

THENCE S 49°11'57" W, with the south line of said Lot 2, and the north line of said Lot X, passing at 645.94 feet the northwest corner thereof, and being the northeast corner of Lot 1, of said CoServ Addition, continuing with the north line thereof, a total distance of 1955.56 feet to a 1/2" rebar found at the northwest corner thereof, and being the southerly southwest corner of said Lot 2, and being on the easterly line of that certain tract of land, described in deed to the State of Texas, recorded in Volume 400, Page 503, Deed Records, Denton County, Texas, and being on the easterly line of Interstate Highway 35E;

THENCE N 40°42'22" W, 277.96 feet with the west line of said Lot 2, and the east line of said Interstate Highway 35E and said State of Texas Tract, to a 1/2" capped rebar found (G&A Consultants) at the westerly southwest corner of said Lot 2, and being the southeast corner of a 30 foot right-of-way dedication for Quail Run Road, as shown on plat of Quail Run Industrial Park, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, recorded in Cabinet Q, Page 343, Plat Records, Denton County, Texas;

THENCE N 01°04'45" W, 1045.69 feet with the east line of said Quail Run Road, and the west line of said Lot 2, to a 1/2" capped rebar found (G&A Consultants) at the northwest corner thereof, and being the northeast corner of said 30 foot right-of-way dedication, and being on the south line of that certain called 1.656 acre tract of land described in deed to Glenn A. and Fontaine Laughlin, recorded in Document Number 1999-108629, Real Property Records, Denton County, Texas;

THENCE N 85°52'25" E, 253.80 feet with the north line of said Lot 2, and the south line of said 1.656 acre tract, to a PK nail found in fence post at the southeast corner thereof;

THENCE N 04°54'00" E, 97.16 feet with the east line of said 1.656 acre tract, and the west line of said Lot 2, to a 1/2" capped rebar found (G&A Consultants) at the southerly corner of Lot 3, of said CoServ Addition;

THENCE N 49°18'00" E, 401.23 feet with the west line of said Lot 2, and the south line of said Lot 3, to a "+" set in concrete;

THENCE N 00°21'34" W, 68.12 feet with the west line of said Lot 2, and the east line of said Lot 3, to a "+" set in concrete at the northeast corner thereof, being the northwest corner of said Lot 2, and being on the south line of said Lot 5;

THENCE S 89°38'26" W, with the south line of said Lot 5, and the north line of said Lot 3, passing at 275.64 feet the northwest corner thereof, and being the northeast corner of Lot 4, of said CoServ Addition, continuing with the north line thereof, a total distance of 571.25 feet to a 1/2" capped rebar found at the northwest corner thereof, being the southwest corner of said Lot 5, and being on the east line of a 30 foot right-of-way dedication for Quail Run Road, as shown on said plat of CoServ Addition;

THENCE N 00°21'34" W, 709.78 feet with the west line of said Lot 5, and the east line of said Quail Run Road and said 30 foot right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants) at the northeast corner thereof, and being on the south line of said 3.840 acre tract and the south line of said Corinth Parkway;

THENCE with the south line of said 3.840 acre tract and the south line of said Corinth Parkway, the following:

N 53°30'58" E, 23.58 feet to a 1/2" capped rebar found (G&A Consultants);

Southeasterly with the arc of a curve to the right, having a radius of 558.00 feet, a central angle of 33°06'35", an arc length of 322.45 feet and whose chord bears S 55°01'37" E, 317.99 feet to a 1/2" capped rebar found at a point of reverse curvature;

Northeasterly with the arc of said curve, having a radius of 642.00 feet, a central angle of 113°48'47", an arc length of 1275.28 feet and whose chord bears N 84°37'18" E, 1075.71 feet to the POINT OF BEGINNING and containing approximately 54.594 acres of land.

and designated herein as CoServ Addition, an addition to the City of Corinth, and whose name is subscribed hereto, does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown for the purpose and consideration therein expressed.

WITNESS MY HAND this_____day of_____, 2016.

Denton County Electric Cooperative, Inc.

By: _____
Donald R. Clary, Jr., President and Chief Executive Officer

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Donald R. Clary, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 2016.

_____
Notary Public

My commission expires the_____day of _____,_____.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF_____;

COUNTY OF_____;

Whereas, The Bank of New York Mellon Trust Company, National Association, as Trustee under the Indenture, Deed of Trust, Security Agreement and Financing Statement dated as of September 1, 2012, and filed as a Utility Security Instrument in the office of the Secretary of State of the State of Texas on September 10, 2012, under File No. 12-0028684091, as heretofore amended and supplemented, acting by and through its duly authorized officer, is the lienholder of a portion of the property described hereon, being that portion of the property described hereon consisting of all of Lot 2 in COSERV ADDITION, an Addition to the City of Corinth, Denton County, Texas, according to the Final Plat thereof filed for record on September 6, 2012, as Document Number 2012-201 in the Plat Records of Denton County, Texas, and does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:

The Bank of New York Mellon Trust Company, National Association,
a national banking association, as Trustee as aforesaid

By: _____

Name: _____

Title: _____

Date: _____

STATE OF _____;

COUNTY OF _____;

, BEFORE ME, the undersigned authority, on this day personally appeared _____known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged that he/she is _____of The Bank of New York Mellon Trust Company, National Association, a national banking association, and that he/she is authorized to execute the foregoing instrument the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of_____, 2016.

_____
Notary Public

My commission expires the_____ day of_____,_____,

Notary Public

My commission expires the _____ day of _____, _____.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Owner (Printed Name): Denton County Electric Cooperative, Inc.

Owner (Signature): By: _____
Donald R. Clary, Jr., President and Chief Executive Officer

Date: _____

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. According to Community/Panel Nos. 48121C0393 E, Dated April 02, 1997, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. No flood plain analysis has been performed on the subject property by G&A Consultants, Inc., on the subject property.
4. No flood zone area analysis has been performed on the subject property by G&A Consultants, LLC.
5. The purpose of this replat is to change the lot line between Lots 2 & 5, to revise the location of a Fire Lane Easement located on the west property line of Lot 2, and to revise the location of a Water Line Easement located near the south property line of Lot 2.

STATE OF TEXAS :
Certificate of Final Plat Approval

Approved:

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

_____ _____
Mayor, City of Corinth Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of CoServ Addition, an addition to the City of Corinth was submitted to the City Council on the _____ day of _____, 2016, and the Council, by formal action, then and there accepted the 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 Council further authorizes the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of _____, 2016.

_____
City Secretary
City of Corinth, Texas

Certificate of Completion and Authorization to File

Approved:

_____ _____
Mayor, City of Corinth Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of CoServ Addition, an addition to the City of Corinth was submitted to the City Council on the _____day of_____, 2016, and the Council, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys and parks to the public use forever and dedication of easements for trails, sidewalks, storm drainage facilities, floodways, water mains, waste water mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of_____, 2016.

_____
City Secretary
City of Corinth, Texas

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

_____
W. Thad Murley III, RPLS
Texas Registration No. 5802

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared W. Thad Murley III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

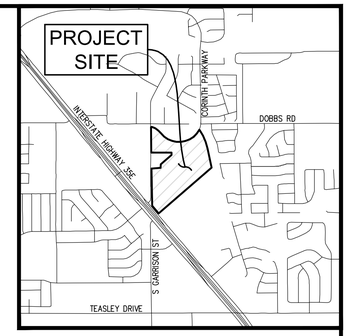
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

_____
Notary Public

My commission expires the _____ day of _____, _____.

THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR REVIEW OR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

FILED _____ DOC # _____ P.R.D.C.T.



FINAL PLAT
LOTS 2R and 5R
COSERV ADDITION
54.594 Acres
Being a replat of Lot 2 and 5
CoServ Addition
recorded in Doc. No. 2012-201
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T. WHITE SURVEY, ABSTRACT NO. 1375
T. WHITE SURVEY, ABSTRACT NO. 1376
CITY OF CORINTH
DENTON COUNTY, TEXAS

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TBPE Firm No. 1798 TBPLS Firm No. 10047700

2/2

DRAWN BY: JS DATE: 4/6/16 SCALE: ---- JOB. No. 16046W

OWNER/DEVELOPER
Denton County Electric Cooperative, Inc.
CoServ Investments, L.P.
7701 South Stemmons
Corinth, Texas 76210
Ph. 940-321-7856
Contact: Donnie Clary

File: Z:\2016\16046W\Drawings\FP & Const Plans\16046 FP.
Plotted: 6/8/2016 9:27 AM, by John Nowak; Saved: 6/7/2016 5:40 PM, by John

PUBLIC HEARING / BUSINESS ITEM 4 & 4a

Planning and Zoning Commission Regular Session

June 27, 2016

AGENDA ITEM

PUBLIC HEARING: TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT, JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER COSERV, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE ON PROPERTY ZONED I, INDUSTRIAL LEGALLY DESCRIBED AS LOT 5, COSERV ADDITION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS LOCATED SOUTH OF CORINTH PARKWAY BETWEEN THE DENTON KATY TRAIL / RAIL CROSSING AND COSERV'S PRIVATE DRIVE METER LANE. (This site is proposed as Lot 2R, CoServ Addition by replat.)

BUSINESS: Consider and act on a Specific Use Permit (SUP) to allow Outside Storage on property zoned I, Industrial legally described as Lot 5, CoServ Addition in the City of Corinth, Denton County, Texas. (This site is proposed as Lot 2R, CoServ Addition by replat.)

APPROVAL PROCESS

Public hearings will be held during the Planning and Zoning Commission meeting and the City Council meeting. A recommendation from the Planning and Zoning Commission regarding the Specific Use Permit request for Outside Storage will be presented to City Council.

The Planning and Zoning Commission recommendation is scheduled to go before City Council for final action at the July 21, 2016 City Council workshop / regular session meeting.

NOTIFICATION TO PUBLIC

Prior to the Planning and Zoning Commission meeting; there are twenty-five (25) property owners whose properties fall within 200' of the subject properties received public hearing notification letters. Public hearing signs were placed on the frontage road and Quail Run as well as Corinth Parkway.

AGENDA ITEM DESCRIPTION

In 2010 the Planning and Zoning Commission recommended approval of the CoServ Addition Final Plat Lots 1-7 and Lot X totaling approximately 87.9 acres (being a replat of Quail Run Industrial Park and CoServ Flex Addition along with a tract of unplatted land) and was approved by City Council in April 2010.

At this time, CoServ has three projects proposed that will bring four agenda items before the Commission (and three will go forward to City Council).

- A replat of CoServ Addition Lots 2 and 5.
- A Specific Use Permit (SUP) for "Outside Storage" which includes construction of pavement.
- A Specific Use Permit (SUP) for a "Cell Tower".

- A site plan amendment for the addition of "truck sheds" for the service vehicles which includes demolition and construction of pavement and relocation of landscaping.

A request to allow outside storage by approval of a Specific Use Permit is associated with the Unified Development Code Section 2.07.04 Conditional Development Standards A. 15. Outside Storage Standards.

These conditional standards for Outside Storage are shown in the comparison chart below.

	Conditional Development Standard	Existing	Proposed
15.a	Specific Use Permit	"grandfathered"	Application submitted
15.b	Limited to maximum coverage of 5% of the total lot area	21.67%	11.67% additional (Total 33.34%)
15.b	Shall not be located in front of or on top of the building.	Behind existing Coserv structures	Behind existing CoServ structures
15.b	Must be screened.	"grandfathered" chain-link w/ barbed wire	Masonry screening fence
15.e	No outside storage may exceed the height of the screening wall or fence.	Although there is no screening wall; the stored items do exceed the height of the chain-link fence.	Staff would recommend compliance in this area next to the Parkway.
15.f	In addition to the screening fence or wall surrounding outside storage a second level of screening is required at the property line. There are several options listed.	No screening was provided.	The proposed outside storage is inside of the property line off of Corinth Parkway as is the screening wall proposed. The applicant is providing some trees planted along the Parkway in addition to the wall as required by the landscape regulations.
UDC 2.10.10 Specific Use Permit E. Expiration and Extension			
1.a	Specific Use Permit Expiration – A SUP shall automatically expire if a building permit is not issued and construction begun within 6 months of the granting of the SUP.		
2.a	Specific Use Permit Extension – The City Council may authorize an extension beyond the 5 months upon recommendation by the Director of Planning.		

During the replat process which is linked to this SUP process; the City Engineer, Mike Brownlee and the City's Consulting Engineers from Freese and Nichols have requested the applicant, Justin Lansdowne, P.E., with G&A Consultants to provide verification of the detention pond calculations through the civil

construction documents. The engineering plans submitted back in 2010/2011 don't show clearly to the City's engineers if the design takes an additional 6+ acres of impervious surface into consideration.

ZONING

This property is zoned I, Industrial.

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

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

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

If the Replat is not approved; Staff recommends that the Specific Use Permit for Outside Storage is not approved at that time as well.

If the Replat is approved; approval of the Specific User Permit for Outside Storage is at the discretion of the Commission. If approval is considered; Staff would recommend the following:

- Provide additional trees along the outside storage perimeter along Corinth Parkway and along the DCTA Railway.
- Staff found that a tree on the Parkway as mentioned in the SUP recommendation outside storage.

ATTACHMENTS / SUPPORTING DOCUMENTS

Location Map
Land Use Map
Zoning Map
Use Chart
Site Plan
Landscape Plan
Lighting Plan

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

Finance Review: Yes _ NA X

Legal Review: Yes _ NA _

Director Review and Approval:

15. <u>Outside Storage</u> Standards

a. Allowed by Specific Use Permit.

b. Outside Storage is limited to a maximum of five (5) percent of the total lot area, shall not be located in front of or on top of the building, and must be screened.

c. Outside Storage screening shall be required only for those areas surrounding Outside Storage.

d. Outside Storage of materials, commodities, or equipment shall be screened with a minimum six foot (6') screening fence or wall, and shall not be visible from the street or from adjacent property.

e. No Outside Storage may exceed the height of the screening wall or fence.

f. In addition to the screening fence or wall surrounding Outside Storage (2.07.04. A.15.c), a second level of screening is required at the property line.

i. A six foot (6') screening fence or wall shall be provided and maintained at the common property line or street adjacent to the area to be screened by one or a combination of the following methods:

(a) Solid masonry consisting of rock, stone, or other material that is equivalent, visually and qualitatively;

(b) Wrought iron in conjunction with solid landscape screening;

(c) Wood or wood vinyl in conjunction with solid landscape screening; and,

(d) An equivalent alternative screening method approved by the Director of Planning.

2.10.10. Specific Use Permit

A. General

The uses listed under the various districts within the Use Chart as Specific Use Permits (SUPs) are so classified because they may have adverse effects or more intensely dominate the area in which they are located than do other uses permitted in the district.

B. Specific Use Permit Application Process

1. Procedures for Processing a Specific Use Permit (SUP)
   a. The Director of Planning shall initiate review of the SUP and may request written comments from the Development Review Committee (DRC), if deemed necessary.
   b. Planning and Zoning Commission shall review and recommend approval, approval with conditions, or denial of the SUP to the City Council.
   c. After receiving recommendation from Planning and Zoning Commission, City Council shall approve, approve with conditions, or deny the SUP. Although the approval of the SUP does not change the zoning classification.
   d. Both Planning and Zoning Commission and City Council shall provide the required public hearing and notice in accordance with 2.10.05. Public Hearings and Notification Requirements for Zoning Related Applications.
2. Compatibility Conditions
   a. The Planning and Zoning Commission and City Council may require conditions and safeguards as necessary to protect adjoining property.
   b. A use allowed by a Specific Use Permit shall be in general conformance with the Comprehensive Plan and contain such requirements and safeguards as are necessary to protect adjoining property.
3. Required Information
   a. Each application shall be accompanied by a Site Plan (see 2.10.08. Site Plans) and such other information as is required by this UDC.
   b. The Planning and Zoning Commission or City Council may require additional information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed.

C. Specific Use Permit Regulations

1. In recommending that a Specific Use Permit for the premises under consideration to be granted, the City Council shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall consider the following factors:
   a. Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
   b. Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys and sidewalks to accommodate traffic generated by the proposed use;
   c. Provisions for drainage;
   d. Adequate off-street parking and loading;

e. Safety from fire hazard and measures for fire control;

f. Protection against negative effects of noise, glare and lighting on the character of the neighborhood, protective screening and open space;

g. Heights of structures; and

h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.

2. In granting a Specific Use Permit, the City Council may impose conditions and time limits which shall be complied with by the owner or grantee before a Certificate of Occupancy may be issued by the Building Official for use of the building on such property pursuant to such SUP, and such conditions are precedent to granting of the Certificate of Occupancy.

D. Acceptance and Agreed Compliance by the Applicant, Owner and Grantee

No Specific Use Permit shall be granted unless the Applicant of the SUP shall be willing to accept and agree to be bound by and comply with the ordinance adopting the SUP, as well as the attached Site Plan drawings approved by the City Council and shall comply with the minimum requirements provided in the zoning district in which the property is located.

E. Specific Use Permit Expiration and Extension

1. Specific Use Permit Expirations

a. A SUP shall automatically expire if a building permit is not issued and construction begun within six (6) months of the granting of the SUP.

2. Specific Use Permit Extension

a. The City Council may authorizes an extension beyond the six (6) months upon recommendation by the Director of Planning.

F. Amendments Required for Changes

No building, premise, or land used under an SUP may be enlarged, modified, structurally altered, or otherwise significantly changed, unless an amendment to the approved SUP is granted for such enlargement, modifications, structural alteration, or change.

G. Prohibition of Board of Adjustment Action

The Board of Adjustment Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the granting, extension, revocation, modification or any other action taken relating to such SUP.

2.07.03. Use Chart

The use of land or buildings shall be in accordance with those listed in the following **Use Chart**. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses permitted in the zoning district in which it is located, as shown in the **Use Chart**.

Legend for Use Chart

P	Use is permitted in district indicated
	Use is prohibited in district indicated
S	Use is permitted in district upon approval of a 2.10.10. Specific Use Permit
#	Use is permitted (or permitted by SUP) if the use complies with conditional development standards or limitations in the corresponding numeric end note in 2.07.04. Conditional Development Standards.
§	Reference to 2.09.03. Vehicle Parking Regulations

Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			
	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	C-1, Commercial	C-2, Commercial	C-3, Commercial	I, Industrial	U-1, Utility	MX-R, Mixed Use Residential	MX-C, Mixed Use Commercial	PD, Planned Development	Vehicle Parking Regulations
Residential Uses																		
Assisted Living/Nursing Home							P	P	P	S	S	S	P		P	S	20	E.7
Carport																	20	None
Dwelling, Single Family (detached)	P	P	P	P	P	P-1	P	P	P							S	20	C.1
Dwelling, Single Family (attached – duplex)					P	P-1	P	P	P						P	S	20	C.1
Dwelling, Single Family (attached – townhouse)					P	P-1	P	P	P						P	S	20	C.1
Dwelling, Multi-Family						P-1	P	P	P						P	S	20	D.2
Guest House/Servants' Quarters	P-2	P-2															20	C.1
Manufactured Home (HUD Code)																	20	C.1
Modular (Industrialized) Home	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3						P-3	S	20	C.1
Retirement Housing							P	P	P						P	S	20	E.
Studio Residence															P	S	20	D.2/E.7
Nonresidential Uses																		
Adult Day-Care Services	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	20	E.3
Agricultural Use	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	20	E.19/26
Ambulance Service											P	P	P			P	20	E.19
Amusement, Commercial (indoors)											P	P	P		P	P	20	E.19
Amusement, Commercial (outdoors)											S-5	S-5	S-5			S-5	20	E.6
Antique Shop										P	P	P	P		P	P	20	E.21
Art Gallery or Museum										P	P	P	P		P	P	20	E.14
Automobile Body Shop												P	P				20	E.19
Automobile or Other Motorized Vehicle Sales and Service											S-6	P	S-6			S-6	20	E.19
Automobile Parts Store										P	P	P	P			P	20	E.19
Automobile Service Garage (Major)											P	P	P			P	20	E. 8
Automobile Service Garage (Minor)										P	P	P	P			P	20	E. 8
Bank or Financial Institution										P	P	P	P		P	P	20	E.1
Barber or Beauty Shop										P	P	P	P		P	P	20	E.21
Book Store										P	P	P	P		P	P	20	E.21
Bowling Alley										P	P	P	P		P	P	20	E.2
Car Wash, Full Service										P	P	P			S	P		
Car Wash, Self Service											P	P				S		
Carpentry Shop													P				20	E.19
Caterer or Wedding Service										P	P	P	P		P	P	20	E.19
Ceramic and Pottery Manufacturer													P				20	E.19
Child-Care: Foster Family Home (Independent)	P	P	P	P													20	C.1
Child-Care: Foster Group Home (Independent)	P	P	P	P													20	C.1
Child-Care: Licensed Child-Care Center										S	S	S	S		S	S	20	E.3
Child-Care: Licensed Child-Care Home	P	P	P	P													20	E.

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Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			
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Child-Care: Listed Family Home	P	P	P	P													20	C.1
Child Care: Registered Child-Care Home	P	P	P	P													20	C.1
Church or Other Place of Worship, including Parsonage/Rectory	P	P	P	P	P	P	P	P	P								20	E.4
College or University	S	S	S	S	S	S	S	S	S	S	S	S	S		S		20	E.10
Computer/Chip Manufacturer													P				20	E.15
Concrete Batch Plant	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S		
Country Club	P	P	P	P			P	P	P								20	E.19
Dance, Music, or Drama Studio										P	P	P	P		P	P	20	E.21
Donation or Recycling Collection Point	S-7	S-7	S-7	S-7	S-7	S-7	S-7	S-7	S-7	S-7	S-7	S-7	S-7		S-7	S-7	20	E.26
Educational Services Office										P	P	P	P		P	P	20	E.16
Electrical Power Substations														P			20	E.15/26
Exterminating Company										P	P	P	P			P	20	E.21
Farmer's Market										S	S	S	S				20	E.19
Feed Store											P	P	P			P	20	E.19
Financial Loan – Credit Access Business													P-8				20	E.1
Financial Loan – Deferred Presentment Transaction													P-8				20	E.1
Financial Loan – Motor Vehicle Title Loan													P-8				20	E.1
Firewood Sales	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	20	E.26
Fix-It Shop, Bicycle Repair, Blade Sharpening, Small Engine Repair											P	P	P		P	P	20	E.15
Furniture Repair and Upholstering Shop										P	P	P	P		P	P	20	E.15
Gas Regulator Stations or Metering Stations														P			20	E.15/26
Gas or Oil Well and Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20	E.15/26
Gasoline Filling or Service Station/Car Wash											S-10	P	P			S-10	20	E.8
Golf Course	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20	E.9
Grocery Store										P	P	P	P			P	20	E.21
Gym or Health/Fitness Center										P	P	P	P		P	P	20	E.21
Heliport or Helistop											S-11	S-11	S-11	S-11		S-11	20	E.19
Home Based Business	P-12	P-12	P-12	P-12													20	C.1
Hospital, Acute Care											S	S	S		S	S	20	E.11
Hospital, Chronic Care											S	S	S		S	S	20	E.11
Hotel										S	P	P	P			S	20	E.12
Institution for the Care of Alcoholic, Psychiatric, or Narcotic Patients											P	P					20	E.13
Jewelry Manufacturing or Assembly													P				20	E.15
Kennel/Veterinary Office											S-13	S-13	S-13			S-13	20	E.16
Laundry, Commercial											P	P	P			P	20	E.19
Laundry, Dry Cleaning Drop-Off/Pick-Up										P	P	P	P		P	P	20	E.21
Laundry, Self-Service										P	P	P	P		P	P	20	E.21
Leather Product and Saddle Manufacturing													P				20	E.15
Library	P	P	P	P	P	P	P	P	P						P		20	E.14
Light Assembly and Manufacturing Processes													P				20	E.15
Manufactured Home Sales											S	S					20	E.16/26
Manufacturing or Industrial Operations													S				20	E.15

Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			Vehicle Parking Regulations
Legend for Use Chart P – Use is permitted in district indicated Use is prohibited in district indicated S – Use is permitted in district upon approval of a 2.10.10. Specific Use Permit # – Use is permitted (or permitted by SUP) if the use complies with conditional development standards or limitations in the corresponding numeric end note in 2.07.04. Conditional Development Standards. § – Reference to 2.09.03. Vehicle Parking Regulations	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	C-1, Commercial	C-2, Commercial	C-3, Commercial	I, Industrial	U-1, Utility	MX-R, Mixed Use Residential	MX-C, Mixed Use Commercial	PD, Planned Development	
Medical Clinic										P	P	P	P		P	P	20	E.5
Motel, Motor Hotel, or Tourist Court										S	P	P	P			P	20	E.12
Movie Picture Theatre										S	P	P	P		P	P	20	E.25
Newspaper Printing											P	P	P			P	20	E.19
Office, Professional, Medical, or Business										P	P	P	P		P	P	20	E.16
Outside Display										P-14	P-14	P-14	P-14		P-14	P-14	20	E.19/26
Outside Storage										S-15	S-15	S-15	S-15	S-15		P-15	20	E.19/26
Park, Playground, or Community Center, Public	P	P	P	P	P	P	P	P	P						P		20	E.17
Pet Shop (Retail Sales Only)										P	P	P	P		P	P	20	E.21
Photographer's or Artist's Studio/Film Processing										P	P	P	P		P	P	20	E.19
Plastic Products Manufacturing													P				20	E.15
Play Field or Stadium, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20	E.25/26
Plumbing/Electrical/Air Conditioning Store (Retail Sales Only)										P	P	P	P			P	20	E.19
Police or Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20	E.19
Portable Building	S-16	S-16	S-16	S-16						S-16	S-16	S-16	S-16	S-16		S-16	20	E.19/26
Printing/Duplication Shop or Mailing Center										P	P	P	P		P	P	20	E.19
Private Club										S-21	S-21	S-21	S-21				20	E.20
Public Building										P	P	P	P		P	P	20	E.19
Public Parking Garage										P	P	P	P		P	P	20	E.19/26
Radio or TV Station													P				20	E.19/26
Research and Development Laboratories													P				20	E.15
Restaurant or Cafeteria, with or without Curb or Drive-In Service										S	P	P	P		P	P	20	E.20
Restaurant or Cafeteria, without Curb or Drive-In Service (Service to be entirely within the building)										P	P	P	P			P	20	E.20
Retail Stores and Shops										P	P	P	P		P	P	20	E.21
RV Park																S	20	E.22
School, Career													S		P		20	E.10
School, Private	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	20	E.10/23
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	20	E.10/23
Seamstress or Tailor Shop										P	P	P	P		P	P	20	E.19
Sexually Oriented Business												P-17						E.21
Shoe Repair Shop										P	P	P	P		P	P	20	E.19
Storage Units, Mini													S				20	E.24
Tattoo Studio											S	S	S			S	20	E.21
Taxi Garage or Dispatch											P	P	P			P	20	E.19
Telephone Exchange (No Offices or Storage Facilities)	P	P	P	P			P	P	P								20	E.19
Temporary Building for New Construction	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	20	E.19/26
Textile Manufacturing, with dust and odor control																	20	E.15
Tower/Antenna: TV, Radio, Microwave, Telephone, or Cellular													S-19	S-19			20	E.19
Utility Storage/Repair Buildings														P			20	E.19
Water Storage														P			20	E.19
Water Treatment Facility														P			20	E.19
Warehouse													P			S	20	E.24
Wedding Chapel, Reception Facility, Special Events Center										S	S	S	S			S	20	E.21

Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			Vehicle Parking Regulations
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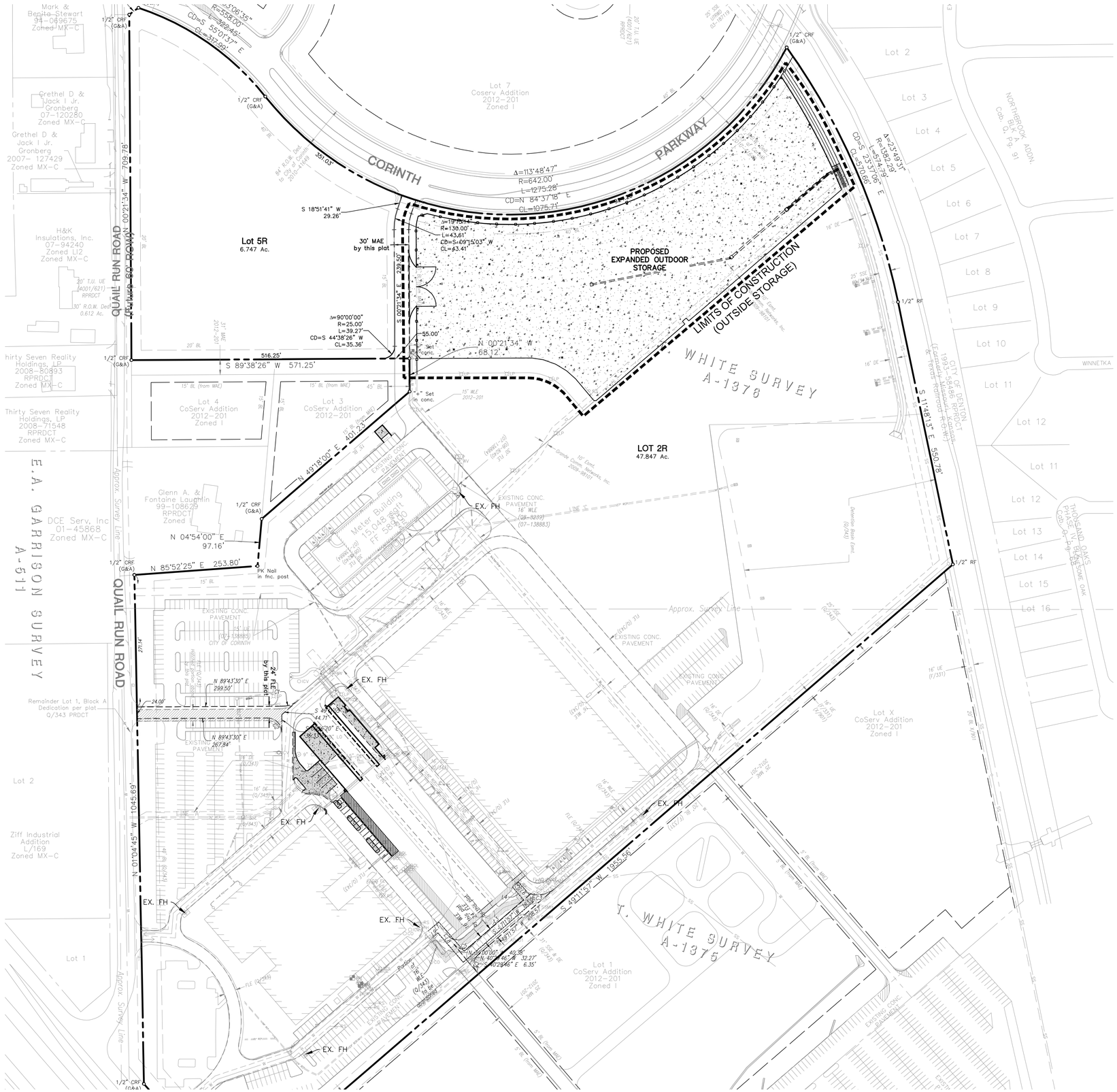
Weight Loss Center										P	P	P	P		P	P	20	E.21
Wholesale Center										P	P	P	P			P	20	E.21
Woodworking and Planing Mill													P				20	E.15



GENERAL NOTES

1. THE CITY OF CORINTH CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

UTILITY NOTES

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2. ALL T.C.E.Q. SEPARATION REQUIREMENTS MUST BE MET.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER TOWN STANDARDS.
5. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
6. ALL WATER METER BOXES SHALL BE LOCATED IN R.O.W.
7. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER CITY STANDARD CONSTRUCTION DETAILS.
8. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.

SITE DATA TABLE	EXISTING	PROPOSED
ZONING	INDUSTRIAL	INDUSTRIAL
LAND USE DESIGNATION	INDUSTRIAL	INDUSTRIAL
GROSS ACREAGE	47.847 (2,084,215 sf)	47.847 (2,084,215 sf)
NET ACREAGE	47.847 (2,084,215 sf)	47.847 (2,084,215 sf)
NUMBER OF LOTS	1 (Lot 2R)	1 (Lot 2R)
PERCENTAGE OF SITE COVERAGE	11.75%	11.75%
AREA OF OPEN SPACE	694,671 sf	409,796 sf (-284,875 sf)
PERCENTAGE OF OPEN SPACE	33.33%	19.66% (-13.67%)
PERCENTAGE OF LANDSCAPE	4.60%	5.87% (+1.27%)
AREA OF IMPERVIOUS COVERAGE	29.72 ac (1,294,567 sf)	35.59 ac (+255,909 sf)
PERCENTAGE OF IMPERVIOUS COVERAGE	62.11%	74.39% (+12.28%)
BUILDING AREA	244,955 sf	244,955 sf
NUMBER OF SINGLE-STORY BUILDINGS	0	0
NUMBER OF TWO-STORY BUILDINGS	3	3
MAXIMUM BUILDING HEIGHT	Existing Height	Existing Height
FLOOR AREA	Existing Area	Existing Area
FLOOR AREA BY USE	Existing Uses	Existing Uses
REQUIRED PARKING	1:300=817	1:300=817
PROVIDED PARKING		
STANDARD	965	965
HANDICAP	15	15
TOTAL	980	980
INVENTORY PARKING	Existing	Existing
REQUIRED LOADING SPACES	Existing	Existing
PROVIDED LOADING SPACES	Existing	Existing
AREA OF OUTSIDE STORAGE	451,680 sf	694,961 sf (+243,281 sf)
PERCENTAGE OF OUTSIDE STORAGE	21.67%	33.34% (+11.67%)
START CONSTRUCTION	n/a	18 MONTHS POST APPROVAL
END CONSTRUCTION	n/a	n/a

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS FREEWAY
CORINTH, TX 76210
Ph. 940-321-7800
Contact: BILL PEDIGO

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

COSERV OUTSIDE STORAGE

COSERV OUTSIDE STORAGE
Lot 2R
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

S.U.P. OUTSIDE STORAGE OVERALL SITE LAYOUT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 6/8/2016

Drawn By: JCM
Date: 05/16/2016
Scale: 1"=100'
Revisions:

16046W

C1

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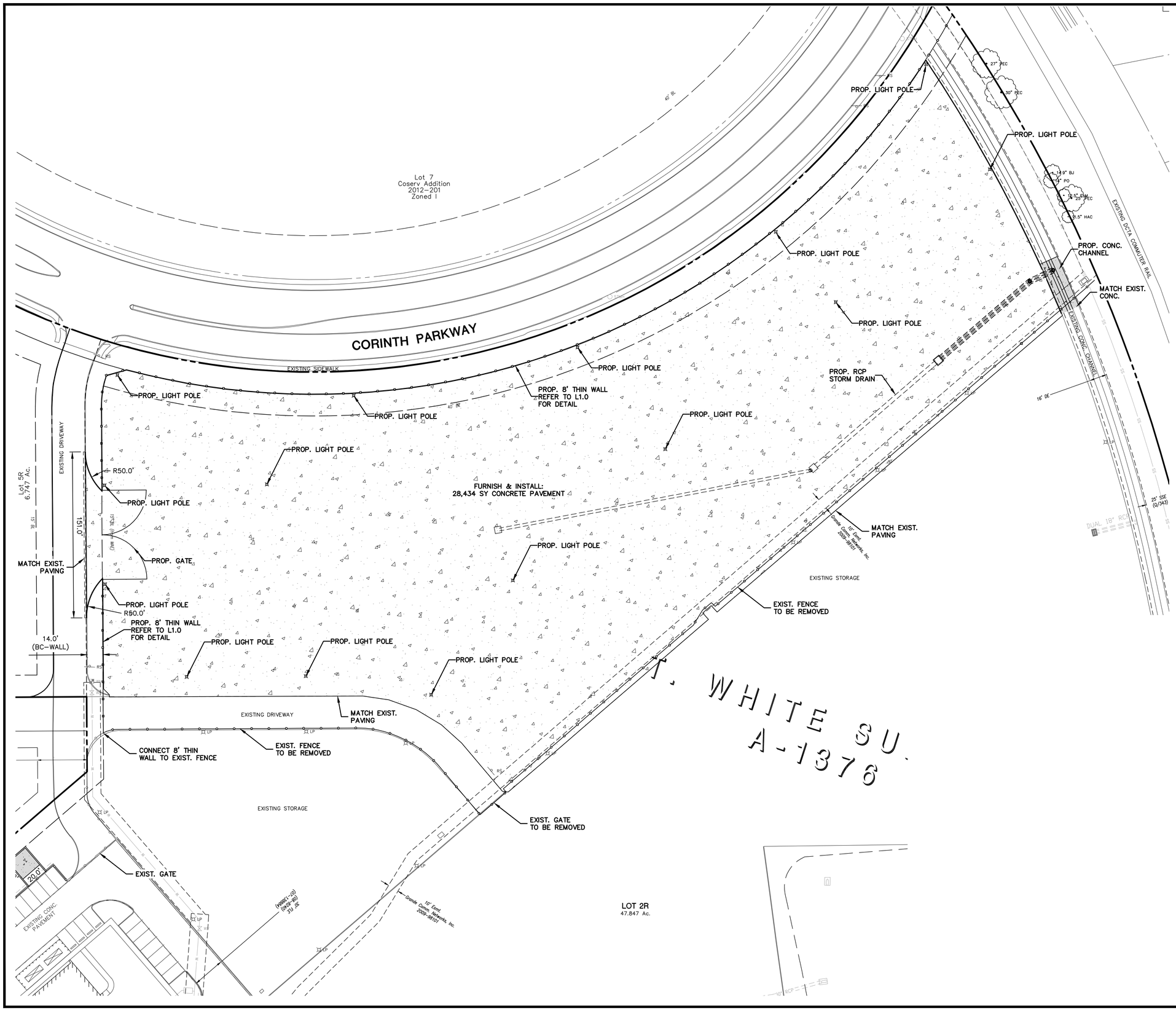

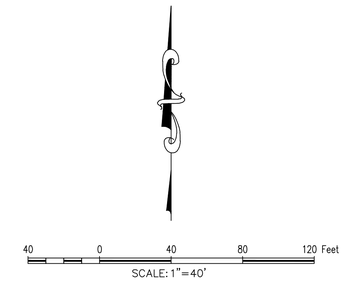

VALUE

VALUE

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PAVING SPECIFICATIONS:

STORAGE AREA:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" CEMENT TREATED SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY
(REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

NOTE

FOR CONNECTION TO EXISTING PAVING, DRILL HOLES WITH A CORING BIT. BLOW HOLES, CLEAN AND COAT WITH APPROVED EPOXY. INSERT ONE-HALF OF THE 36-INCH LONG #4 BARS INTO THE EXISTING PAVEMENT 24" O.C., 18 INCHES FROM THE ENDS.

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS FREEWAY
CORINTH, TX 76210
Ph. 940-321-7800
Contact: BILL PEDIGO

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COSERV OUTSIDE STORAGE

COSERV OUTSIDE STORAGE
Lot 2R
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

S.U.P. OUTSIDE STORAGE SITE PLAN

PRELIMINARY PLANS

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ROBERT JOHN DOLLAK, JR., P.E. #86898
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C2

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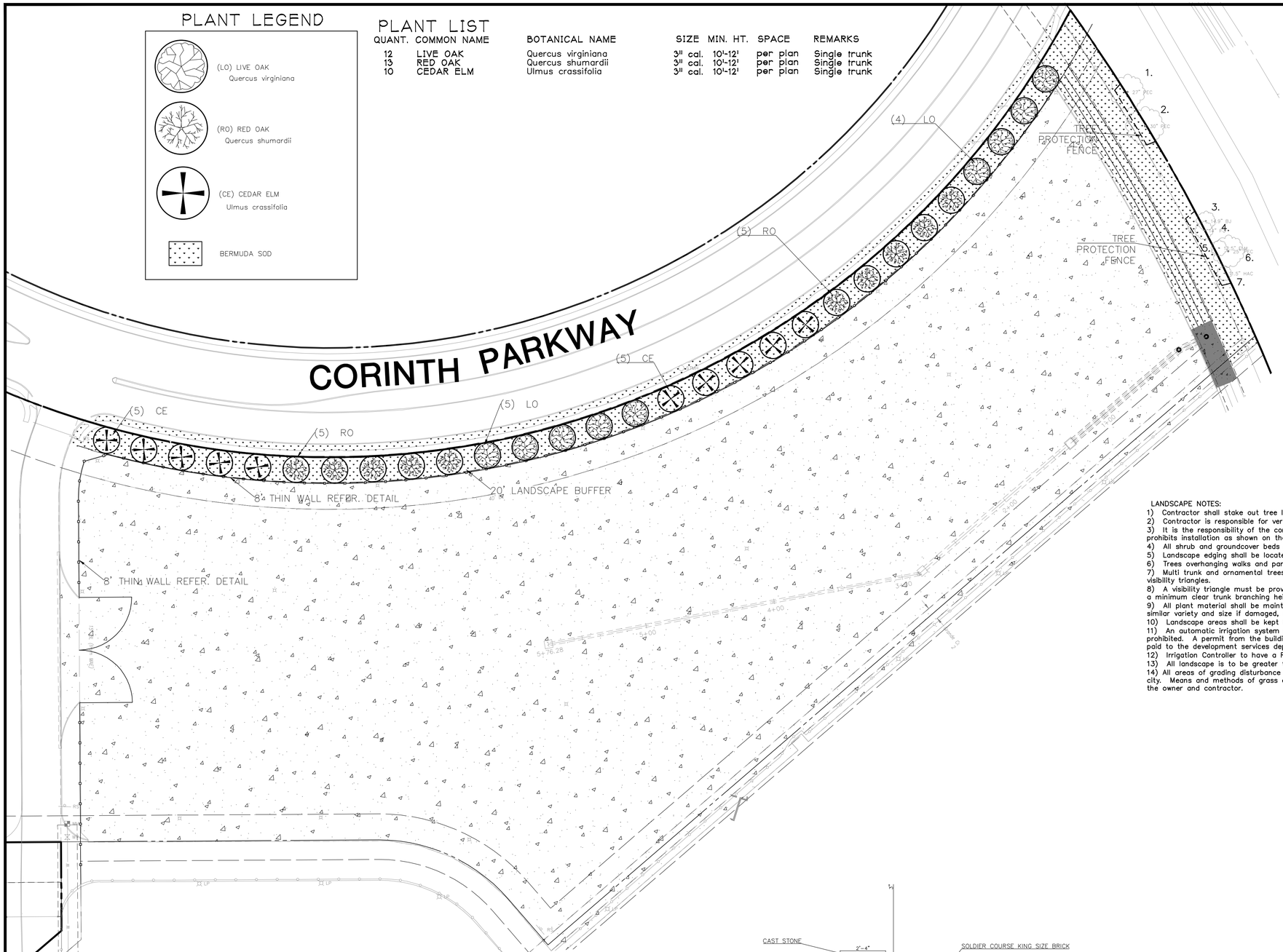
PLANT LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (RO) RED OAK — Quercus shumardii
- (CE) CEDAR ELM — Ulmus crassifolia
- BERMUDA SOD

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
12	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	per plan	Single trunk
13	RED OAK	Quercus shumardii	3" cal.	10'-12'	per plan	Single trunk
10	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	per plan	Single trunk



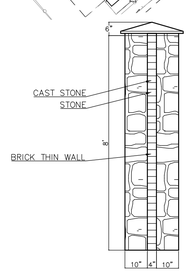
LANDSCAPE NOTES:

1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

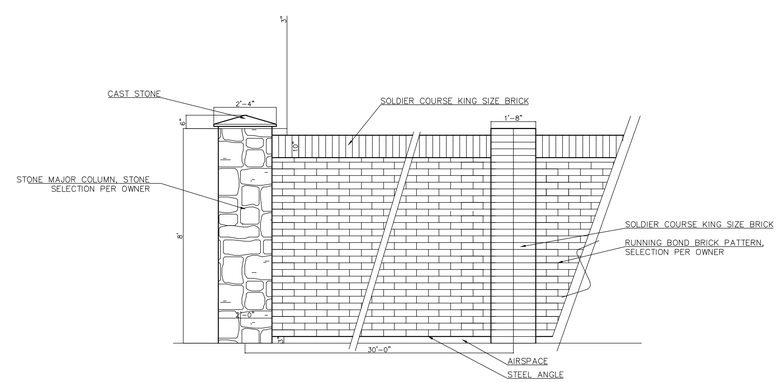
LANDSCAPE REGULATIONS
CORINTH, TX

LANDSCAPE BUFFERS

REQUIRED: Landscape buffer width adjacent to arterial street = 20'. Within the landscape buffer (1) shade tree (3" caliper minimum.) shall be planted per 30 feet of landscape edge.
CORINTH PKWY = 883 l.f. / 30 = 29 trees
PROVIDED: 20' Landscape buffer and 29 trees

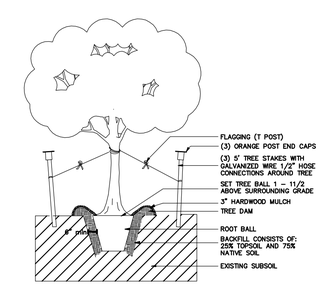


1 X-SECTION
NOT TO SCALE



2 THIN WALL
NOT TO SCALE

** TYPICAL SCHEMATIC DETAIL. FINAL FOOTING, AND WALL DESIGN MUST BE SIGNED AND SEALED BY STRUCTURAL ENGINEER.



3 TREE STAKING
NOT TO SCALE

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 6/8/2016

RON A. STEWART
REGISTERED LANDSCAPE ARCHITECT
791
STATE OF TEXAS

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS FREEWAY
CORINTH, TX 76210
Ph. 940-321-7800
Contact: BILL PEDIGO

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
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1111 Hillside Drive • Lewisville, TX 75057
P: 972-317-0276 • F: 972-436-3715

COSERV OUTSIDE STORAGE

COSERV OUTSIDE STORAGE
Lot 2R, Block Value
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

S.U.P. OUTSIDE STORAGE LANDSCAPE PLAN

Drawn By: WS
Date: 05/16/2016
Scale: 1"=40'
Revisions:

16046W

L1.0

File: J:\2016\16046W\Drawing\CP & Const Plans\SHEETS\16046W Landscape Plan
Plotted: 6/8/2016 9:49 AM, by John Maxwell; Saved: 6/7/2016 5:22 PM, by John

PUBLIC HEARING / BUSINESS ITEM 5 & 5a

Planning and Zoning Commission Regular Session

June 27, 2016

AGENDA ITEM

PUBLIC HEARING: TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT, JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER COSERV, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW A CELL TOWER ON PROPERTY ZONED I, INDUSTRIAL LEGALLY DESCRIBED AS LOT 2, COSERV ADDITION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (The approximate location of the Cell Tower is behind 2507 Quail Run.)

BUSINESS: Consider and act on a Specific Use Permit (SUP) to allow a Cell Tower on property zoned I, Industrial legally described as Lot 2, CoServ Addition in the City of Corinth, Denton County, Texas.

APPROVAL PROCESS

Public hearings will be held during the Planning and Zoning Commission meeting and the City Council meeting. A recommendation from the Planning and Zoning Commission regarding the Specific Use Permit request for Outside Storage will be presented to City Council.

The Planning and Zoning Commission recommendation is scheduled to go before City Council for final action at the July 21, 2016 City Council workshop / regular session meeting.

NOTIFICATION TO PUBLIC

Prior to the Planning and Zoning Commission meeting; there are twenty-five (25) property owners whose properties fall within 200' of the subject properties received public hearing notification letters. Public hearing signs were placed on the frontage road and Quail Run as well as Corinth Parkway.

AGENDA ITEM DESCRIPTION

In 2010 the Planning and Zoning Commission recommended approval of the CoServ Addition Final Plat Lots 1-7 and Lot X totaling approximately 87.9 acres (being a replat of Quail Run Industrial Park and CoServ Flex Addition along with a tract of unplatted land) and was approved by City Council in April 2010.

At this time, CoServ has three projects proposed that will bring four agenda items before the Commission (and three will go forward to City Council).

- A replat of CoServ Addition Lots 2 and 5.
- A Specific Use Permit (SUP) for "Outside Storage" which includes construction of pavement.
- A Specific Use Permit (SUP) for a "Cell Tower".
- A site plan amendment for the addition of "truck sheds" for the service vehicles which includes demolition and construction of pavement and relocation of landscaping.

A request to allow Cell Tower by approval of a Specific Use Permit is associated with associated with the Unified Development Code Section 2.07.04 Conditional Development Standards A. 19. Tower/Antenna: TV, Radio, Microwave, Telephone, or Cellular Standards.

The purpose of this section is to establish procedures governing the issuance of a Specific Use Permit for the location of telecommunications towers and antennas. The applicant has provided a letter from CoServ that states CoServ's interpretation of the Conditional Development Standards A. 19; citing that the standards listed apply to public cell towers and that the proposed cell tower will be only to serve the needs of CoServ.

In addition, there are no site plan documents aside from the proposed location of the Cell Tower. The applicant stated that the property owner felt that this is a private endeavor and placement of the Cell Tower will be towards the interior of the property owned by CoServ. A landscape plan (attached as L1.0) calls out a retaining wall.

During the review process the City Engineer, Mike Brownlee, P.E. requested that the engineering documents associated with the construction and erection of the tower be provided for review prior to permitting (i.e. retaining wall, tower height, design and any other elements of the Cell Tower project that would require an engineering plan).

ZONING

This property is zoned I, Industrial.

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

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

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

Approval is at the discretion of the Commission. If approval is considered; Staff would recommend the following:

The regulations contained in the Unified Development Code of the City of Corinth, Ordinance No. 13-05-02-08, as amended, including Sections 2.05.04. and 2.07.03., shall be adhered to and the criteria found in Section 2.07.04. Conditional Development Standards 19 that are related to commercial use of a cell tower, are excluded from the CoServ Cell Tower project except for the following:

1. No advertising is permitted on the Cell Tower.
2. The Cell Tower is for CoServ's private radio and communications network that will serve only the needs of CoServ.
3. The SUP will expire two (2) years after approval.
4. Approval of the Site Plan documents including elevations, landscaping and fencing are required prior to permitting.

5. Engineering reports and plans are required prior to construction for the Cell Tower and the proposed retaining wall and/or any other construction that requires engineering design.

ATTACHMENTS / SUPPORTING DOCUMENTS

Location Map
Land Use Map
Zoning Map
Use Chart
Conditional Development Standards
Site Plan Documents

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

Finance Review: Yes _ NA X

Legal Review: Yes _ NA _

Director Review and Approval:

19. Tower/Antenna: TV, Radio, Microwave, Telephone, or Cellular Standards

The purpose of this section is to establish procedures governing the issuance of a Specific Use Permit for the location of telecommunications towers and antennas.

a. The City of Corinth recognizes today's rapidly changing technological environment and realizes the public's increasing acceptance of and demand for superior personal wireless communication services and with the adoption of this ordinance, the City's objectives are to:

i. Encourage the location of towers in non-residential areas and minimize the total number, height, and obtrusiveness of towers and antennas throughout the community;

ii. Encourage strongly the joint use of new and existing tower sites through co-location;

iii. Encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal (e.g., pre-existing buildings or structures such as water towers, church steeples, bell towers, clock towers, and lighting stanchions or on municipal-owned properties and facilities) to camouflage or conceal the presence of antennas or towers;

iv. Encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas; and

v. Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.

b. An application for a Specific Use Permit for a tower, antenna, or use of an alternative tower structure must be submitted to the Director of Planning. An application will not be considered until it is complete. A complete application must contain the following:

i. An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits, specifying the location, height, and design of each tower.

ii. Site Plans to scale specifying the location of tower(s), transmission building, setbacks, driveways and other accessory uses, street access, parking, fences, landscaped areas, and adjacent land uses.

iii. A report from a professional structural engineer licensed in the State of Texas documenting the following:

(a) Tower height and design, showing a cross-section of the tower structure.

(b) Total anticipated capacity of the tower structure, including the number and types of antennas which can be accommodated.

iv. A letter of intent to lease excess space on the tower and to lease additional excess land on the tower site when the shared use potential of the tower is absorbed, if structurally and technically possible.

v. Each applicant must make a good faith effort to substantially demonstrate that no existing towers could accommodate the applicant's proposed antenna by doing the following:

(a) The applicant must contact the owners of all existing towers of a height roughly equal to or greater than the height of the tower proposed by the applicant. A list must be provided of all owners contacted, the date of the contact, and the form and content of the contact. Where an existing tower is known to have capacity for additional antennas of the sort

proposed, that application for a new tower is not complete until the owner of the existing tower responds, unless the applicant submits sufficient information for the Director of Planning to determine that all reasonable efforts to obtain a response have been made and further efforts would be futile.

(b) The applicant must request the following information from each tower owner contacted:

(i) Identification of the site by location, existing uses, and tower height.

(ii) Whether each tower could structurally accommodate the antenna proposed by the applicant without requiring structural changes be made to the tower. To enable the owner to respond, the applicant must provide each owner with the height, length, weight, and other relevant data about the proposed antenna.

(iii) Whether each tower could structurally accommodate the proposed antenna if structural changes were made, not including totally rebuilding the tower. If so, the owner must specify in general terms what structural changes would be required.

(iv) If structurally able, would share use by the existing tower be precluded for reasons related to RF interference. If so, the owner must describe in general terms what changes in either the existing or proposed antenna would be required to accommodate the proposed tower, if at all.

(c) The Director of Planning must maintain and provide, on request, records of responses from each owner. Once an owner demonstrates an antenna of the sort proposed by the applicant cannot be accommodated on the owner's tower as described below, the owner need not be contacted by future applicants for antennas of the sort proposed.

(d) Shared use is not precluded simply because a reasonable fee for shared use is charged, or because of reasonable costs necessary to adapt the existing and proposed uses to a shared tower. The City may consider expert testimony to determine whether the fee and costs are reasonable. Costs exceeding new tower development are presumed unreasonable.

vi. Any other information which may be requested by the Director of Planning to fully evaluate and review the application and the potential impact of a proposed tower or antenna.

c. The City Council will consider an application for a Specific Use Permit for a tower using the following procedure:

i. After the close of the public hearing, any council member who moves to deny the application will state his or her reasons for making the motion for denial.

ii. Before the vote is called, any council member proposing to vote in favor of the motion of denial who has additional reasons for supporting the motion must state the reasons.

iii. If the City Council votes to deny the application for the Specific Use Permit, the City Attorney, the will prepare a proposed written decision for the City Council to consider at a following meeting. The decision to deny the application is not final until the City Council adopts a written decision.

d. Building Codes; Safety Standards; Setbacks

i. After receiving the appropriate zoning approval, no tower, antenna, or other appurtenance shall be installed without first obtaining a building permit issued by the Building Official.

ii. To ensure structural integrity, the owner of a tower shall ensure that the tower is constructed and maintained in compliance with standards contained in applicable local building codes (“Uniform Building Codes, UBC”) and applicable standards for

towers, published by the Electronics Industries Association Standard 222, ("EIA-222") "Structural Standards for Steel Antenna Towers and Antenna Support Structures."

iii. A tower inspection report (based upon applicable UBC and EIA-222 standards) shall be prepared by an engineer licensed in the state of Texas and filed with the Building Official in accordance to the following schedule: 1) monopoles – at least once every ten years; 2) lattice towers – at least once every five years; and 3) guyed towers – at least once every three years. However, should an issue of safety be raised, the Building Official may require an immediate inspection.

iv. If, upon inspection, the tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring the tower into compliance with such standards, unless the applicant can demonstrate a hardship and thus establish the need for additional time. If the owner fails to bring the tower into compliance within said 30 days, the City shall remove the tower at the owner's expense.

v. Tower Setback

(a) No television, radio, microwave, telephone or cellular tower or antenna for a commercial use shall be located within a distance equal to or less than the height of such tower from any residential structure or from any area zoned residential, or shown as residential on the current Comprehensive Plan. The distance shall be measured in a straight line from the closest point of the tower to the closest point of such area or residential structure or property line.

e. Requirements

i. No advertising is permitted on an antenna or tower.

ii. No signs or illumination are to be placed on an antenna or tower unless required by the FCC, FAA or other state or federal agency of competent jurisdiction. The Director of Planning may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding uses and views.

iii. A new cell may not be established if there is a technically suitable space available on an existing tower within the search area that the new cell is to serve. For the purpose of this section, the search area is defined as the grid for the placement of the antenna.

iv. Accessory structures used in direct support of a tower are allowed but must not be used for offices, vehicle storage or other outdoor storage. Mobile or immobile equipment not used in direct support of a tower shall not be stored or parked on the site of the tower, unless repairs to the tower are being made.

v. Towers may be located on sites containing another principal use in the same buildable area. Towers may occupy a parcel meeting the minimum Lot size requirements for the zoning district in which it is located. For a monopole tower, the minimum distance between the tower and any other principal use located on the same Lot shall be 20% percent of the tower height or 25 feet, whichever is greater.

vi. vi. No outside storage shall be permitted on the tower site.

f. Appearance

i. Towers must either maintain a galvanized steel finish or, subject to any applicable standards of the FAA or other applicable federal or state agency, be painted a neutral color, so as to reduce visual obtrusiveness.

ii. At a tower site the design of the Building and related structures must use materials, colors, textures, screening, and landscaping that will blend the tower and facilities to the natural setting and built environment.

iii. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

g. Landscaping and Screening

The following requirements shall govern the landscaping surrounding towers; however, in locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced.

i. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer. Mitigation of any tree removal shall be in accordance to 2.09.02. Tree Preservation.

ii. Tower facilities (e.g., tower/antennas and any necessary equipment building) shall be enclosed by an eight foot, solid screening fence or masonry wall or a wrought iron fence with an eight foot evergreen, and shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from any public roadway or any property used for a residential purpose. Any fence constructed in accordance with this section shall provide a knox box or other entry device for public safety access per the requirements of the Fire Marshal.

iii. Where abutting residentially used land zoned or used for residential purposes, public land or public streets, or land designated as low or medium density residential on the City's Land Use Plan, the applicant shall provide screening and landscaping as required by this Unified Development Code.

h. To encourage shared use of towers, no building permit or Specific Use Permit is required for the addition of antennas to an existing tower so long as the height of the tower or structure on which the antenna is placed is not increased and the requirements of this section are met.

i. Any Specific Use Permit which is granted for a new tower is specifically subject to the condition that the tower owner abide by the following provisions relating to shared use, regardless of whether or not the ordinance granting the permit contains the conditions:

i. The tower owner must respond in a timely, comprehensive manner to a request for information from a potential shared use applicant;

ii. The tower owner must negotiate in good faith for shared use by third parties; and

iii. The tower owner must allow shared use where the third party seeking the use agrees in writing to pay reasonable, pro rata charges for sharing, including all charges necessary to make modifications of the tower and transmitters to accommodate the shared use, and to observe whatever technical requirements are necessary to allow shared use without creating interference.

j. The willful failure of an owner whose tower was approved under this section to comply with the requirements of this section is grounds for withholding approval of any application by the owner for a building permit for the approved tower, for revoking the Specific Use Permit granted for the tower, and for refusing to approve a new Specific Use Permit for any new tower or antenna.

2.10.10. Specific Use Permit

A. General

The uses listed under the various districts within the Use Chart as Specific Use Permits (SUPs) are so classified because they may have adverse effects or more intensely dominate the area in which they are located than do other uses permitted in the district.

B. Specific Use Permit Application Process

1. Procedures for Processing a Specific Use Permit (SUP)
   a. The Director of Planning shall initiate review of the SUP and may request written comments from the Development Review Committee (DRC), if deemed necessary.
   b. Planning and Zoning Commission shall review and recommend approval, approval with conditions, or denial of the SUP to the City Council.
   c. After receiving recommendation from Planning and Zoning Commission, City Council shall approve, approve with conditions, or deny the SUP. Although the approval of the SUP does not change the zoning classification.
   d. Both Planning and Zoning Commission and City Council shall provide the required public hearing and notice in accordance with 2.10.05. Public Hearings and Notification Requirements for Zoning Related Applications.
2. Compatibility Conditions
   a. The Planning and Zoning Commission and City Council may require conditions and safeguards as necessary to protect adjoining property.
   b. A use allowed by a Specific Use Permit shall be in general conformance with the Comprehensive Plan and contain such requirements and safeguards as are necessary to protect adjoining property.
3. Required Information
   a. Each application shall be accompanied by a Site Plan (see 2.10.08. Site Plans) and such other information as is required by this UDC.
   b. The Planning and Zoning Commission or City Council may require additional information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed.

C. Specific Use Permit Regulations

1. In recommending that a Specific Use Permit for the premises under consideration to be granted, the City Council shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall consider the following factors:
   a. Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
   b. Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys and sidewalks to accommodate traffic generated by the proposed use;
   c. Provisions for drainage;
   d. Adequate off-street parking and loading;

e. Safety from fire hazard and measures for fire control;

f. Protection against negative effects of noise, glare and lighting on the character of the neighborhood, protective screening and open space;

g. Heights of structures; and

h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.

2. In granting a Specific Use Permit, the City Council may impose conditions and time limits which shall be complied with by the owner or grantee before a Certificate of Occupancy may be issued by the Building Official for use of the building on such property pursuant to such SUP, and such conditions are precedent to granting of the Certificate of Occupancy.

D. Acceptance and Agreed Compliance by the Applicant, Owner and Grantee

No Specific Use Permit shall be granted unless the Applicant of the SUP shall be willing to accept and agree to be bound by and comply with the ordinance adopting the SUP, as well as the attached Site Plan drawings approved by the City Council and shall comply with the minimum requirements provided in the zoning district in which the property is located.

E. Specific Use Permit Expiration and Extension

1. Specific Use Permit Expirations

a. A SUP shall automatically expire if a building permit is not issued and construction begun within six (6) months of the granting of the SUP.

2. Specific Use Permit Extension

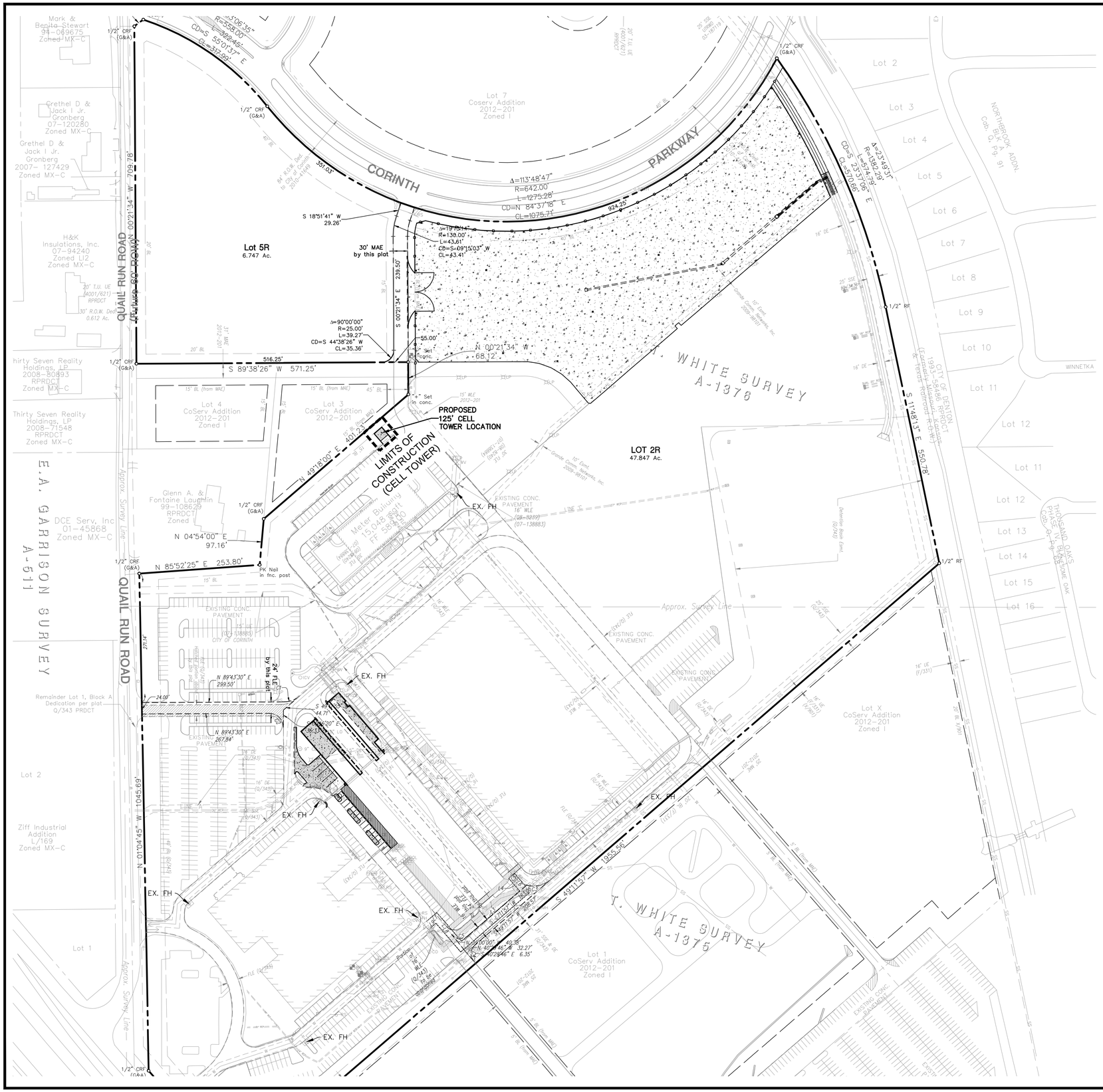
a. The City Council may authorizes an extension beyond the six (6) months upon recommendation by the Director of Planning.

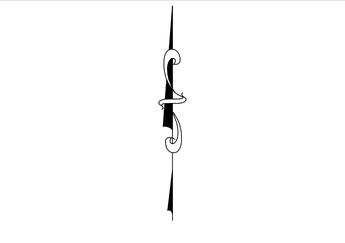
F. Amendments Required for Changes

No building, premise, or land used under an SUP may be enlarged, modified, structurally altered, or otherwise significantly changed, unless an amendment to the approved SUP is granted for such enlargement, modifications, structural alteration, or change.

G. Prohibition of Board of Adjustment Action

The Board of Adjustment Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the granting, extension, revocation, modification or any other action taken relating to such SUP.





GENERAL NOTES

1. THE CITY OF CORINTH CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

UTILITY NOTES

1. THE CITY OF CORINTH CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL T.C.E.Q. SEPARATION REQUIREMENTS MUST BE MET.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER TOWN STANDARDS.
5. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
6. ALL WATER METER BOXES SHALL BE LOCATED IN R.O.W.
7. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER CITY STANDARD CONSTRUCTION DETAILS.
8. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.

SITE DATA TABLE	EXISTING	PROPOSED
ZONING	INDUSTRIAL	INDUSTRIAL
LAND USE DESIGNATION	INDUSTRIAL	INDUSTRIAL
GROSS ACREAGE	47.847 (2,084,215 sf)	47.847 (2,084,215 sf)
NET ACREAGE	47.847 (2,084,215 sf)	47.847 (2,084,215 sf)
NUMBER OF LOTS	1 (Lot 2R)	1 (Lot 2R)
PERCENTAGE OF SITE COVERAGE	11.75%	11.75%
AREA OF OPEN SPACE	694,671 sf	694,271 sf (-400 sf)
PERCENTAGE OF OPEN SPACE	33.33%	33.31% (-0.02%)
PERCENTAGE OF LANDSCAPE	4.60%	4.60%
AREA OF IMPERVIOUS COVERAGE	29.72 ac (1,294,567 sf)	29.73 ac (+400 sf)
PERCENTAGE OF IMPERVIOUS COVERAGE	62.11%	62.13% (+0.02%)
BUILDING AREA	244,955 sf	244,955 sf
NUMBER OF SINGLE-STORY BUILDINGS	0	0
NUMBER OF TWO-STORY BUILDINGS	3	3
MAXIMUM BUILDING HEIGHT	Existing Height	Existing Height
FLOOR AREA	Existing Area	Existing Area
FLOOR AREA BY USE	Existing Uses	Existing Uses
REQUIRED PARKING	1:300=817	1:300=817
PROVIDED PARKING		
STANDARD	965	965
HANDICAP	15	15
TOTAL	980	980
INVENTORY PARKING	Existing	Existing
REQUIRED LOADING SPACES	Existing	Existing
PROVIDED LOADING SPACES	Existing	Existing
AREA OF OUTSIDE STORAGE	451,680 sf	451,680 sf
PERCENTAGE OF OUTSIDE STORAGE	21.67%	21.67%
START CONSTRUCTION	n/a	18 MONTHS POST APPROVAL
END CONSTRUCTION	n/a	n/a

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS FREEWAY
CORINTH, TX 76210
Ph. 940-321-7800
Contact: BILL PEDIGO

SITE PLANNING CIVIL ENGINEERING PLATTING
G&A CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

COSERV CELL TOWER

COSERV CELL TOWER
Lot 2R
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

S.U.P. CELL TOWER OVERALL SITE LAYOUT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 6/8/2016

Drawn By: JCM
Date: 05/16/2016
Scale: 1"=100'
Revisions:

16046W

C1

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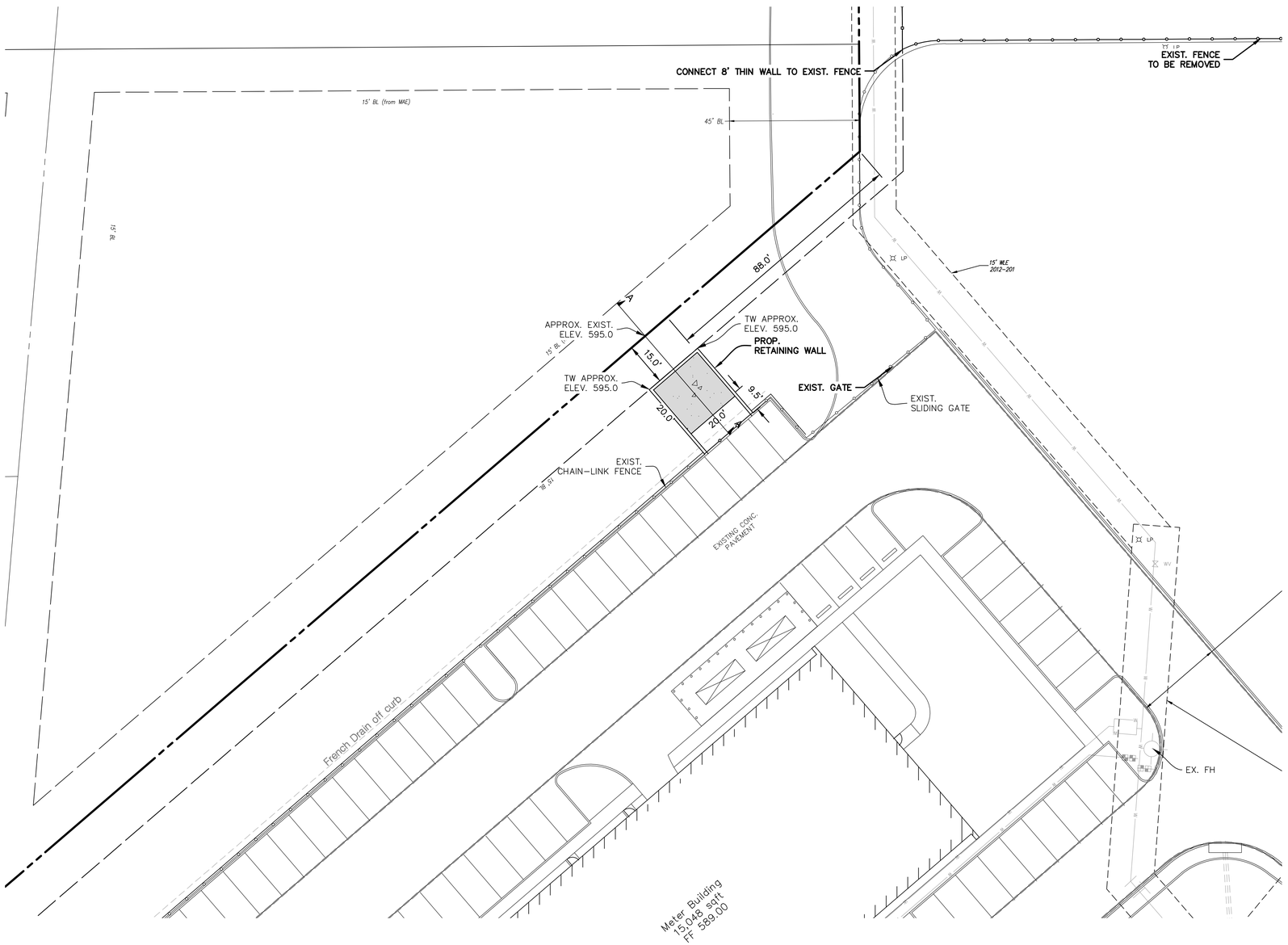
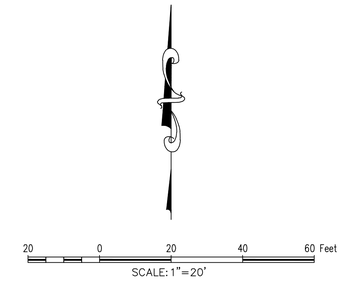
Plotted: 6/8/2016 9:44 AM, by John Mcswain Saved: 6/7/2016 5:15 PM, by John





VALUE

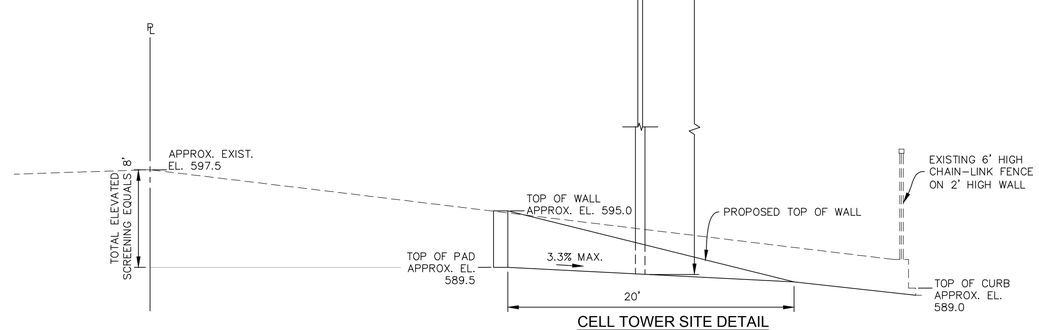
VALUE

GENERAL NOTES

1. THE CITY OF CORINTH CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL LIGHTING SHALL COMPLY WITH THE CITY OF CORINTH LIGHTING ORDINANCE.

PAVING SPECIFICATIONS:

CELL TOWER AREA:
(REFER TO GEOTECHNICAL & STRUCTURAL REPORT FOR SPECIFICATIONS)



CELL TOWER SITE DETAIL
CROSS SECTION A-A
N.T.S.

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS FREEWAY
CORINTH, TX 76210
Ph. 940-321-7800
Contact: BILL PEDIGO

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

COSERV CELL TOWER

COSERV CELL TOWER
Lot 2R
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

S.U.P. CELL TOWER SITE PLAN

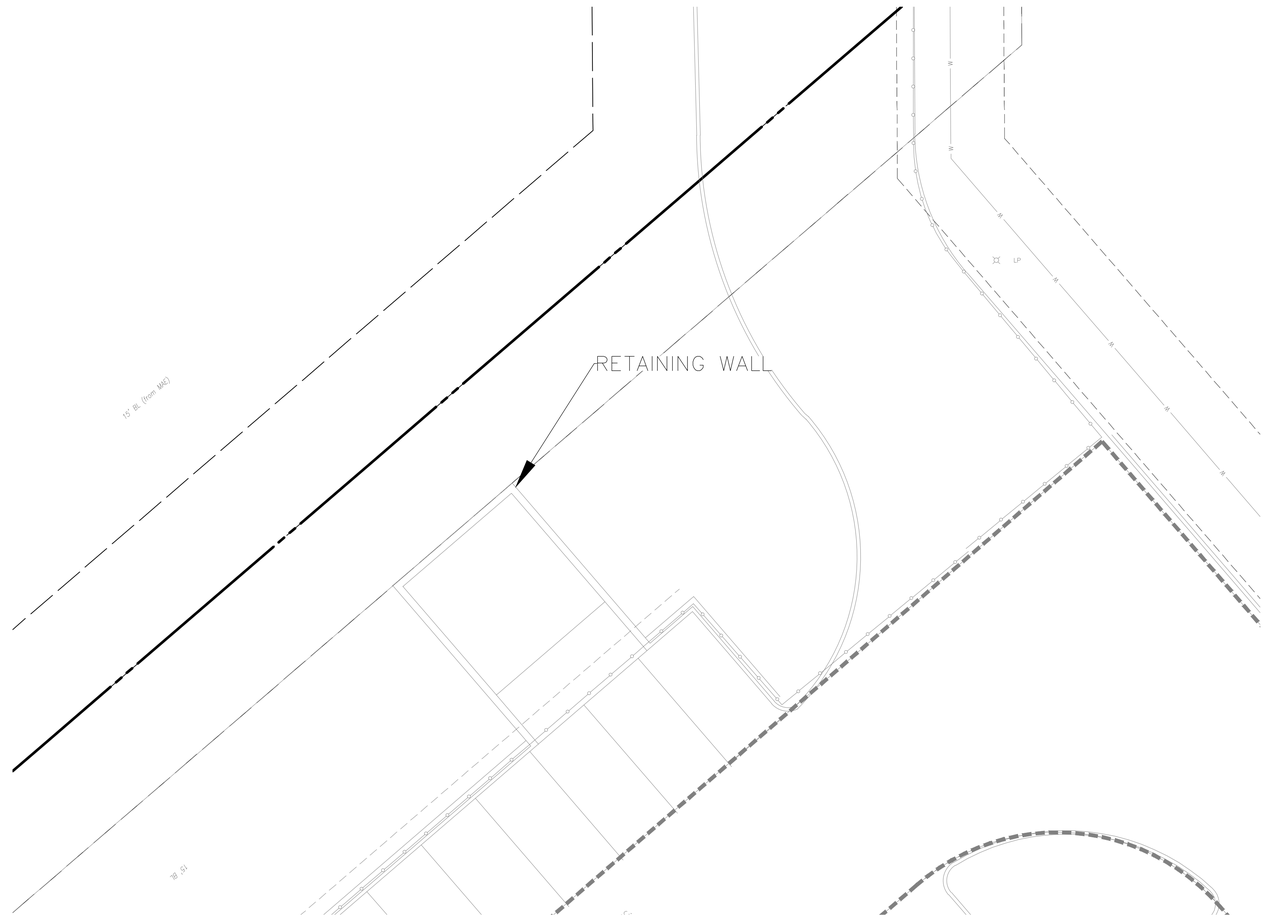
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 6/8/2016

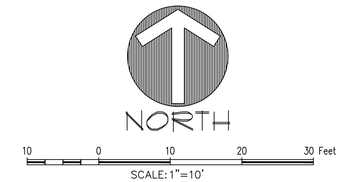
Drawn By:	JCM
Date:	05/16/2016
Scale:	1"=20'
Revisions:	

16046W

C2

File: Z:\2016\16046W\Drawing\CP & Const Plans\SHEETS\16046W SP
Plotted: 6/8/2016 9:44 AM, by John Mussell; Saved: 6/7/2016 4:43 PM, by John





LANDSCAPE NOTES:

1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 6/8/2016

REGISTERED LANDSCAPE ARCHITECT
RON W. STEWART
791
STATE OF TEXAS

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS FREEWAY
CORINTH, TX 76210
Ph. 940-321-7800
Contact: BILL PEDIGO

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

COSERV CELL TOWER

COSERV CELL TOWER
Lot 2R, Block Value
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

S.U.P. CELL TOWER LANDSCAPE PLAN

Drawn By: WS
Date: 05/16/2016
Scale: 1"=10'
Revisions:

16046W

L1.0

File: Z:\2016\16046W\Drawing\SP & Const Plans\SHEETS\16046W Landscape Plan
Plotted: 6/8/2016 9:45 AM, by John Maxwell Saved: 6/7/2016 5:22 PM, by John

BUSINESS ITEM 6

Planning and Zoning Commission Regular Session

June 27, 2016

AGENDA ITEM

BUSINESS: Consider and act on a site plan of CoServ Addition Lot 2R 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.

The Planning and Zoning Commission recommendation is anticipated to go before City Council for final action at the July 21, 2016 City Council regular session meeting.

NOTIFICATION TO PUBLIC

Notification by newspaper or written notice is notice is not required.

AGENDA ITEM DESCRIPTION

In 2010 the Planning and Zoning Commission recommended approval of the CoServ Addition Final Plat Lots 1-7 and Lot X approximately 87.9 acres (being a replat of Quail Run Industrial Park and CoServ Flex Addition along with a tract of unplatted land) and was approved by City Council in April 2010.

At this time, CoServ has three projects proposed that will bring four agenda items before the Commission.

- A replat of CoServ Addition Lots 2 and 5.
- A Specific Use Permit (SUP) for "Outside Storage" which includes construction of pavement.
- A Specific Use Permit (SUP) for a "Cell Tower".
- A site plan amendment for the addition of "truck sheds" for the service vehicles which includes demolition and construction of pavement and relocation of landscaping.

The site plan submitted for consideration shows the proposed areas of outside storage and the cell tower which are the same as what you saw in the Specific Use Permit packet for those agenda items. CoServ is also proposing expansion of their "truck sheds". The expansion of the truck sheds will provide additional protection for the CoServ service vehicles. There are existing truck sheds on site currently. The exterior façade is metal which is allowed in the Industrial zoning districts. The truck sheds are replacing parking and there has been relocation of landscaping. The uses still meet the parking ratios required in the vehicle parking regulations.

As you can see on the site plans; by increasing the size of Lot 2R by 6.668 acres, the addition of the outside storage (being an accessory use) will be possible. The lighting plan is for the outside storage area as additional lighting is not proposed at the cell tower site or the truck shed parking area.

ZONING

This property is zoned I, Industrial.

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

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

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

Staff found that a tree on the Parkway as mentioned in the SUP recommendation outside storage.

ATTACHMENTS / SUPPORTING DOCUMENTS

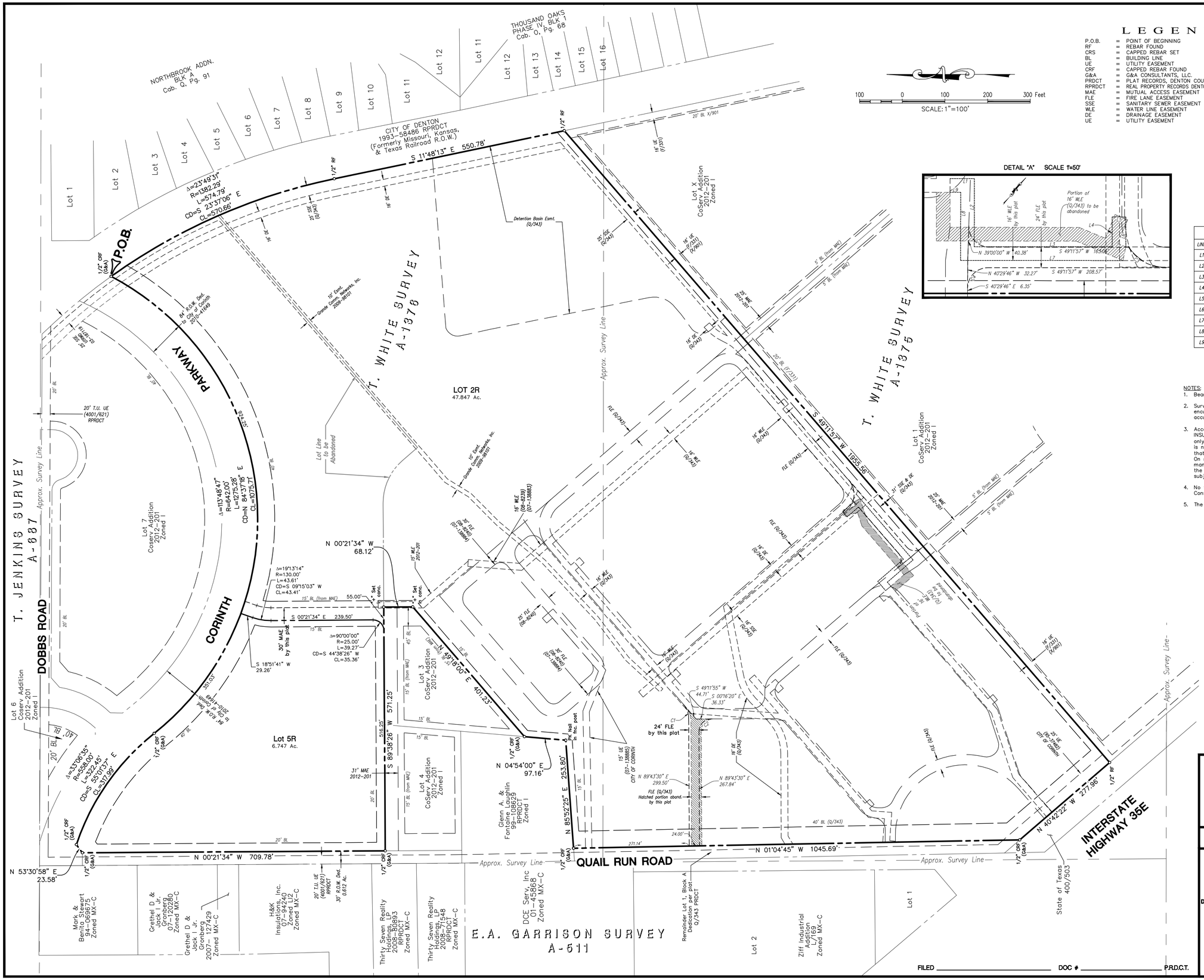
Location Map
Land Use Map
Zoning Map
Site Plan Documents
Elevations for "Truck Sheds"

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

Finance Review: Yes _ NA X

Legal Review: Yes _ NA X

Director Review and Approval:

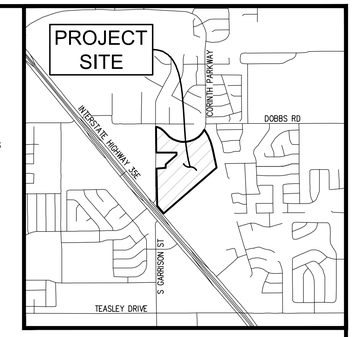


LEGEND

P.O.B.	=	POINT OF BEGINNING
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
G&A	=	G&A CONSULTANTS, LLC.
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
FLE	=	FIRE LANE EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT

100 0 100 200 300 Feet

SCALE: 1"=100'



DETAIL "A" SCALE 1=50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°11'57" W	28.40'
L2	N 40°48'04" W	79.59'
L3	S 49°11'57" W	161.47'
L4	S 40°48'03" E	34.94'
L5	S 49°11'57" W	16.00'
L6	N 40°48'03" W	34.94'
L7	S 49°11'57" W	190.29'
L8	N 40°48'04" W	79.59'
L9	S 49°11'57" W	12.40'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	49.50'	40°31'32"	35.01'	N 69°27'43" E, 34.29'
C2	29.50'	90°00'13"	46.34'	N 45°16'24" W, 41.72'
C3	52.49'	57°08'04"	52.34'	N 77°45'42" E, 50.20'
C4	24.00'	89°41'42"	37.57'	S 04°21'06" W, 33.85'
C5	24.00'	91°48'03"	38.45'	S 84°54'02" E, 34.47'

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. According to Community/Panel Nos. 48121C0393 E, Dated April 02, 1997, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. No flood plain analysis has been performed by G&A Consultants, Inc., on the subject property.
4. No flood zone area analysis has been performed on the subject property by G&A Consultants, LLC.
5. The purpose of this replat is to change the lot line between Lots 2 & 5.

FINAL PLAT

LOTS 2R and 5R
COSERV ADDITION
54.594 Acres
Zoned I
Being a replat of Lot 2 and 5
Coserv Addition
recorded in Doc. No. 2012-201

in the
T. WHITE SURVEY, ABSTRACT NO. 1375
T. WHITE SURVEY, ABSTRACT NO. 1376
CITY OF CORINTH
DENTON COUNTY, TEXAS

THIS DOCUMENT IS PRELIMINARY. IT IS NOT FOR REGULATORY REVIEW OR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

1/2

DRAWN BY: JS DATE: 4/6/16 SCALE: 1"=100' JOB. No. 16046W

OWNER/DEVELOPER
Denton County Electric Cooperative, Inc.
CoServ Investments, L.P.
7701 South Stemmons
Corinth, Texas 76210
Ph. 940-321-7856
Contact: Donnie Clary

File: Z:\2016\16046W\Drawings\VP & Const Plans\16046W.FP
Plotted: 6/6/2016 9:27 AM, by John Maxwell Saved: 6/7/2016 5:40 PM, by John

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS, the undersigned, Denton County Electric Cooperative, Inc., owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract or parcel of land, situated in the T. White Survey, Abstract Number 1375 and the T. White Survey, Abstract Number 1376, Denton County, Texas, and being all of Lots 2 and 5, CoServ Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, recorded in Document Number 2012-201, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) at the northeast corner of said Lot 5, and being on the west line of that certain tract of land described in deed to the City of Denton, recorded in Document Number 1993-58486, Real Property Records, Denton County, Texas, (formerly Missouri, Kansas and Texas Railroad), and being on the south line of Corinth Parkway as evidenced by that certain called 3.840 acre tract of land described in deed to the City of Corinth, Texas, recorded in Document Number 2010-41649, Real Property Records, Denton County, Texas;

THENCE Southeasterly with the east line of said Lots 5 and 2, and the west line of said City of Denton Tract, with the arc of a curve to the right, having a radius of 1382.29 feet, a central angle of 23°49'31", an arc length of 574.79 feet, and whose chord bears S 23°37'06" E, 570.66 feet to a 1/2" rebar found;

THENCE S 11°48'13" E, 550.78 feet with the west line of said City of Denton Tract, and the east line of said Lot 2, to a 1/2" rebar found at the southeast corner thereof, and being the northeast corner of Lot X, of said CoServ Addition;

THENCE S 49°11'57" W, with the south line of said Lot 2, and the north line of said Lot X, passing at 645.94 feet the northwest corner thereof, and being the northeast corner of Lot 1, of said CoServ Addition, continuing with the north line thereof, a total distance of 1955.56 feet to a 1/2" rebar found at the northwest corner thereof, and being the southerly southwest corner of said Lot 2, and being on the easterly line of that certain tract of land, described in deed to the State of Texas, recorded in Volume 400, Page 503, Deed Records, Denton County, Texas, and being on the easterly line of Interstate Highway 35E;

THENCE N 40°42'22" W, 277.96 feet with the west line of said Lot 2, and the east line of said Interstate Highway 35E and said State of Texas Tract, to a 1/2" capped rebar found (G&A Consultants) at the westerly southwest corner of said Lot 2, and being the southeast corner of a 30 foot right-of-way dedication for Quail Run Road, as shown on plat of Quail Run Industrial Park, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, recorded in Cabinet Q, Page 343, Plat Records, Denton County, Texas;

THENCE N 01°04'45" W, 1045.69 feet with the east line of said Quail Run Road, and the west line of said Lot 2, to a 1/2" capped rebar found (G&A Consultants) at the northwest corner thereof, and being the northeast corner of said 30 foot right-of-way dedication, and being on the south line of that certain called 1.656 acre tract of land described in deed to Glenn A. and Fontaine Laughlin, recorded in Document Number 1999-108629, Real Property Records, Denton County, Texas;

THENCE N 85°52'25" E, 253.80 feet with the north line of said Lot 2, and the south line of said 1.656 acre tract, to a PK nail found in fence post at the southeast corner thereof;

THENCE N 04°54'00" E, 97.16 feet with the east line of said 1.656 acre tract, and the west line of said Lot 2, to a 1/2" capped rebar found (G&A Consultants) at the southerly corner of Lot 3, of said CoServ Addition;

THENCE N 49°18'00" E, 401.23 feet with the west line of said Lot 2, and the south line of said Lot 3, to a "+" set in concrete;

THENCE N 00°21'34" W, 68.12 feet with the west line of said Lot 2, and the east line of said Lot 3, to a "+" set in concrete at the northeast corner thereof, being the northwest corner of said Lot 2, and being on the south line of said Lot 5;

THENCE S 89°38'26" W, with the south line of said Lot 5, and the north line of said Lot 3, passing at 275.64 feet the northwest corner thereof, and being the northeast corner of Lot 4, of said CoServ Addition, continuing with the north line thereof, a total distance of 571.25 feet to a 1/2" capped rebar found at the northwest corner thereof, being the southwest corner of said Lot 5, and being on the east line of a 30 foot right-of-way dedication for Quail Run Road, as shown on said plat of CoServ Addition;

THENCE N 00°21'34" W, 709.78 feet with the west line of said Lot 5, and the east line of said Quail Run Road and said 30 foot right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants) at the northeast corner thereof, and being on the south line of said 3.840 acre tract and the south line of said Corinth Parkway;

THENCE with the south line of said 3.840 acre tract and the south line of said Corinth Parkway, the following:

N 53°30'58" E, 23.58 feet to a 1/2" capped rebar found (G&A Consultants);

Southeasterly with the arc of a curve to the right, having a radius of 558.00 feet, a central angle of 33°06'35", an arc length of 322.45 feet and whose chord bears S 55°01'37" E, 317.99 feet to a 1/2" capped rebar found at a point of reverse curvature;

Northeasterly with the arc of said curve, having a radius of 642.00 feet, a central angle of 113°48'47", an arc length of 1275.28 feet and whose chord bears N 84°37'18" E, 1075.71 feet to the POINT OF BEGINNING and containing approximately 54.594 acres of land.

and designated herein as CoServ Addition, an addition to the City of Corinth, and whose name is subscribed hereto, does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown for the purpose and consideration therein expressed.

WITNESS MY HAND this_____day of_____, 2016.

Denton County Electric Cooperative, Inc.

By: _____
Donald R. Clary, Jr., President and Chief Executive Officer

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Donald R. Clary, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 2016.

_____
Notary Public

My commission expires the_____day of _____,_____.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF_____;

COUNTY OF_____;

Whereas, The Bank of New York Mellon Trust Company, National Association, as Trustee under the Indenture, Deed of Trust, Security Agreement and Financing Statement dated as of September 1, 2012, and filed as a Utility Security Instrument in the office of the Secretary of State of the State of Texas on September 10, 2012, under File No. 12-0028684091, as heretofore amended and supplemented, acting by and through its duly authorized officer, is the lienholder of a portion of the property described hereon, being that portion of the property described hereon consisting of all of Lot 2 in COSERV ADDITION, an Addition to the City of Corinth, Denton County, Texas, according to the Final Plat thereof filed for record on September 6, 2012, as Document Number 2012-201 in the Plat Records of Denton County, Texas, and does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:

The Bank of New York Mellon Trust Company, National Association,
a national banking association, as Trustee as aforesaid

By: _____

Name: _____

Title: _____

Date: _____

STATE OF _____;

COUNTY OF _____;

, BEFORE ME, the undersigned authority, on this day personally appeared _____known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged that he/she is _____of The Bank of New York Mellon Trust Company, National Association, a national banking association, and that he/she is authorized to execute the foregoing instrument the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of_____, 2016.

_____
Notary Public

My commission expires the_____ day of_____,_____,

Notary Public

My commission expires the _____ day of _____, _____.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Owner (Printed Name): Denton County Electric Cooperative, Inc.

Owner (Signature): By: _____
Donald R. Clary, Jr., President and Chief Executive Officer

Date: _____

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. According to Community/Panel Nos. 48121C0393 E, Dated April 02, 1997, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. No flood plain analysis has been performed on the subject property by G&A Consultants, Inc., on the subject property.
4. No flood zone area analysis has been performed on the subject property by G&A Consultants, LLC.
5. The purpose of this replat is to change the lot line between Lots 2 & 5, to revise the location of a Fire Lane Easement located on the west property line of Lot 2, and to revise the location of a Water Line Easement located near the south property line of Lot 2.

STATE OF TEXAS :
Certificate of Final Plat Approval

Approved:

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

_____ _____
Mayor, City of Corinth Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of CoServ Addition, an addition to the City of Corinth was submitted to the City Council on the _____ day of _____, 2016, and the Council, by formal action, then and there accepted the 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 Council further authorizes the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of _____, 2016.

_____
City Secretary
City of Corinth, Texas

Certificate of Completion and Authorization to File

Approved:

_____ _____
Mayor, City of Corinth Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of CoServ Addition, an addition to the City of Corinth was submitted to the City Council on the _____day of_____, 2016, and the Council, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys and parks to the public use forever and dedication of easements for trails, sidewalks, storm drainage facilities, floodways, water mains, waste water mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of_____, 2016.

_____
City Secretary
City of Corinth, Texas

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

_____
W. Thad Murley III, RPLS
Texas Registration No. 5802

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared W. Thad Murley III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

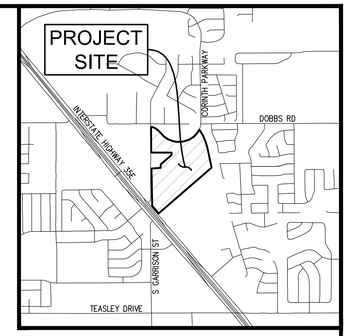
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

_____
Notary Public

My commission expires the _____ day of _____, _____.

THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR REVIEW OR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

FILED _____ DOC # _____ P.R.D.C.T.



FINAL PLAT
LOTS 2R and 5R
COSERV ADDITION
54.594 Acres
Being a replat of Lot 2 and 5
CoServ Addition
recorded in Doc. No. 2012-201
in the
T. WHITE SURVEY, ABSTRACT NO. 1375
T. WHITE SURVEY, ABSTRACT NO. 1376
CITY OF CORINTH
DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

2/2

DRAWN BY: JS DATE: 4/6/16 SCALE: ---- JOB. No. 16046W

OWNER/DEVELOPER
Denton County Electric Cooperative, Inc.
CoServ Investments, L.P.
7701 South Stemmons
Corinth, Texas 76210
Ph. 940-321-7856
Contact: Donnie Clary

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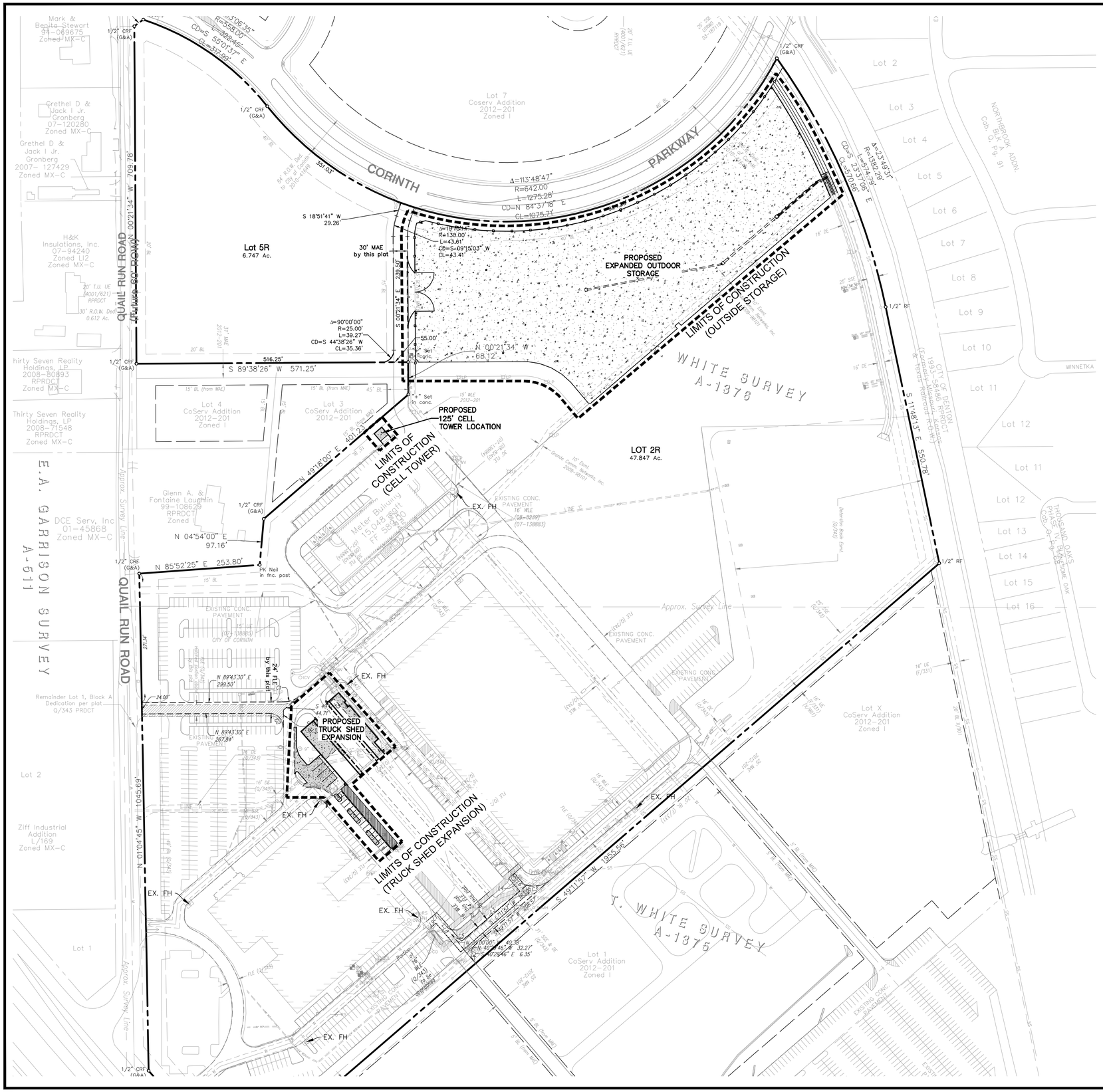

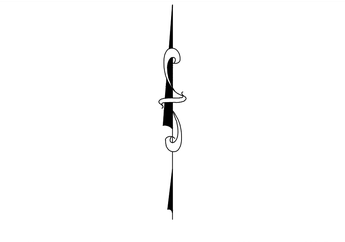

GENERAL NOTES

1. THE CITY OF CORINTH CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

UTILITY NOTES

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3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER TOWN STANDARDS.
5. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
6. ALL WATER METER BOXES SHALL BE LOCATED IN R.O.W.
7. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER CITY STANDARD CONSTRUCTION DETAILS.
8. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.

SITE DATA TABLE	EXISTING	PROPOSED
ZONING	INDUSTRIAL	INDUSTRIAL
LAND USE DESIGNATION	INDUSTRIAL	INDUSTRIAL
GROSS ACREAGE	47.847 (2,084,215 sf)	47.847 (2,084,215 sf)
NET ACREAGE	47.847 (2,084,215 sf)	47.847 (2,084,215 sf)
NUMBER OF LOTS	1 (Lot 2R)	1 (Lot 2R)
PERCENTAGE OF SITE COVERAGE	11.75%	11.75%
AREA OF OPEN SPACE	694,671 sf	409,796 sf (-284,875 sf)
PERCENTAGE OF OPEN SPACE	33.33%	19.66% (-13.67%)
PERCENTAGE OF LANDSCAPE	4.60%	5.87% (+1.27%)
AREA OF IMPERVIOUS COVERAGE	29.72 ac (1,294,567 sf)	35.68 ac (+259,463 sf)
PERCENTAGE OF IMPERVIOUS COVERAGE	62.11%	74.56% (+12.45%)
BUILDING AREA	244,955 sf	244,955 sf
TRUCK SHED AREA	24,870 sf	33,925 sf
NUMBER OF SINGLE-STORY BUILDINGS	0	0
NUMBER OF TWO-STORY BUILDINGS	3	3
MAXIMUM BUILDING HEIGHT	Existing Height	Existing Height
FLOOR AREA	Existing Area	Existing Area
FLOOR AREA BY USE	Existing Uses	Existing Uses
REQUIRED PARKING	1:300=817	1:300=817
PROVIDED PARKING		
STANDARD	965	926
HANDICAP	15	15
TOTAL	980	941
INVENTORY PARKING	Existing	Existing
REQUIRED LOADING SPACES	Existing	Existing
PROVIDED LOADING SPACES	Existing	Existing
AREA OF OUTSIDE STORAGE	451,680 sf	694,961 sf (+243,281 sf)
PERCENTAGE OF OUTSIDE STORAGE	21.67%	33.34% (+11.67%)
START CONSTRUCTION	n/a	18 MONTHS POST APPROVAL
END CONSTRUCTION	n/a	n/a

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS FREEWAY
CORINTH, TX 76210
Ph. 940-321-7800
Contact: BILL PEDIGO

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

COSERV AMENDED SITE PLAN

COSERV AMENDED SITE PLAN
Lot 2R
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

AMENDED SITE PLAN OVERALL

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 6/8/2016

Drawn By: JCM
Date: 05/16/2016
Scale: 1"=100'
Revisions:

16046W

C3

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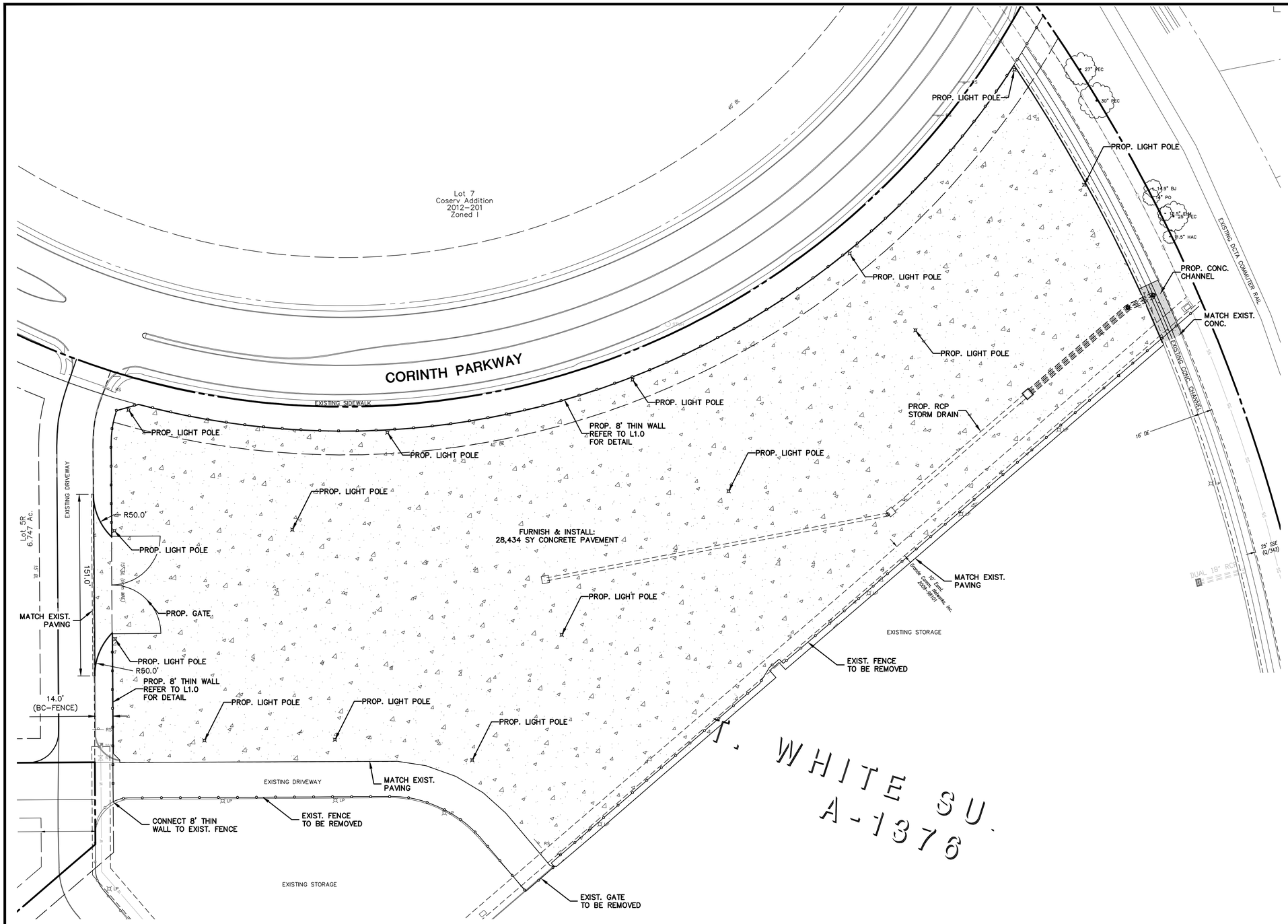

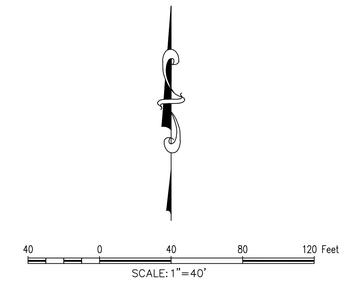

VALUE

VALUE

GENERAL NOTES

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2. ALL LIGHTING SHALL COMPLY WITH THE CITY OF CORINTH LIGHTING ORDINANCE.

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PAVING SPECIFICATIONS:

STORAGE AREA:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" CEMENT TREATED SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY
(REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

PAVING NOTES:

Reinforcing to be #3 @ 18" o.c.e.w. joint to be spaced @ 15' minimum unless otherwise noted.

Connect to Existing Pavement Using # 4 dowels 24" long, 18" o.c.e.w. with 10" minimum embedment Seal construction joint with hot-poured rubber

Pavement shall be cut in approximately 12.5' -to 15'(max) squares with expansion joints every 60'(max) as recommended in the "Joint Design for Concrete Highway and Street Pavements," published by the Portland Cement Association.

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS FREEWAY
CORINTH, TX 76210
Ph. 940-321-7800
Contact: BILL PEDIGO

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TBPE Firm No. 1798 TBPLS Firm No. 10047700

COSERV AMENDED SITE PLAN

COSERV AMENDED SITE PLAN
Lot 2R
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

AMENDED SITE PLAN (NORTH)

PRELIMINARY PLANS

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G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 6/8/2016

Drawn By: JCM
Date: 05/16/2016
Scale: 1"=40'
Revisions:

16046W

C4

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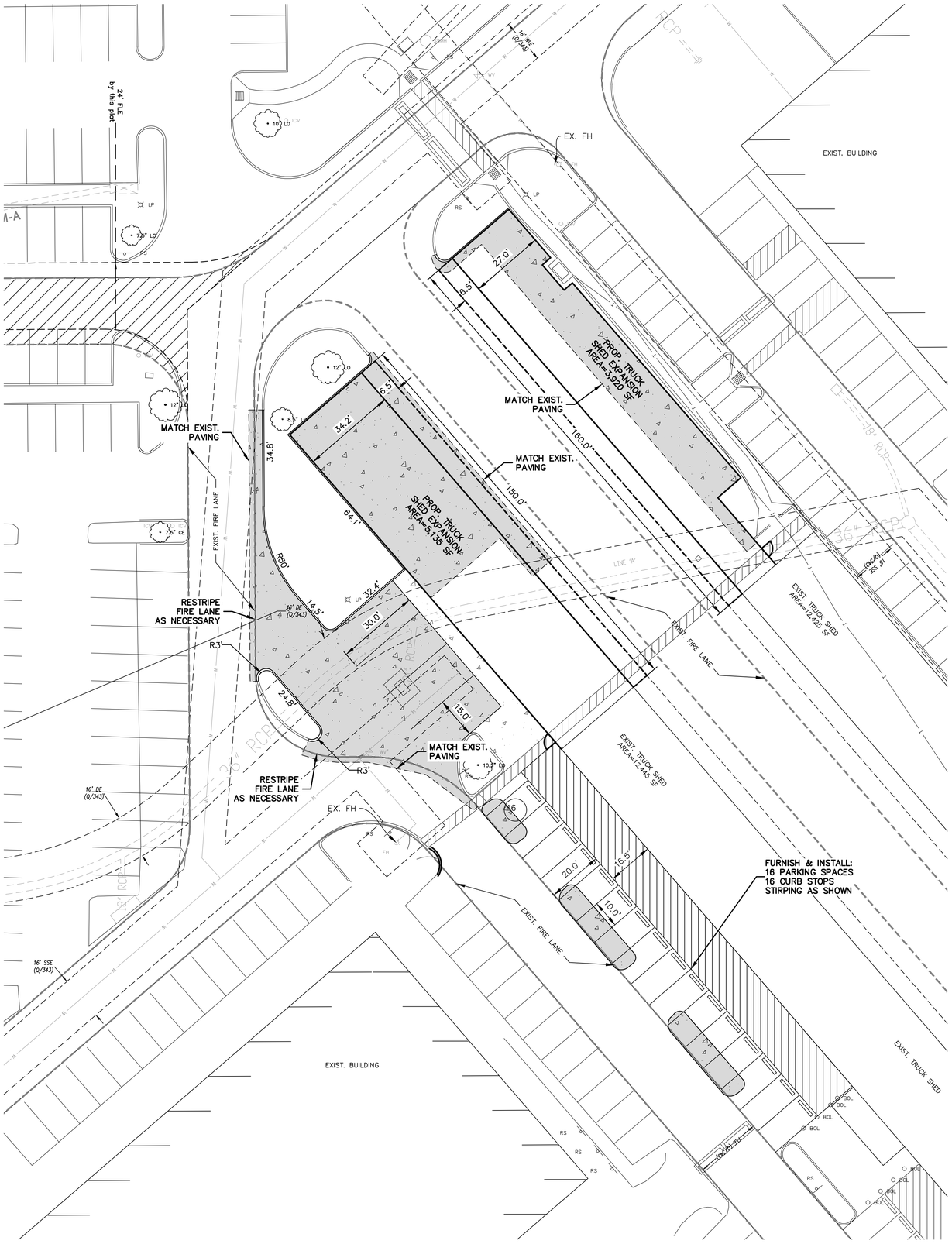

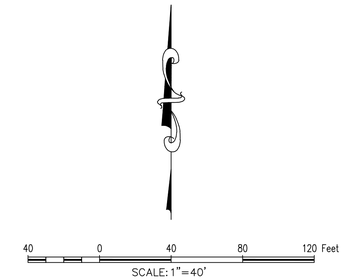

VALUE

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(REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

WALKWAY AREA:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY
(REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

PAVING NOTES:

Reinforcing to be #3 @ 18" o.c.e.w. joint to be spaced @ 15' minimum unless otherwise noted.

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Pavement shall be cut in approximately 12.5' –to 15'(max) squares with expansion joints every 60'(max) as recommended in the "Joint Design for Concrete Highway and Street Pavements," published by the Portland Cement Association.

OWNER/DEVELOPER
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Ph. 940-321-7800
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

COSERV AMENDED SITE PLAN

COSERV AMENDED SITE PLAN
Lot 2R
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

AMENDED SITE PLAN (SOUTH)

PRELIMINARY PLANS
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G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 6/8/2016

Drawn By: JCM
Date: 05/16/2016
Scale: 1"=40'
Revisions:

16046W

C5

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PLANT LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (RO) RED OAK — Quercus shumardii
- (CE) CEDAR ELM — Ulmus crassifolia
- BERMUDA SOD

NORTH

SCALE: 1"=100'

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
12	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	per plan	Single trunk
13	RED OAK	Quercus shumardii	3" cal.	10'-12'	per plan	Single trunk
10	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	per plan	Single trunk

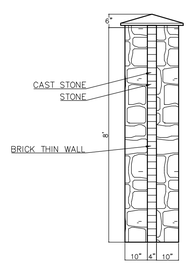
LANDSCAPE NOTES:

1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

LANDSCAPE REGULATIONS
CORINTH, TX

LANDSCAPE BUFFERS

REQUIRED: Landscape buffer width adjacent to arterial street = 20'. Within the landscape buffer (1) shade tree (3" caliper minimum.) shall be planted per 30 feet of landscape edge.
CORINTH PKWY = 883 l.f. / 30 = 29 trees
PROVIDED: 20' Landscape buffer and 29 trees



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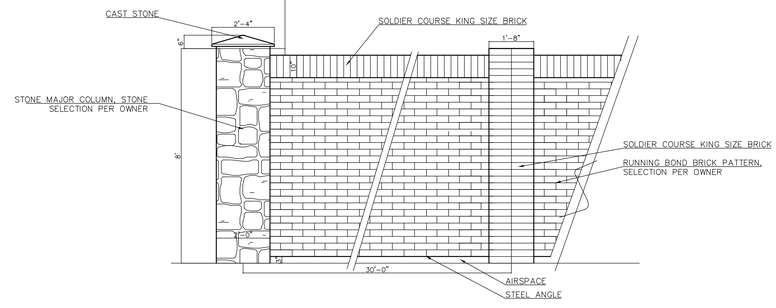
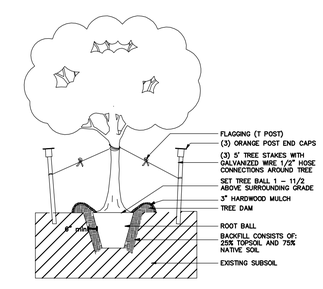


2 THIN WALL
NOT TO SCALE

** TYPICAL SCHEMATIC DETAIL. FINAL FOOTING, AND WALL DESIGN MUST BE SIGNED AND SEALED BY STRUCTURAL ENGINEER.



3 TREE STAKING
NOT TO SCALE

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 6/8/2016

RONALD L. STEWART 791 STATE OF TEXAS

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS FREEWAY
CORINTH, TX 76210
Ph. 940-321-7800
Contact: BILL PEDIGO

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

COSERV AMENDED SITE PLAN

COSERV AMENDED SITE PLAN
Lot 2R, Block Value
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

AMENDED SITE PLAN
LANDSCAPE PLAN

Drawn By: RLS
Date: 05/16/2016
Scale: 1"=100'
Revisions:

16046W

L1.0

File: Z:\2016\16046W\Drawings\07-A Coserv Plans\SHEETS\16046W Landscape Plan
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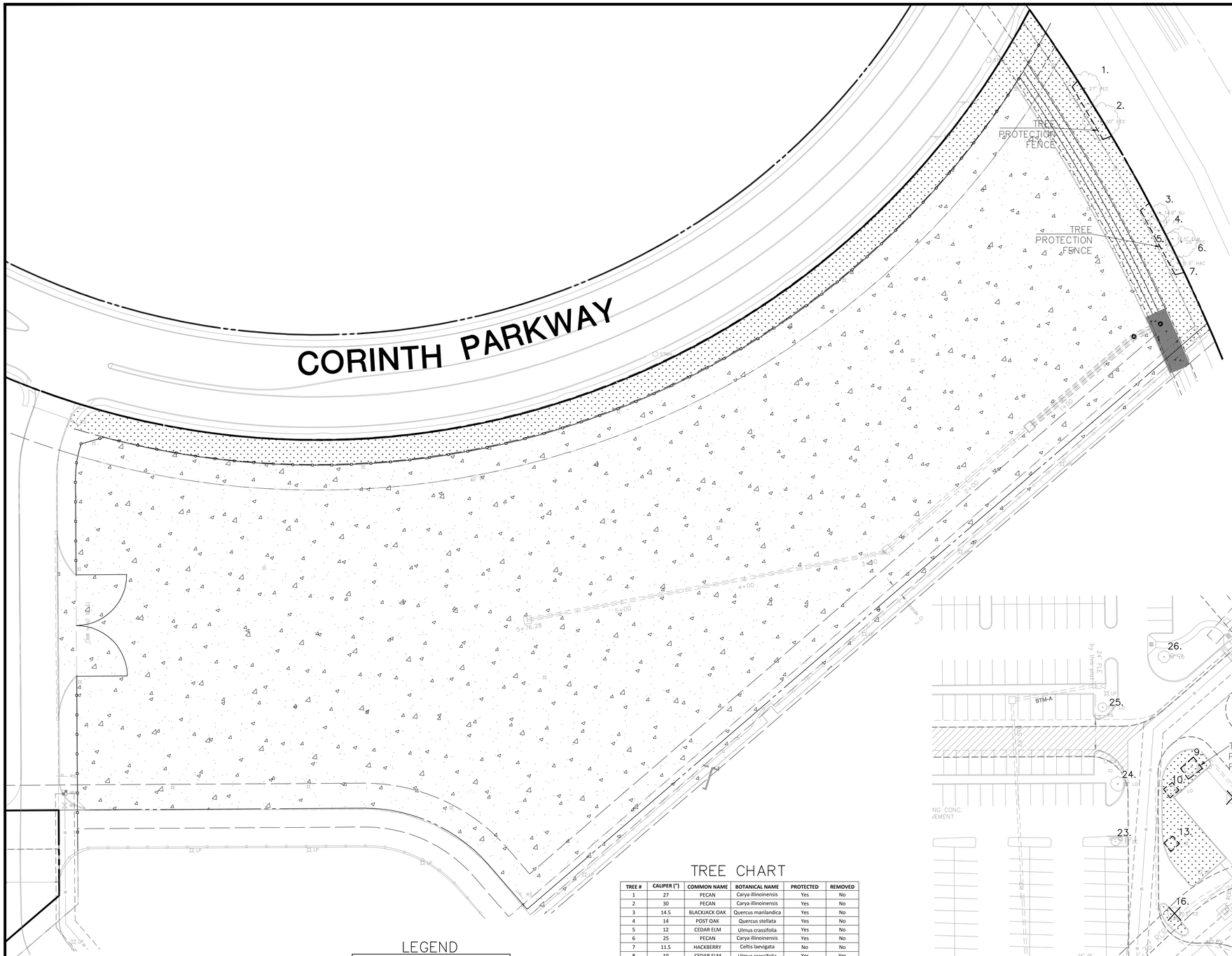
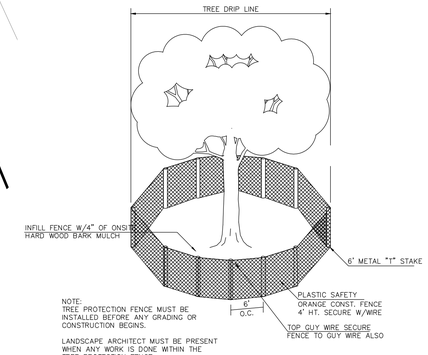


NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'



NOTE:
TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.

LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

TREE PROTECTION

TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
1	27	PECAN	Carya illinoinensis	Yes	No
2	30	PECAN	Carya illinoinensis	Yes	No
3	14.5	BLACKJACK OAK	Quercus marilandica	Yes	No
4	14	POST OAK	Quercus stellata	Yes	No
5	12	CEDAR ELM	Ulmus crassifolia	Yes	No
6	25	PECAN	Carya illinoinensis	Yes	No
7	11.5	HACKBERRY	Celtis laevigata	No	No
8	10	CEDAR ELM	Ulmus crassifolia	Yes	Yes
9	12	LIVE OAK	Quercus virginiana	Yes	No
10	8.5	LIVE OAK	Quercus virginiana	Yes	No
11	8	CEDAR ELM	Ulmus crassifolia	Yes	Yes
12	10	LIVE OAK	Quercus virginiana	Yes	Yes
13	9	CEDAR ELM	Ulmus crassifolia	Yes	No
14	7.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes
15	9.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes
16	10.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes
17	10.5	LIVE OAK	Quercus virginiana	Yes	No
18	8.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes
19	7.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes
20	8	CEDAR ELM	Ulmus crassifolia	Yes	Yes
21	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
22	8	CEDAR ELM	Ulmus crassifolia	Yes	Yes
23	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No
24	12	LIVE OAK	Quercus virginiana	Yes	No
25	7.5	LIVE OAK	Quercus virginiana	Yes	No
26	10	LIVE OAK	Quercus virginiana	Yes	No

LEGEND

- EXISTING TREE
- EXISTING TREE TO REMOVE
- TREE PROTECTION FENCE

MITIGATION REQUIREMENTS

CALIPER INCHES REMOVED – (94.5)
REPLACEMENT TREES REQUIRED – (31.5) 3" CAL. TREES
PROVIDED – (35) 3" CAL. TREES

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 6/8/2016

RONALD A. STEWART 791 STATE OF TEXAS

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CORINTH, TX 76210
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COSERV AMENDED SITE PLAN

COSERV AMENDED SITE PLAN
Lot 2R, Block Value
COSERV ADDITION
47.847 Acres
in the
H. H. SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

AMENDED SITE PLAN TREE SURVEY

Drawn By: WS
Date: 05/16/2016
Scale: 1"=40'
Revisions:

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T1.0

File: Z:\2016\16046W\Drawing\ZP & Const Plans\SHEETS\16046W Landscape Plan
Plotted: 6/8/2016 9:30 AM, by John Maxwell; Saved: 6/7/2016 3:22 PM, by John

≈ 19' 1/2"
100% metal wall panel:
color to match existing
≈ 16' 3 1/2"

≈ 16' 3 1/2"
100% metal wall panel:
color to match existing

PUBLIC HEARING / BUSINESS ITEM 7 & 7a

Planning and Zoning Commission Regular Session

June 27, 2016

AGENDA ITEM

PUBLIC HEARING: TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, VF PROPERTIES LLC, TO AMEND PLANNED DEVELOPMENT ORDINANCE 14-02-20-08 (PD 37) ON 1.0 ACRES LEGALLY DESCRIBED AS PARKRIDGE PASS ADDITION, LOT 2, BLOCK A IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located east and adjacent to 3001 FM 2181.)

BUSINESS: Consider and act on amending Planned Development Ordinance 14-02-20-08 (PD 37) on 1.0 acres legally described as Parkridge Pass Addition, Lot 2, Block A in the City of Corinth, Denton County, Texas.

APPROVAL PROCESS

Public hearings will be held during the Planning and Zoning Commission meeting and the City Council meeting. A recommendation from the Planning and Zoning Commission regarding the amendment to the planned development zoning district will be presented to City Council.

The Planning and Zoning Commission recommendation will go before City Council for final action at the July 21, 2016 City Council workshop and regular session meeting.

NOTIFICATION TO PUBLIC

Prior to the Planning and Zoning Commission meeting; there are five property owners whose properties fall within 200' of the subject properties. Public hearing signs were placed on FM 2181 in front of the site.

AGENDA ITEM DESCRIPTION

The approved Detailed Site Plan associated Planned Development Ordinance No. 14-02-20-08 with the Parkridge Pass Addition Lot 1, Block A was approved by City Council in February 2014. The developer's engineer, Steve Homeyer with Homeyer Engineering proposed a detention pond / drainage easement necessary for detaining the calculated runoff. September 29, 2014 the Planning and Zoning Commission approved the project.

The property owner VF Properties, LLC represented by Dr. Vignolo has proposed a 9224 square foot office building. The final plat for the subject Lot 2 and the developed office building on Lot 1 was approved by the Commission in September 2014.

At this time the property owner of Lot 2 is ready to begin the development process. The applicant has proposed a couple changes to the existing planned development zoning regulations approved. Those changes are shown below in the comparison chart:

PD Ordinance Section 2 Lot 2 Development Standards		Current Ordinance Requirements	Proposed
D. 1.	UDC Section 2.0.07 **Accessory Buildings**	**Shall Apply**	Shall Apply
D. 2.	UDC Section 2.09.02 **Tree Preservation**	**Shall Apply**	Shall Apply
D. 3.	UDC Section 2.09.01 **Landscape Regulations**	**Shall Apply:** 20' rear yard buffer / residential adjacent	Eliminate rear landscape requirements
D. 4.	UDC Section 2.09.03 **Vehicle Parking Regulations**	Parking spaces 10' x 20'	10-parking along the rear of the lot are 10' x 18'
D. 4.	UDC Section 2.09.03 **Vehicle Parking Regulations**	Covered parking is permitted	Covered parking is permitted
D. 5.	UDC Section 2.09.04 **Building Façade Material Standards**	**Shall Apply:** Class 1 Masonry	Synthetic stone is proposed – see technical data sheet
D. 5.	UDC Section 2.09.04 **Building Façade Material Standards**	**Shall Apply:** Class 1 Masonry	Alternative compliance to allow metal – see request
D. 6.	UDC Section 2.09.05 **Residential Adjacency Standards**	**Shall Apply:** Trash dumpsters/containers/etc shall not be located within 50' of properties used for single family residences.	Trash dumpster is located within 2' of the rear property line.
D. 6.	UDC Section 2.09.05 **Residential Adjacency Standards**	**Shall Apply:** All facades of a building shall be finished on all four sides with the same materials, detailing and features.	North elevation is 93.4% synthetic stone (see elevation sheet A0.01)
D. 7.	UDC Section 2.09.06 **Nonresidential Standards**	**Shall Apply**	Shall Apply
D. 8.	UDC Section 2.07.07 **Lighting**	**Shall Apply**	Shall Apply

	and Glare Regulations		
D. 9.	UDC Section 4.01 **Sign Regulations**	**Shall Apply**	Shall Apply
D. 10.	UDC Section 4.02 **Fence and Screening Regulations**	**Shall Apply**	Shall Apply

ZONING

This property is zoned Planned Development C-1, Commercial.

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

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

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

Staff does not support the following aspects of the amendment:

- No landscape buffer at the residential adjacency.
- That all facades of the building are not finished on all four sides with the same materials, detailing and features.
- The dumpster is located at the rear property line.

ATTACHMENTS / SUPPORTING DOCUMENTS

Location Map
Land Use Map
Zoning Map
Site Plan
Landscape Plan
Lighting Plan
Tree Survey

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

Finance Review: Yes _ NA X

Legal Review: Yes _ NA _

Director Review and Approval:

D. Development Standards for Lot 2, Block 1

The Development Standards described in Section 2.05.01 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial-1 (C-1) District, as amended from time to time, shall apply to development within the District as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.

2. UDC Section 2.09.02 **Tree Preservation** shall apply.

3. UDC Section 2.09.01 **Landscape Regulations** shall apply.

4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply except that covered parking as shown on the Site Plan, Exhibit "B", is permitted.

5. UDC Section 2.09.04 **Building Facade Material Standards** shall apply.

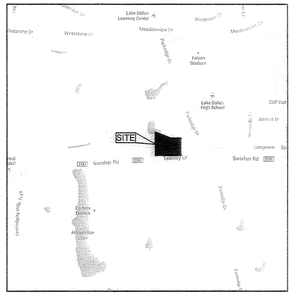
6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.

7. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply.

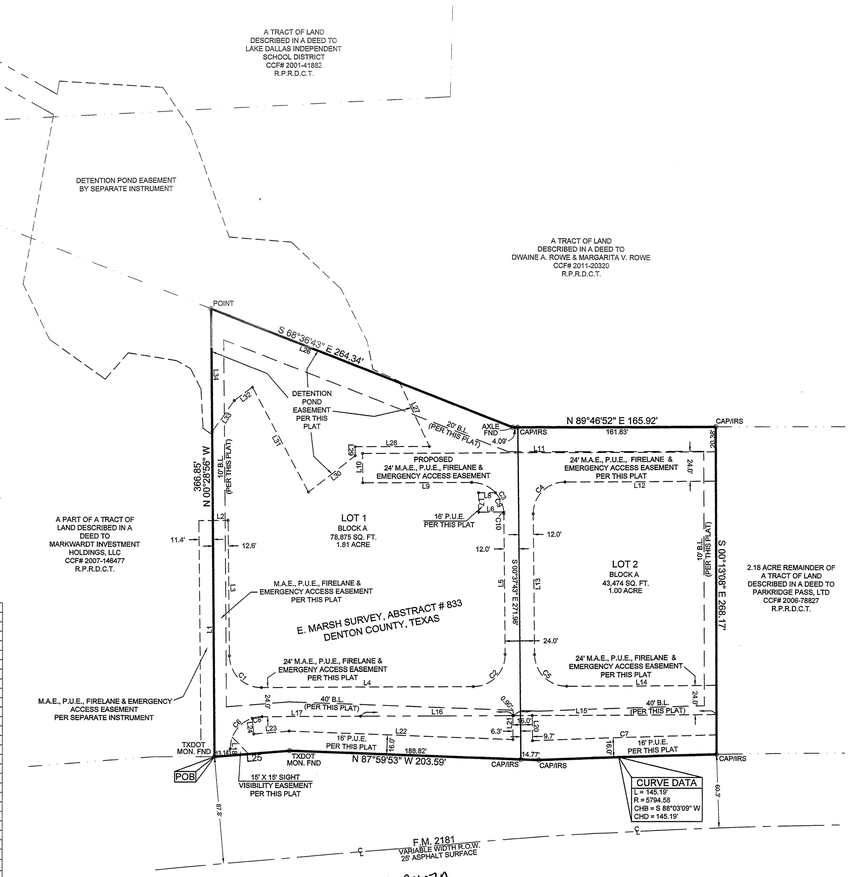
8. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.

9. UDC Section 4.01 **Sign Regulations** shall apply.

10. UDC Section 4.02 **Fence and Screening Regulations** shall apply.



VICINITY MAP
NOT TO SCALE



SM9407A
C04, CAD, G01, S08
631024 - AC8335A E MARSH TR 28A 2.81 ACRES ALL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°28'56" W	193.49'
L2	N 89°21'18" E	12.56'
L3	S 00°37'16" E	110.99'
L4	N 89°35'33" E	172.98'
L5	N 00°37'00" W	115.14'
L6	S 89°35'33" W	20.46'
L7	N 00°37'00" W	16.00'
L8	N 89°35'33" E	13.79'
L9	S 89°35'33" W	88.83'
L10	N 00°24'27" W	24.00'
L11	N 89°35'33" E	288.33'
L12	S 89°35'33" W	123.42'
L13	S 00°38'04" E	115.13'
L14	N 89°35'33" E	122.41'
L15	S 89°35'33" W	165.54'
L16	S 89°33'16" W	125.00'
L17	S 89°38'59" W	80.51'
L18	S 00°32'00" E	5.59'
L19	S 85°16'16" W	13.14'
L20	S 00°37'43" E	20.75'
L21	S 00°37'43" E	19.66'
L22	N 87°59'53" W	182.73'
L23	S 85°16'16" W	29.05'
L24	N 05°42'31" W	12.93'
L25	S 85°16'16" W	61.63'
L26	S 68°36'43" E	165.32'
L27	S 25°05'13" E	57.44'
L28	S 89°35'33" W	60.52'
L29	S 00°24'27" E	7.30'
L30	S 51°58'43" W	48.53'
L31	N 28°05'14" W	97.16'
L32	S 53°34'69" W	18.33'
L33	S 35°33'51" W	31.24'
L34	N 00°28'56" W	100.56'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, a (Registered Professional Land Surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

STATE OF TEXAS REGISTERED 6243 PROFESSIONAL LAND SURVEYOR PAUL JUSTIN WHITLOCK

PAUL JUSTIN WHITLOCK R.P.L.S. # 6243

10-15-2014
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 15 day of 10, 2014

NOTARY PUBLIC
Denton County, Texas

ANNE M WATSON
Notary Public
STATE OF TEXAS
My Comm. Exp. December 21, 2016

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

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

Lienholder: Nelle Hafy, SVP

Date: 10-28-14

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared Nellie Hafy known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is Senior Vice President, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of Oct 2014.

Eileen Kolba
Notary Public in and for the State of Texas

EILEEN KOLBA
MY COMMISSION EXPIRES
June 16, 2018

Eileen Kolba
Type or Print Notary's Name

My Commission Expires: June 16, 2018

CERTIFICATE OF COMPLETION AND AUTHORIZATION TO FILE

Approved

Brian Rush 10/27/2014
Chairman, Planning and Zoning Commission Date
City of Corinth,Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the Parkridge Pass Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the 24th day of September 2014, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness by hand this 10 day of November 2014

Kimberly Fox
City Secretary
City of Corinth, Texas

CITY OF CORINTH TEXAS

CERTIFICATE OF FINAL PLAT APPROVAL

Approved

Brian Rush 10/27/2014
Chairman, Planning and Zoning Commission Date
City of Corinth, Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of Parkridge Pass Addition, an addition to the City of Corinth was submitted to the Planning and Zoning Commission on the 24th day of September 2014, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this 10 day of November 2014

Kimberly Fox
City Secretary
City of Corinth, Texas

CITY OF CORINTH TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

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

Being all that certain lot, tract or parcel of land situated in the E. Marsh Survey, Abstract Number 833, Denton County, Texas, being all of a tract of land described in a deed to RANDAMM Properties, LLC., as recorded in County Clerk's File Number 2013-144375, Real Property Records, Denton County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a TXDOT monument found for the Southwest corner of the herein described tract and the Southwest corner of said RANDAMM Properties tract in the North line of F.M. Road 2181 and the East line of a tract of land described in a deed to Markwardt Investment Holdings, LLC, as recorded in County Clerk File Number 2007-14677, Real Property Records, Denton County, Texas;

THENCE North 00 degrees 28 minutes 56 seconds West with the East line thereof and the West line of said RANDAMM Properties tract, along or near a wire fence, at a distance of 308.09 feet passing a 5/8" iron rod found, continuing along said course, a total distance of 366.85 feet to a point in a pond for the Northwest corner of said RANDAMM Properties tract, the Northeast corner of said Markwardt tract and being in the South line of a tract of land described in a deed to Dwaine A. Rowe & Margarita V. Rowe, as recorded in County Clerk File Number 2011-20320, Real Property Records, Denton County, Texas;

THENCE South 68 degrees 36 minutes 43 seconds East with the South line thereof, the North line of said RANDAMM Properties tract, a distance of 264.34 feet to an axle found for an angle point in said line;

THENCE North 89 degrees 46 minutes 52 seconds East with the South line of said Rowe tract and the North line of said RANDAMM Properties tract, a distance of 165.92 feet to a capped iron rod set for the Northeast corner thereof;

THENCE South 00 degrees 13 minutes 08 seconds East with the East line of said RANDAMM Properties tract, a distance of 268.17 feet to a capped iron rod set for the Southeast corner thereof in the North line of said Road and being in a curve to the left having a radius of 5794.58 feet and a chord bearing and distance of South 88 degrees 03 minutes 09 seconds West, 145.19 feet;

THENCE Southwesterly with the arc of said curve, the North line of said Road and the South line of said RANDAMM Properties tract, an arc distance of 145.19 feet to a capped iron rod set for angle point in said line;

THENCE North 87 degrees 59 minutes 53 seconds West with the North line of said Road and the South line of said RANDAMM Properties tract, a distance of 203.59 feet to a TXDOT monument found for an angle point in said line;

THENCE South 85 degrees 16 minutes 16 seconds West with the North line of said Road and the South line of said RANDAMM Properties tract, a distance of 61.63 feet to the PLACE OF BEGINNING and enclosing 2.81 acres of land more or less.

and designated herein as the Parkridge Pass Addition, Subdivision 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: A

Date: 15 OCT 2014

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared Adam McDowell known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is manager, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of October 2014.

Holly Pace
Notary Public in and for the State of Texas

HOLLY PACE
Notary Public, State of Texas
My Commission Expires
January 05, 2016

Holly Pace
Type or Print Notary's Name

My Commission Expires: 1/5/16

OWNER 'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner.The owner shall identify the fire lane in accordance with City Ordinance . The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use

Owner (Printed Name) = Adam McDowell

Owner (Signature) = A

Date = 15 OCT 14

GENERAL NOTES:

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

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

3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CORINTH, COMMUNITY NUMBER 481143 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANELS 390 AND 395 G OF SAID MAP.

4. THE SUBJECT PROPERTY IS ZONED PD-37 PER THE CITY OF CORINTH'S ONLINE ZONING MAP.

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	26.00'	40.74'	36.70'	N 45°30'53" W
C2	26.00'	40.94'	36.84'	S 44°29'17" W
C3	26.00'	40.75'	36.70'	S 45°30'43" E
C4	26.00'	40.95'	36.85'	N 44°28'26" E
C5	26.00'	40.73'	36.69'	N 45°31'34" W
C6	26.00'	40.87'	36.79'	N 44°30'11" E
C7	5810.58'	150.25'	150.25'	N 88°01'53" E
C8	26.00'	8.16'	8.15'	N 80°31'35" E
C9	26.00'	17.70'	17.36'	S 23°12'49" E
C10	26.00'	1.41'	1.41'	S 02°09'56" E

KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 130554 - FP
DRAWN BY: KR/TK
CHECKED BY: D.B.R.
DATE: 10-15-2014
R.P.L.S.
PAUL JUSTIN WHITLOCK

BENCHMARK; BURIED VERIZON BOX; CABLE RISER; ELECTRIC RISER; ELECTRIC TRANSFORMER; FIRE HYDRANT; GAS METER; LIGHT POLE; MAILBOX; PROPANE TANK; SEWER MANHOLE; TELEPHONE RISER; BURIED ELECTRIC BOX; BURIED CABLE SIGN; WATER METER; WATER VALVE; B.L. = BUILDING LINE; D.E. = DRAINAGE EASEMENT; D.U.E. = DRAINAGE / UTILITY EASEMENT; F.F. = FINISHED FLOOR; F.P. = FLOOD PROTOCTIVE EASEMENT; U.E. = UTILITY EASEMENT; MFCP = METAL FENCE CORNER POST; WFCP = WOOD FENCE CORNER POST; BFCD = BURIED FIBER OPTIC SIGN; OPLS = GAS PIPELINE SIGN; CO = CLEAN OUT; CM = CONTROLLING MONUMENT; IRF = IRON ROD FOUND; CAP/IRS = CAPPED IRON ROD SET; CAP/IRF = CAPPED IRON ROD FOUND; PIPE; WOOD FENCE; WIRE FENCE; CHAIN LINK FENCE; WROUGHT IRON OR VINYL FENCE; OHU = OVERHEAD UTILITY; CONCRETE; WOOD; ROCK; BRICK

FINAL PLAT
LOTS 1 & 2, BLOCK A
PARKRIDGE PASS ADDITION
BEING 2.81 ACRES OUT OF THE E. MARSH SURVEY, ABSTRACT NUMBER 833, CITY OF CORINTH, DENTON COUNTY, TEXAS

Filed for Record
in the official records of:
Denton County

On: Jan 15,2015 at 08:51A
In the
Plat Records
PARKRIDGE PASS ADDITION
Doc Number: 2015- 16
No of Pages: 1
Amount 50.00

Receipt Number - 1243032
By:
Carmen Robinson

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

ENGINEER:
HOMEYER ENGINERING, INC.
206 ELM STREET
LEWISVILLE, TEXAS 75057
PHONE: (972) 906-9585

OWNER:
RANDAMM PROPERTIES, LLC.
3901 FM 2181, STE: 300
CORINTH, TX 76210

OWNER/DEVELOPER
FRED R. SUTTON REAL ESTATE SERVICES, LLC
1512 DANUE LANE
PLANO, TX 75075
Ph. 214-850-0132
Contact: FRED SUTTON

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

PARKRIDGE PASS

PARKRIDGE PASS
Lot 2, Block A
1.00 Acres
In the
E. MARSH SURVEY, ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

FINAL PLAT

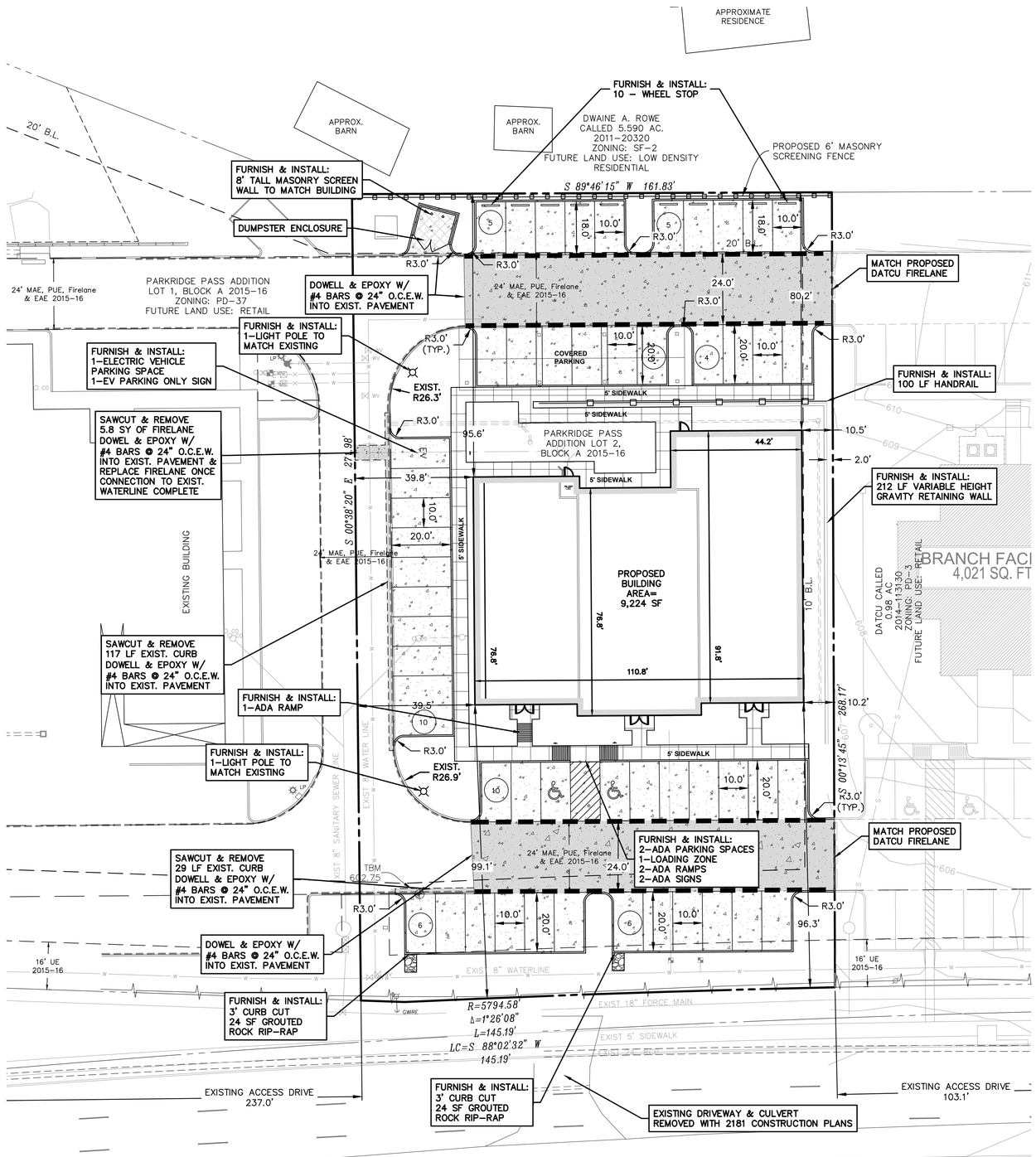
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F–1798
R. VON BEOUGHER,
P.E. #69087
DATE 6/8/2016

Drawn By: JLL
Date: 05/20/2016
Scale: N.T.S.
Revisions:
05/20/2016

13182

C1

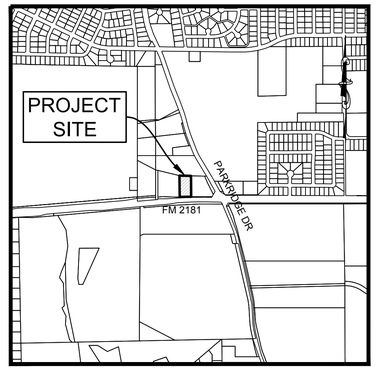
File: J:\2013\13182\Drawings\site plan\SHEETS\13182 FP
Plotted: 6/8/2016 8:52 AM, by Jacob Tiemann Saved: 5/19/2016 8:19 AM, by jacob



20 0 20 40 60 Feet

SCALE: 1"=20'

TBM: SET BOX ON EXISTING SOUTH EDGE OF PAVEMENT
N: 7098265.002
E: 2408504.901
ELEV.: 602.747'



VICINITY MAP 1" = 1000'

SITE DATA TABLE	EXISTING	PROPOSED
ZONING	PD-37	PD-37
LAND USE DESIGNATION	RETAIL	RETAIL
GROSS ACREAGE	1.00 ac (43,560 sf)	1.00 ac (43,560 sf)
NET ACREAGE	1.00 ac (43,560 sf)	1.00 ac (43,560 sf)
NUMBER OF LOTS	1	1
PERCENTAGE OF SITE COVERAGE	0.00%	32.31%
BUILDING	0%	27.54%
CARPORT	0%	4.77%
AREA OF OPEN SPACE	0.90 ac (39,204 sf)	0.22 ac (9,496.08 sf)
PERCENTAGE OF OPEN SPACE	90.00%	21.80%
PERCENTAGE OF LANDSCAPE	0.00%	1.32%
AREA OF IMPERVIOUS COVERAGE	0.10 ac (4,277 sf)	0.77 ac (33,491 sf)
PERCENTAGE OF IMPERVIOUS COVERAGE	10.00%	76.88%
BUILDING AREA	0 sf	9,224 sf
NUMBER OF SINGLE-STORY BUILDINGS	0	1
NUMBER OF TWO-STORY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	0	29.33 ft
FLOOR AREA	0 sf	9,224 sf
FLOOR AREA BY USE	0 sf	9,224 sf Retail
REQUIRED PARKING	0	47 (1:200 sf)
PROVIDED PARKING		
STANDARD	0	39
ADDITIONAL EMPLOYEE PARKING	0	10
ELECTRIC VEHICLE	0	1
HANDICAP	0	2
TOTAL	0	52
INVENTORY PARKING	0	0
REQUIRED LOADING SPACES	0	0
PROVIDED LOADING SPACES	0	0
AREA OF OUTSIDE STORAGE	0	0
PERCENTAGE OF OUTSIDE STORAGE	0	0
START CONSTRUCTION	n/a	n/a
END CONSTRUCTION	n/a	n/a

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right–of–Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500
	Masonry Wall	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
	Light Pole	
	Power Pole	
	Tree	
	Benchmark	

PAVING SPECIFICATIONS: (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

SIDEWALK AREA:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. (2,696 SF)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.

PARKING AREA:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB–BASE COMPACTED TO 95% STD. PROCTOR DENSITY. (1,215 SY)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.

FIRE LANE:
7" 3,600 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON STABILIZED SUBGRADE OR APPROVED EQUAL (645 SY)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.

DUMPSTER:
8" 3,600 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. OR APPROVED EQUAL (30 SY)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.

"FIRE LANE" ◄ 1' ► "NO PARKING" ◄ 25' SPACE ► "FIRE LANE" ◄ 1' ► "NO PARKING"
SPACE SPACE

FIRE APPARATUS ACCESS ROAD SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25' INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES.

FIRELANE STRIPING DETAIL

FURNISH & INSTALL 481 LF OF FIRELANE STRIPING AS SHOWN

OWNER
FRED R. SUTTON REAL ESTATE SERVICES, LLC
1512 DANUE LANE
PLANO, TX 75075
Ph. 214-850-0132
Contact: FRED SUTTON

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LANDSURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972-436-9712 • F: 972-436-9715
610 Brighton Way, Suite 114 • Roanoke, TX 76262 • P: 682-831-7777 • F: 817-896-4043
TBPE Firm No. 1798
TBPLS Firm No. 10047700

PARKRIDGE PASS

PARKRIDGE PASS
Lot 2, Block A
1.00 Acres
in the
E. MARSH SURVEY ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F–1798
R. VON BEOUGHER,
P.E. #69087
DATE 6/8/2016

Drawn By: JLL
Date: 05/20/2016
Scale: 1"=20'
Revisions:
05/20/2016

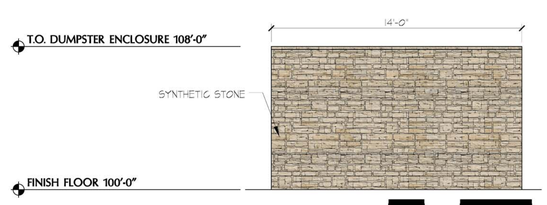
13182

C2

File: Z:\2013\13182\Drawings\site plan\SHEET(S)\13182 SITE
Plotted: 6/8/2016 8:25 AM, by jacob Template: Sheet: 6/6/2016 10:37 AM, by jacob

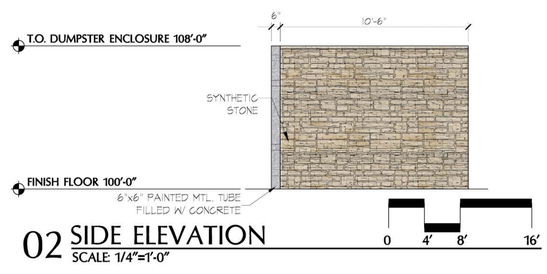
GENERAL NOTES:	
1.	ALL COLORS ARE SUBJECT TO CHANGE
2.	ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND
	IT WILL BE CONCEALED FROM VIEW BY BUILDING PARAPET

EXTERIOR MATERIALS
ST-01 SMOOTH FACED STONE (ACCENT)
MANUF: TBD
COLOR: TAOS RUSTIC ORANGE
ST-02 SYNTHETIC STONE
MANUF: TBD
COLOR: BEIGE
ST-03 STONE WEINSCOT
MANUF: TBD
COLOR: BEIGE
STOREFRONT WINDOWS
1" DOUBLE LAMINATED INSULATED LOW E
ANNEALED GLASS, PRESERVE FILM, ARGON FILLED
MT-01 INSULATED METAL PANELS
MANUF. TBD
COLOR: GREY
PNT-01 PAINT
COLOR: DARK GREY
NOTE: ALL COLORS ARE SUBJECT TO CHANGE



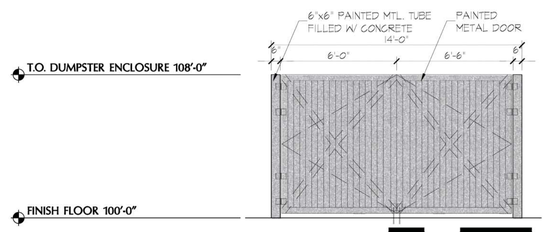
03 BACK ELEVATION
SCALE: 1/4"=1'-0"

BACK ELEVATION DUMPSTER ENCLOSURE MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	112	
	NET AREA	112	
ST-02	SYNTHETIC STONE	112	100%
PNT-01	PAINT	0	0
	TOTAL		100%



02 SIDE ELEVATION
SCALE: 1/4"=1'-0"

SIDE ELEVATION DUMPSTER ENCLOSURE MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	88	
	NET AREA	88	
ST-02	SYNTHETIC STONE	84	95%
PNT-01	PAINT	4	5%
	TOTAL		100%



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

FRONT ELEVATION DUMPSTER ENCLOSURE MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	112	
	NET AREA	112	
ST-02	SYNTHETIC STONE	0	0%
PNT-01	PAINT	112	100%
	TOTAL		100%

Corinth Orthodontics
Dr. Fernando Vignolo - Corinth Orthodontics
Lot 2 Parkridge Pass · Teasley Lane
Corinth, Texas 76210

Issues/Revisions

No.	Date	Description
#1	April 15, 2016	Architectural Elevations
#2	May 16, 2016	Revised Architectural Elevations
#3	May 17, 2016	Revised Architectural Elevations

IF ANY PART OF PRESENTED DESIGN ARE USED IN ANY SHAPE OR FORM BRYANT BURTON KUPCUNAS ARCHITECTS, INC. WILL BE COMPENSATED FULLY FOR THE PROVIDED PRESENTATION.
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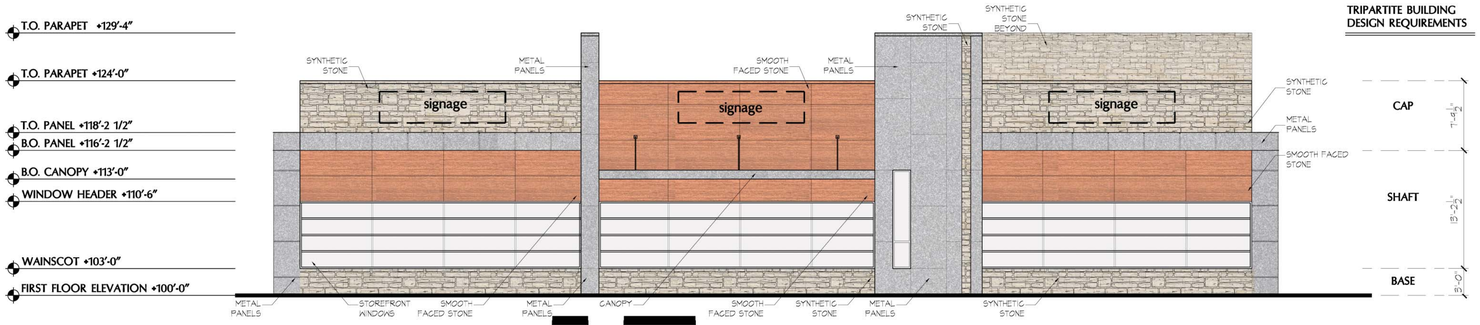
BBK ARCHITECTS
3200 Main Street
Suite 13
Dallas, Texas 75238
214.741.5556
214.741.5557 Fax

Sheet Number:
A0.02

Project No. 2014-19



04 PLAN SOUTH ELEVATION

SCALE: 1/8"=1'-0"

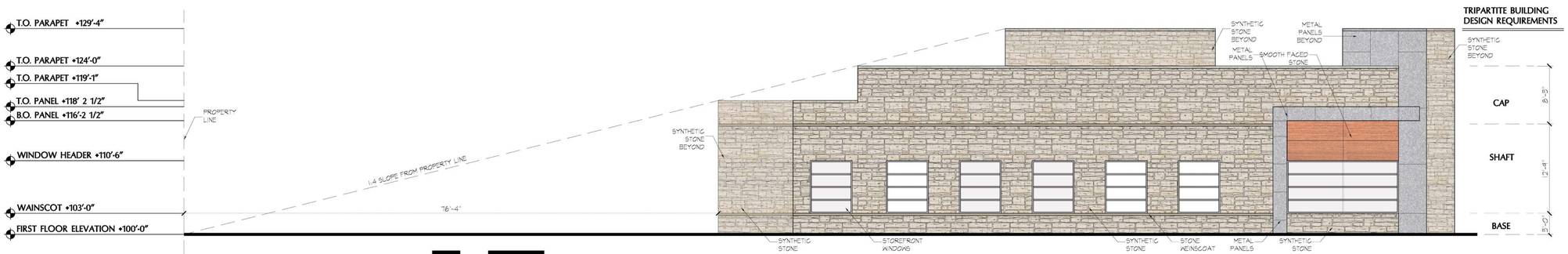
0 4' 8' 16'

TRIPARTITE BUILDING DESIGN REQUIREMENTS

SOUTH ELEVATION BUILDING MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	2,897.75	
	NET AREA	2,182.89	
ST-01	SMOOTH FACED STONE	736.81	33.76%
ST-02	SYNTHETIC STONE	823.57	37.72%
ST-03	STONE WEINSCOT	0	0
MT-01	METAL PANELS	622.51	28.52%
	TOTAL		100%

GENERAL NOTES:
1 ALL COLORS ARE SUBJECT TO CHANGE
2 ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND IT WILL BE CONCEALED FROM VIEW BY BUILDING PARAPET

EXTERIOR MATERIALS
ST-01 SMOOTH FACED STONE (ACCENT)
MANUF: TBD
COLOR: TAOS RUSTIC ORANGE
ST-02 SYNTHETIC STONE
MANUF: TBD
COLOR: BEIGE
ST-03 STONE WEINSCOT
MANUF: TBD
COLOR: BEIGE
STOREFRONT WINDOWS
1" DOUBLE LAMINATED INSULATED LOW E
ANNEALED GLASS, PRESERVE FILM, ARGON FILLED
MT-01 INSULATED METAL PANELS
MANUF. TBD
COLOR: GREY
PNT-01 PAINT
COLOR: DARK GREY
NOTE: ALL COLORS ARE SUBJECT TO CHANGE.



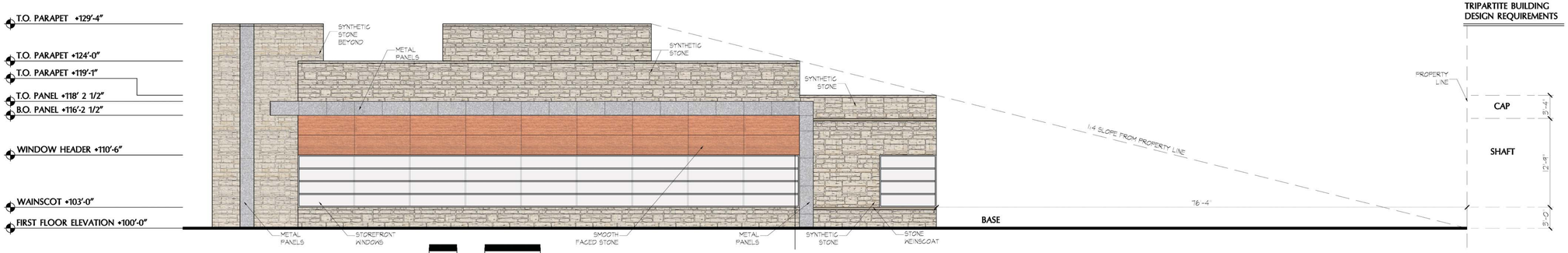
03 PLAN WEST ELEVATION

SCALE: 1/8"=1'-0"

0 4' 8' 16'

TRIPARTITE BUILDING DESIGN REQUIREMENTS

WEST ELEVATION BUILDING MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	2,671.41	
	NET AREA	2,281.9	
ST-01	SMOOTH FACED STONE	90.96	3.99%
ST-02	SYNTHETIC STONE	1,936.3	84.85%
ST-03	STONE WEINSCOT	26.41	1.16%
MT-01	METAL PANELS	228.23	10%
	TOTAL		100%



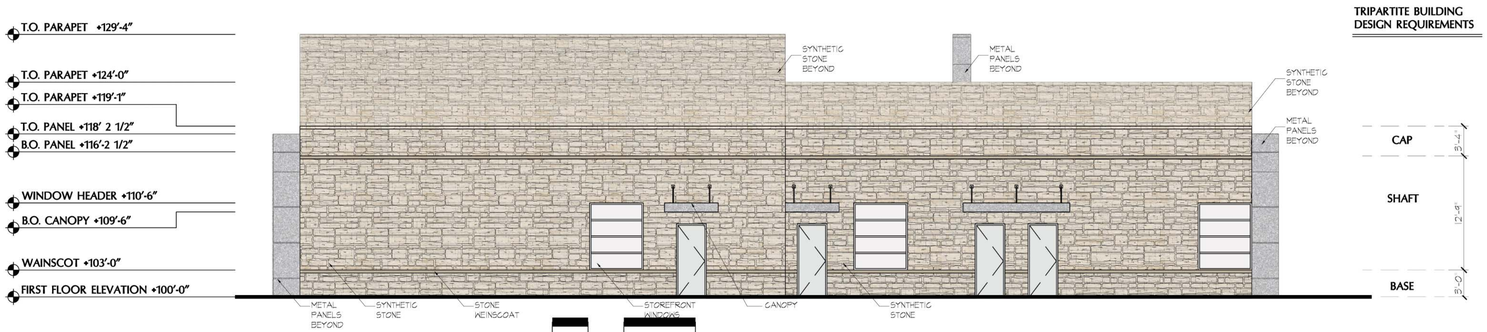
02 PLAN EAST ELEVATION

SCALE: 1/8"=1'-0"

0 4' 8' 16'

TRIPARTITE BUILDING DESIGN REQUIREMENTS

EAST ELEVATION BUILDING MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	2,648.62	
	NET AREA	2,046.41	
ST-01	SMOOTH FACED STONE	411.734	20.12%
ST-02	SYNTHETIC STONE	1,375.54	67.22%
ST-03	STONE WEINSCOT	11.8	.58%
MT-01	METAL PANELS	247.34	12.09%
	TOTAL		100%



01 PLAN NORTH ELEVATION

SCALE: 1/8"=1'-0"

0 4' 8' 16'

TRIPARTITE BUILDING DESIGN REQUIREMENTS

NORTH ELEVATION BUILDING MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	2,962.42	
	NET AREA	2,718.53	
ST-01	SMOOTH FACED STONE	0	0.00%
ST-02	SYNTHETIC STONE	2,539.24	93.40%
ST-03	STONE WAINSCOT	35.46	1.30%
MT-01	METAL PANELS	143.83	5.29%
	TOTAL		100%

Corinth Orthodontics
Dr. Fernando Vignolo - Corinth Orthodontics
Lot 2 Parkridge Pass - Teasley Lane
Corinth, Texas 76210

Issues/Revisions

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IF ANY PART OF PRESENTED DESIGN ARE USED IN ANY SHAPE OR FORM BRYANT BURTON KUPCUNAS ARCHITECTS, INC. WILL BE COMPENSATED FULLY FOR THE PROVIDED PRESENTATION. NO EXCEPTIONS

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Project No. 2014-19

BBK ARCHITECTS

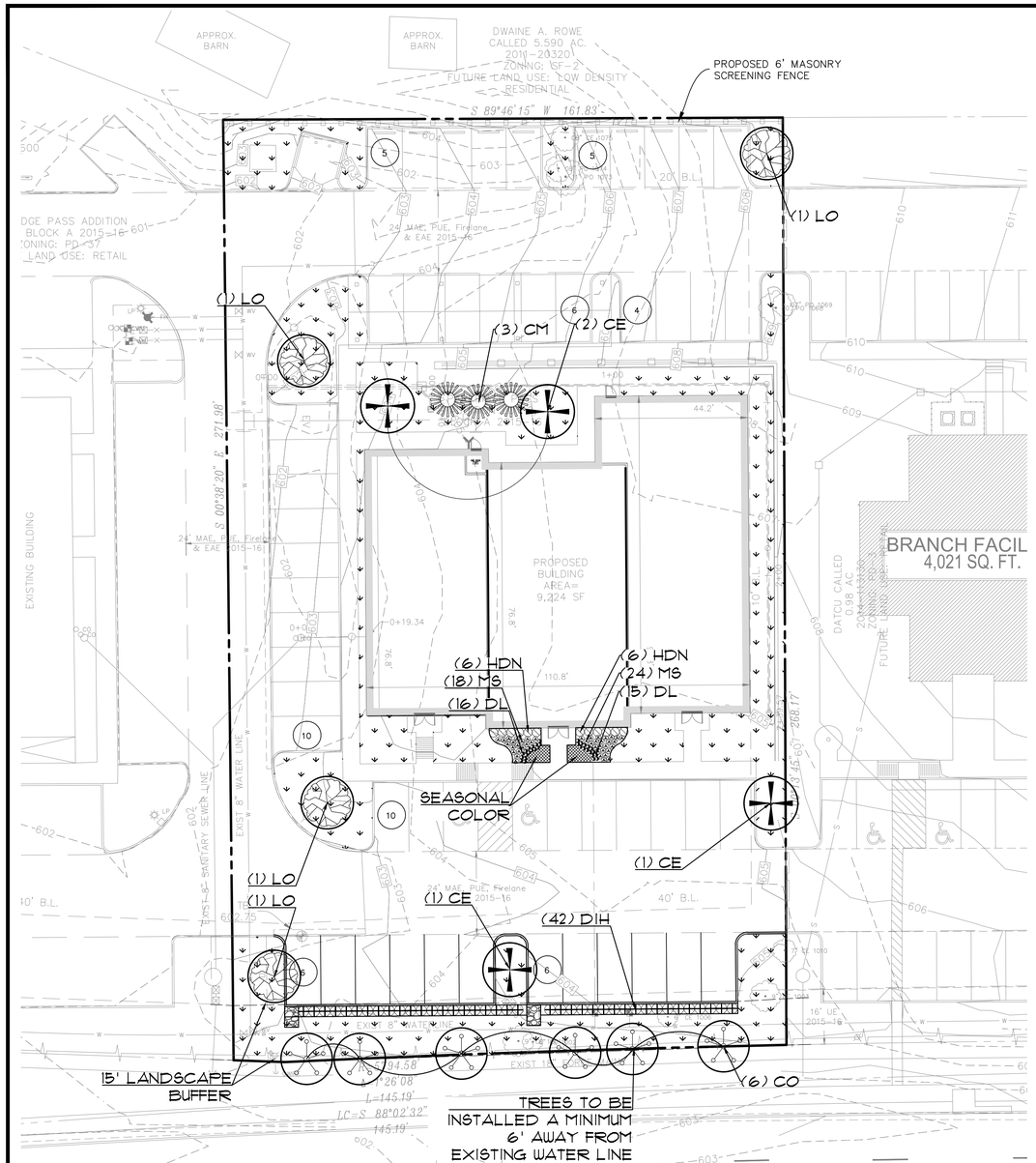
INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

Architect: D. Graham Bryant
Arch. Reg. No: Texas # 15314
Date: May 17, 2016

3200 Main Street
Suite 1.3
Dallas, Texas 75238
214.741.5556
214.741.5557 Fax

Sheet Number:
A0.01



LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (CO) CHINKAPIN OAK — Quercus muehlenbergii
- (CE) CEDAR ELM — Ulmus crassifolia
- (DIH) DWARF INDIAN HAWTHORN — Raphiolepsis indica
- (HDN) HARBOR DWARF NANDINA — Nandina domestica 'Nana'
- (MS) MEADOW SAGE — Salvia x sylvestris
- (DL) DAY LILLY — Hemerocallis 'Stella De Oro'
- SEASONAL COLOR
- BERMUDA SOD

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

LANDSCAPE REGULATIONS
CORINTH, TX

LANDSCAPE BUFFERS

REQUIRED: (I-35) Landscape buffer width adjacent to collector street = 15'. Within the landscape buffer (1) shade tree (3" caliper minimum.) shall be planted per 30 feet of landscape edge.
FM 2181 = 159 l.f. / 30 = 6 trees
159*15 = 2,385 s.f. of landscape buffer.
PROVIDED: 15' Landscape buffer and 6 trees
2,390 s.f. of landscape buffer.

REQUIRED: Where parking lots, drive and access easements abut the landscaped edge, minimum 5 gallon shrubs shall be planted to form a contiguous buffer along the common boundary.
PROVIDED: Minimum 5 gallon shrubs placed along all parking lots that abut the landscape edge.

INTERIOR PARKING LANDSCAPE

REQUIRED: There shall be ten (10) square feet of interior parking lot landscaping for each required parking space or a fraction thereof.
52 x 10 = 520 s.f. required landscaping.
There shall be one (1) shade tree (3" caliper minimum) or and ornamental tree for every ten (10) parking spaces or a fraction thereof.
52 / 10 = 6 required trees.
PROVIDED: 9,729 s.f. of interior landscaping
6 (3" cal. trees)

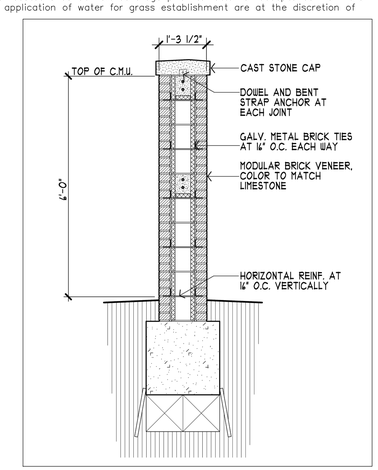
PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	LIVE OAK	Quercus virginiana	6" cal.	12'-15'	per plan	Single trunk
6	CHINKAPIN OAK	Quercus muehlenbergii	6" cal.	12'-15'	per plan	Single trunk
4	CEDAR ELM	Ulmus crassifolia	6" cal.	12'-15'	per plan	Single trunk
3	CRAPE MYRTLE	Lagerstromia indica	30 gal.	7'-8'	per plan	Multi trunk
42	DWARF INDIAN HAWTHORN	Rhaphiolepsis indica	3 gal.	24"	24" o.c.	Full
12	HARBOR DWARF NANDINA	Nandina domestica 'Nana'	3 gal.	18"-24"	24" o.c.	Full
42	MEADOW SAGE	Salvia x sylvestris	1 gal.	12-18"	18" o.c.	Full
31	DAYLILY	Hemerocallis 'Stella De Oro'	1 gal.	12-18"	12" o.c.	Full

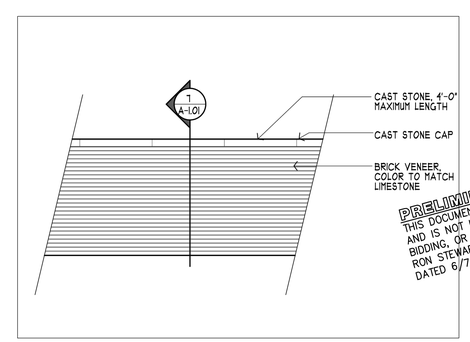
AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIALS

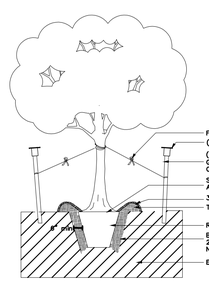
LANDSCAPE NOTES:
1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



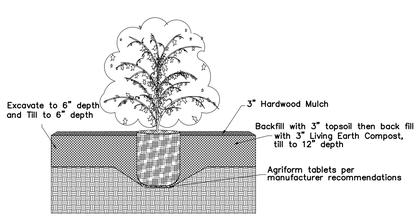
4. SCREENING WALL SECTION
SCALE: NTS



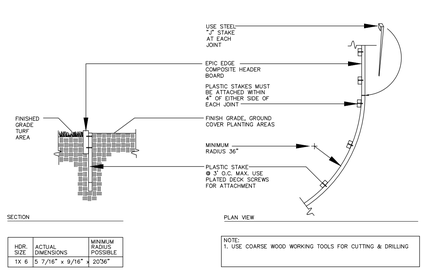
5. PARTIAL SCREENING WALL ELEV.
SCALE: NTS



1. TREE STAKING
NOT TO SCALE



2. SHRUB DETAIL
NOT TO SCALE



HDR SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE
1X 6	5 7/16" x 9/16"	20"R"

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

3. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
SCALE: NTS
BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 6/7/2016
REGISTERED LANDSCAPE ARCHITECT
RON K. STEWART
791
STATE OF TEXAS

OWNER/DEVELOPER
FRED R. SUTTON REAL ESTATE SERVICES, LLC
1512 DANUE LANE
PLANO, TX 75075
Ph. 214-850-0132
Contact: FRED SUTTON

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

PARKRIDGE PASS

PARKRIDGE PASS
Lot 2, Block A
100 Acres
in the
E. MARSH SURVEY, ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

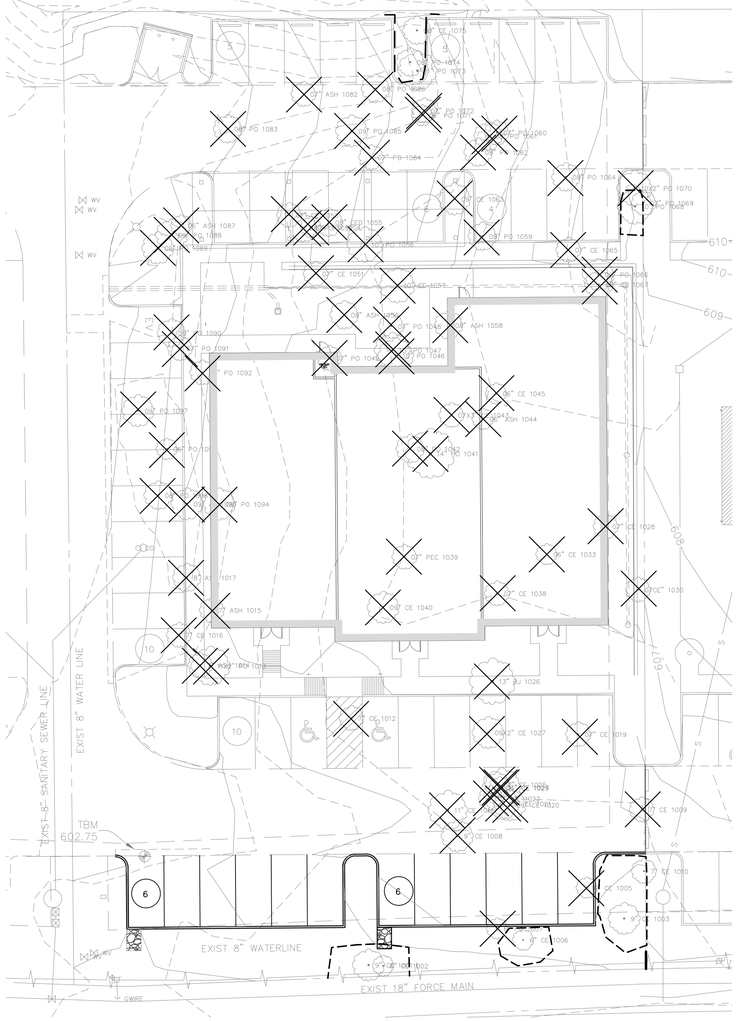
LANDSCAPE PLAN

Drawn By: RLS
Date: 04/15/2016
Scale: 1" = 20'
Revisions:

13182

L1.0

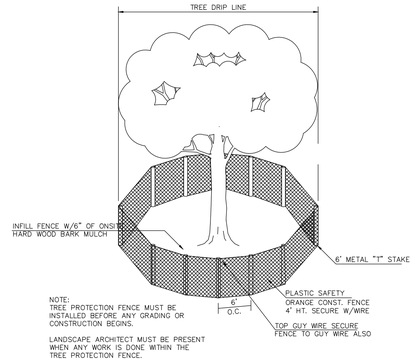
File: Z:\2013\13182\Drawings\Site Plan\SHEETS\13182.LS
Plotted: 6/7/2016 1:59 PM, by William Swerdlow; Saved: 6/7/2016 1:25 PM, by wilsom



NORTH

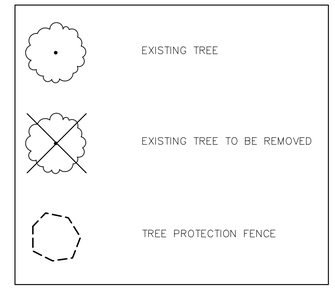
20 0 20 40 60 Feet

SCALE: 1"=20'



TREE PROTECTION

LEGEND



* An application is required at the time of tree removal.

*A letter requesting Alterative Compliance is required for "Fee in Lieu of Replacement Trees"

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.

C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE – CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter.
   ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
   iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
   iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site . Fences will define the specific protection zone for each tree or group trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the
1) Landscape Architect. Fences may be constructed from 6' "T" stakes and orange web fence material.
2) All trees to be preserved shall have 6 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 6 inch depth.
3) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
4) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trench es "airdug" with Air Spade (registered trademark) or similar technology are
the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk. (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
5) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
6) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
7) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
1001	9	CEDAR ELM	Ulmus crassifolia	Yes	No
1002	6	CEDAR ELM	Ulmus crassifolia	Yes	No
1003	9	CEDAR ELM	Ulmus crassifolia	Yes	No
1005	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1006	6	CEDAR ELM	Ulmus crassifolia	Yes	No
1007	6	POST OAK	Quercus stellata	Yes	Yes
1008	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1009	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1010	7	CEDAR ELM	Ulmus crassifolia	Yes	No
1011	11	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1012	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1013	15	POST OAK	Quercus stellata	Yes	Yes
1014	7	TEXAS ASH	Fraxinus texana	Yes	Yes
1015	7	TEXAS ASH	Fraxinus texana	Yes	Yes
1016	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1017	8	TEXAS ASH	Fraxinus texana	Yes	Yes
1019	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1020	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1021	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1022	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1023	11	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1024	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1025	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1026	13	BLACKJACK OAK	Quercus marilandica	Yes	Yes
1027	13	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1028	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1030	7	CEDAR ELM	Ulmus crassifolia	Yes	No
1033	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1038	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1039	7	PECAN	Carya illinoinensis	Yes	Yes
1040	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1041	14	POST OAK	Quercus stellata	Yes	Yes
1042	8	POST OAK	Quercus stellata	Yes	Yes
1043	10	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1044	6	TEXAS ASH	Fraxinus texana	Yes	Yes
1045	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1046	10	POST OAK	Quercus stellata	Yes	Yes
1047	10	POST OAK	Quercus stellata	Yes	Yes
1048	7	POST OAK	Quercus stellata	Yes	Yes
1049	7	POST OAK	Quercus stellata	Yes	Yes
1050	8	TEXAS ASH	Fraxinus texana	Yes	Yes
1051	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1052	8	POST OAK	Quercus stellata	Yes	Yes
1053	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1054	6	POST OAK	Quercus stellata	Yes	Yes
1055	8	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1056	10	POST OAK	Quercus stellata	Yes	Yes
1057	10	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1058	8	TEXAS ASH	Fraxinus texana	Yes	Yes
1059	8	POST OAK	Quercus stellata	Yes	Yes
1060	7	POST OAK	Quercus stellata	Yes	Yes
1061	8	POST OAK	Quercus stellata	Yes	Yes
1062	8	POST OAK	Quercus stellata	Yes	Yes
1063	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1064	8	POST OAK	Quercus stellata	Yes	Yes
1065	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1066	9	POST OAK	Quercus stellata	Yes	Yes
1067	8	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1068	10	POST OAK	Quercus stellata	Yes	No
1069	7	POST OAK	Quercus stellata	Yes	No
1070	15	POST OAK	Quercus stellata	Yes	Yes
1071	6	POST OAK	Quercus stellata	Yes	Yes
1072	7	POST OAK	Quercus stellata	Yes	Yes
1073	11	POST OAK	Quercus stellata	Yes	No
1074	8	POST OAK	Quercus stellata	Yes	No
1075	8	CEDAR ELM	Ulmus crassifolia	Yes	No
1082	7	TEXAS ASH	Fraxinus texana	Yes	Yes
1083	8	POST OAK	Quercus stellata	Yes	Yes
1084	7	POST OAK	Quercus stellata	Yes	Yes
1085	9	POST OAK	Quercus stellata	Yes	Yes
1086	8	POST OAK	Quercus stellata	Yes	Yes
1087	6	TEXAS ASH	Fraxinus texana	Yes	Yes
1088	9	POST OAK	Quercus stellata	Yes	Yes
1089	9	POST OAK	Quercus stellata	Yes	Yes
1090	8	POST OAK	Quercus stellata	Yes	Yes
1091	7	POST OAK	Quercus stellata	Yes	Yes
1092	7	POST OAK	Quercus stellata	Yes	Yes
1093	6	POST OAK	Quercus stellata	Yes	Yes
1094	9	POST OAK	Quercus stellata	Yes	Yes
1095	9	AMERICAN ELM	Ulmus americana	Yes	Yes
1096	8	POST OAK	Quercus stellata	Yes	Yes
1097	9	POST OAK	Quercus stellata	Yes	Yes

584" TO BE REMOVED
50% REDUCTION IN MITIGATION FOR HEAVILY TREED LOT
292" TO BE MITIGATED FOR
PROVIDING (15) NEW TREES OR 90" OF REPLACEMENT TREES
202" WORTH OF FEES TO BE PAID

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 6/8/2016
REGISTERED LANDSCAPE ARCHITECT
RON R. STEWART
791
STATE OF TEXAS

OWNER/DEVELOPER
FRED R. SUTTON REAL ESTATE SERVICES, LLC
1512 DANUE LANE
PLANO, TX 75075
Ph. 214-860-0132
Contact: FRED SUTTON

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

PARKRIDGE PASS

PARKRIDGE PASS
Lot 2, Block A
Value
100 Acres
in the
E. MARSH SURVEY, ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

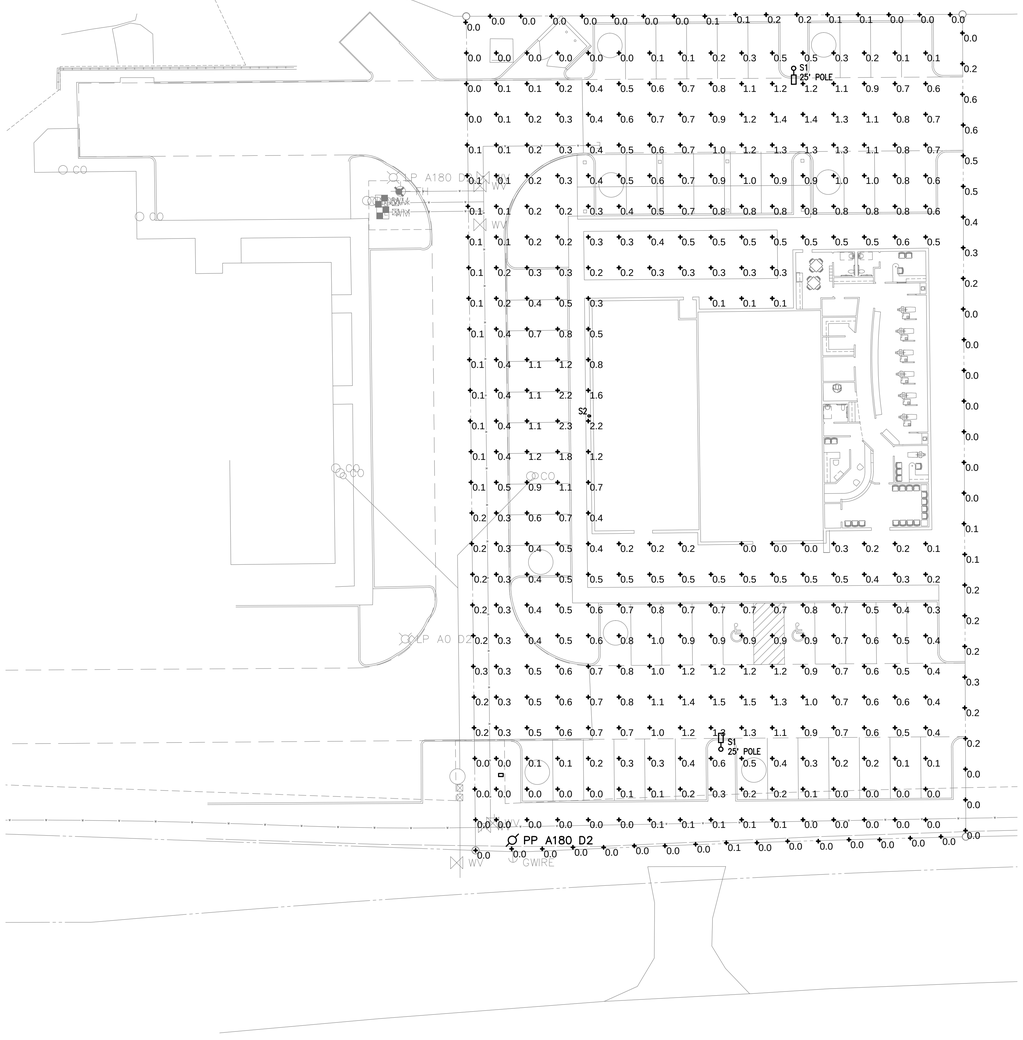
TREE SURVEY & TREE PROTECTION PLAN

Drawn By:
Date: 05/20/2016
Scale: ######
Revisions:
05/20/2016

13182

L2.0

File: Z:\2013\13182\Drawings\Site Plan\SHEETS\13182 TS
Plotted: 6/8/2016 8:18 AM, by William Swerdlow Saved: 5/19/2016 1:31 PM, by jacob



D-Series Size 1
LED Area Luminaire

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 27 lbs (12.2 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** [1] 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control [2] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT [4] 120 [5] 208 [5] 240 [5] 277 [5] 347 [6] 480 [6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adapter [7] RPUMBA Round pole universal mounting adapter [7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8]

Control options		Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) [9] PER5 Five-wire receptacle only (no controls) [9,10] PER7 Seven-wire receptacle only (no controls) [9,10] DMG 0-10V dimming driver (no controls) [9] DCR Dimmable and controllable via ROAM® (no controls) [9] DS Dual switching [9,11] PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [9] PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [9] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [9,12] PIRHT1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [9,12] BL30 Bi-level switched dimming, 30% [9,13] BL50 Bi-level switched dimming, 50% [9,13] PNMTD3 Part night, dim dl dawn [9] PNMTSD3 Part night, dim 5 hrs [9] PNMTGD3 Part night, dim 6 hrs [9] PNMTFD3 Part night, dim 7 hrs [9]	**Shipped installed** HS House-side shield [9] WTB Utility terminal block [9] SF Single fuse (120, 277, 347V) [9] DF Double fuse (208, 240, 480V) [9] L90 Left rotated optics [9] R90 Right rotated optics [9]	DDBXD Dark bronze DBLBXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories
Order as separate catalog number.

Controls & Shields

BL120 T 1.0 U Photocell - 120 twist-lock (120-277V) [9]
BL347P 1.5 CUL U Photocell - 347 twist-lock (347V) [9]
BL480P 1.5 CUL U Photocell - 480 twist-lock (480V) [9]
SC U Shorting cap [9]
DSHS SVI 30C U House-side shield for 30 LED unit
DSHS SVI 40C U House-side shield for 40 LED unit
DSHS SVI 60C U House-side shield for 60 LED unit
PUMBA DDBXD U[9] Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM® online.

NOTES

1. Rotated optics available with 60C only.
2. AMBPC not available with in 530mA, 700mA, BLC, LCCO or RCCO.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 347 or 480V for 347 or 480V nominal input voltage (not to be used with other options).
4. Not available with single fused, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
5. Not available in Canada. Contact factory for application assistance. PUMBA (finish) U: 1.5 G vibration load rating per ANSI C136.31.
6. Must be ordered as a separate accessory; see Accessories information. For use on 277V or 347V single source only.
7. Produced ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
8. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
9. Not available with AMBPC or 530mA.
10. Specifies a ROAM® enabled luminaire with 0-10V dimming capability. PER option required. Additional hardware and services required for ROAM® deployment; see Acuity Brands Controls for details. Not available with installed accessories; nor, N/A with PIR options DS, PER5, PER7, BL30, BL50 or PNMT options.
11. Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
12. Requires an additional switched circuit.
13. Requires DCR, PER, PER5 or PER7. Requires Switch SBGR-10-COP control. PIRH and PIRHT1FC3V specify the AcuityControls SBGR-6-COP control; see spec sheet for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on-off required.
14. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
15. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
16. Also available as a separate accessory; see Accessories information.
17. WTB not available with DS.
18. Not available in Canada. Requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
19. Available with 60 LEDs (60C option) only.
20. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

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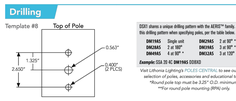
Drilling

Template #8



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DBTP6AS	Single use	**DBGP6AS**	2 at 90° *
DBG6AS	2 at 180°	**DBG9AS**	3 at 90° *
DBA9AS	4 at 90° *	**DBG12AS**	3 at 120° **

Example: DSX 3X 4C **DBTP6AS** DDBXD

*Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and pole mount kits.
*Round pole top must be 2.25" O.D. minimum.
**Pole round pole mounting (BPM) only.

Tenon Mounting Slipfitter **

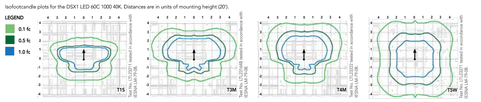
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 90°	3 at 120°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumens Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
	DSX1 LED 60C 1000			
Lumen Maintenance Factor	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99

Electrical Load

Drive Current (mA)	System Watts	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

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LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	S1	2	DSX1 LED 40C 1000 40K T3M MVOLT HS	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1050mA WITH HOUSE SIDE SHIELD	LED	DSX1_LED_40C_1000_40K_T3M_MVOLT_HS.ies	Absolute	0.91	138
	S2	1	DSXW2 LED 20C 700 40K T3M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 700mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	DSXW2_LED_20C_700_40K_T3M_MVOLT.ies	Absolute	0.91	47

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.5 fc	2.3 fc	0.0 fc	N / A	N / A
Property Line	+	0.1 fc	0.6 fc	0.0 fc	N / A	N / A

BBK ARCHITECTS

T. 214. 741. 5556
F. 214. 741. 5557

3200 MAIN STREET, SUITE 1.3
DALLAS, TEXAS 75226

Corinth Orthodontics

Dr. Fernando Vignolo - Corinth Orthodontics
Lot 2 Parkridge Pass - Teasley Lane
Corinth, Tx 76210

OWNER

BAYLOR SCOTT & WHITE
1901 SW H.K. Dodgen Loop
Temple, TX 76502

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMMISIONS OR DISCREPANCIES BEFORE BEGINNING OF FABRICATING ANY WORK. DO NOT SCALE OFF DRAWINGS.

ARCHITECT/ENGINEER

STATE OF TEXAS
ROSS McFARLAND
108752
LICENSED PROFESSIONAL ENGINEER
4/15/16

NO	ISSUE	DATE

Sheet Information

Date	April 15, 2016
Job Number	2014-19
Drawn	AJR
Checked	

Title

SITE PLAN - PHOTOMETRICS

Sheet No.

SL1.0

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Bryant Burton Kupcunas Architects, Inc.

BBK
ARCHITECTS

Tuesday May 17, 2016

City of Corinth
Att: Planning and Development Department
3300 Corinth Parkway
Corinth, Texas 76208

Subject: Parkridge Pass Lot #2 – Alternative Compliance Request

To Whom It May Concern,

It is to my understanding that the required exterior materials for a commercial building within 400 ft. of a single family residence are to be 100% Class 1 Masonry. I would like to submit this letter as a request to utilize Insulated Metal Panels (alpolic-americas.com) at Parkridge Pass Lot #2.

I understand this material is not specified in the definition of masonry construction that the City Council has determined; however, I am certain that the Insulated Metal Panels are equal or superior in appearance, safety and quality to masonry. Insulated Metal Panels have been used around the World for over 40 years and promise to deliver one of the most sophisticated and cleanest looks out there. This product is not only attractive, safe, and durable, but it is also very unique and original.

Not being able to use the Insulated Metal Panels would really compromise the overall look of our current design. Please let me know if there is any additional information you need in order to speed up and facilitate this process as much as possible.

Sincerely,

Anaelisse Elias
Project Coordinator

BRYANT BURTON KUPCUNAS ARCHITECTS, INC
3200 Main St., Suite 1.3 Dallas, Texas 75226 T.214.741.5556 F.214.741.5557 W.bbkarchitects.com

LONE STAR STONE

TECHNICAL DATA

Lone Star Stone is engineered to meet or exceed specifications set forth by the Uniform Building Code. Independent testing confirms that Lone Star Stone meets ICBO acceptance criteria for Precast Stone Veneer

Materials and Composition:
Natural stones of variable sizes and textures are used to form flexible master molds. A mix of portland cement, lightweight aggregates and mineral oxide coloring is poured into each mold and allowed to set. After the initial dry time the cast product is pulled, packaged, and allowed to cure.

Color Retention:
Only permanent Mineral oxide colors are used, no undesirable color change may be observed after years of weathering.

Combustion:
Tested and listed by the Underwriters Laboratories, Inc #79SN, Lone Star Stone products showed zero flame spread and zero smoke development

Freeze/Thaw Durability:
Tested in accordance with ASTM C67, and also in accordance with ASTM C666A.

Shear Bond (Adhesion):
Tested in Accordance with ASTM C482

Absorption:
Tested in accordance with UBC Standard # 32-12

Density:
Tested in accordance with ASTM C567

Thermal Resistance:
Tested in accordance with ASTM C177-71.

Compressive Strength:
Tested in accordance with UBC Standard # 26-10, Parts I and IV

Tensile Strength:
Tested in accordance with ASTM C190

Flexural Strength:
Tested in Accordance with ASTM C348

LOCAL BUILDING CODES MAY VARY FROM THE UNIFORM BUILDING CODE, ALWAYS CHECK WITH LOCAL BUILDING AUTHORITIES BEFORE INSTALLING LONE STAR STONE.

BUSINESS ITEM 8

Planning and Zoning Commission Regular Session

June 27, 2016

AGENDA ITEM

BUSINESS: Consider and act on the Site Plan for Parkridge Pass Addition, Lot 2, Block A 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.

The Planning and Zoning Commission recommendation is anticipated to go before City Council for final action at the July 21, 2016 City Council regular session meeting.

NOTIFICATION TO PUBLIC

Notification by sign placement, newspaper or written notice is notice is not required.

AGENDA ITEM DESCRIPTION

An approved site plan is required prior to construction for all commercial projects. The property owner VF Properties, LLC represented by Dr. Vignolo has proposed a 9224 square foot office building. The final plat for the subject Lot 2 and the developed office building on Lot 1 was approved by the Commission in September 2014.

At this time the property owner of Lot 2 is ready to begin the development process. The applicant has proposed a couple changes 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 **Accessory Buildings**	**Shall Apply**	Shall Apply
UDC Section 2.09.02 **Tree Preservation**	**Shall Apply**	Shall Apply
UDC Section 2.09.01 **Landscape Regulations**	**Shall Apply:** 20' rear yard buffer / residential adjacent	Eliminate rear landscape requirements
UDC Section 2.09.03 **Vehicle Parking Regulations**	Parking spaces 10' x 20'	10-parking along the rear of the lot are 10' x 18'

UDC Section 2.09.03 **Vehicle Parking Regulations**	Covered parking is permitted	Covered parking is permitted
UDC Section 2.09.04 **Building Façade Material Standards**	**Shall Apply:** Class 1 Masonry	Synthetic stone is proposed – see technical data sheet
UDC Section 2.09.04 **Building Façade Material Standards**	**Shall Apply:** Class 1 Masonry	Alternative compliance to allow metal – see request
UDC Section 2.09.05 **Residential Adjacency Standards**	**Shall Apply:** Trash dumpsters/containers/etc shall not be located within 50' of properties used for single family residences.	Trash dumpster is located within 2' of the rear property line.
UDC Section 2.09.05 **Residential Adjacency Standards**	**Shall Apply:** All facades of a building shall be finished on all four sides with the same materials, detailing and features.	North elevation is 93.4% synthetic stone (see elevation sheet A0.01)
UDC Section 2.09.06 **Nonresidential Standards**	**Shall Apply**	Shall Apply
UDC Section 2.07.07 **Lighting and Glare Regulations**	**Shall Apply**	Shall Apply
UDC Section 4.01 **Sign Regulations**	**Shall Apply**	Shall Apply
UDC Section 4.02 **Fence and Screening Regulations**	**Shall Apply**	Shall Apply

ZONING

This property is zoned Planned Development C-1, Commercial.

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

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

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

Staff does not support the following aspects of the site plan:

- No landscape buffer at the residential adjacency.
- That all facades of the building are not finished on all four sides with the same materials, detailing and features.
- The dumpster is located at the rear property line.

ATTACHMENTS / SUPPORTING DOCUMENTS

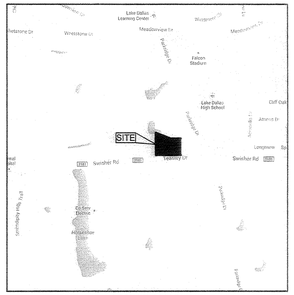
Location Map
Land Use Map
Zoning Map
Site Plan
Landscape Plan
Lighting Plan
Tree Survey

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

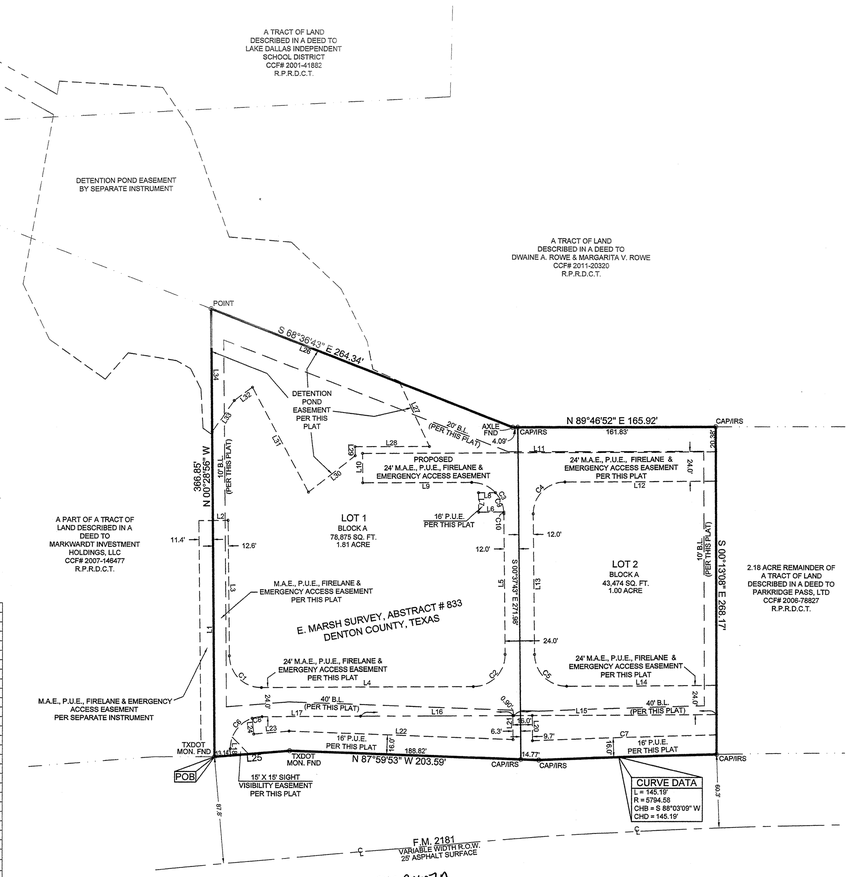
Finance Review: Yes _ NA X

Legal Review: Yes _ NA _

Director Review and Approval:



VICINITY MAP
NOT TO SCALE



SM9407A
C04, CAD, G01, S08
631024 - AC8335A E MARSH TR 28A 2.81 ACRES ALL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°28'56" W	193.49'
L2	N 89°21'18" E	12.56'
L3	S 00°37'16" E	110.99'
L4	N 89°35'33" E	172.98'
L5	N 00°37'00" W	115.14'
L6	S 89°35'33" W	20.46'
L7	N 00°37'00" W	16.00'
L8	N 89°35'33" E	13.79'
L9	S 89°35'33" W	88.83'
L10	N 00°24'27" W	24.00'
L11	N 89°35'33" E	288.33'
L12	S 89°35'33" W	123.42'
L13	S 00°38'04" E	115.13'
L14	N 89°35'33" E	122.41'
L15	S 89°35'33" W	165.54'
L16	S 89°33'16" W	125.00'
L17	S 89°38'59" W	80.51'
L18	S 00°32'00" E	5.59'
L19	S 85°16'16" W	13.14'
L20	S 00°37'43" E	20.75'
L21	S 00°37'43" E	19.66'
L22	N 87°59'53" W	182.73'
L23	S 85°16'16" W	29.05'
L24	N 05°42'31" W	12.93'
L25	S 85°16'16" W	61.63'
L26	S 68°36'43" E	165.32'
L27	S 25°05'13" E	57.44'
L28	S 89°35'33" W	60.52'
L29	S 00°24'27" E	7.30'
L30	S 51°58'43" W	48.53'
L31	N 28°05'14" W	97.16'
L32	S 53°34'69" W	18.33'
L33	S 35°33'51" W	31.24'
L34	N 00°28'56" W	100.56'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, a (Registered Professional Land Surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

STATE OF TEXAS REGISTERED 6243 PROFESSIONAL LAND SURVEYOR PAUL JUSTIN WHITLOCK

PAUL JUSTIN WHITLOCK R.P.L.S. # 6243

10-15-2014
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 15 day of 10, 2014

NOTARY PUBLIC
Denton County, Texas

ANNE M WATSON
Notary Public
STATE OF TEXAS
My Comm. Exp. December 21, 2016

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

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

Lienholder: Nelle Hafy, SVP

Date: 10-28-14

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared Nellie Hafy known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is Senior Vice President, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of Oct 2014.

Eileen Kolba
Notary Public in and for the State of Texas

EILEEN KOLBA
MY COMMISSION EXPIRES
June 16, 2018

Eileen Kolba
Type or Print Notary's Name

My Commission Expires: June 16, 2018

CERTIFICATE OF COMPLETION AND AUTHORIZATION TO FILE

Approved

Brian Rush 10/27/2014
Chairman, Planning and Zoning Commission Date
City of Corinth,Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the Parkridge Pass Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the 24th day of September 2014, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness by hand this 10 day of November 2014

Kimberly Fox
City Secretary
City of Corinth, Texas

CITY OF CORINTH TEXAS

CERTIFICATE OF FINAL PLAT APPROVAL

Approved

Brian Rush 10/27/2014
Chairman, Planning and Zoning Commission Date
City of Corinth, Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of Parkridge Pass Addition, an addition to the City of Corinth was submitted to the Planning and Zoning Commission on the 24th day of September 2014, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this 10 day of November 2014

Kimberly Fox
City Secretary
City of Corinth, Texas

CITY OF CORINTH TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

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

Being all that certain lot, tract or parcel of land situated in the E. Marsh Survey, Abstract Number 833, Denton County, Texas, being all of a tract of land described in a deed to RANDAMM Properties, LLC., as recorded in County Clerk's File Number 2013-144375, Real Property Records, Denton County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a TXDOT monument found for the Southwest corner of the herein described tract and the Southwest corner of said RANDAMM Properties tract in the North line of F.M. Road 2181 and the East line of a tract of land described in a deed to Markwardt Investment Holdings, LLC, as recorded in County Clerk File Number 2007-14677, Real Property Records, Denton County, Texas;

THENCE North 00 degrees 28 minutes 56 seconds West with the East line thereof and the West line of said RANDAMM Properties tract, along or near a wire fence, at a distance of 308.09 feet passing a 5/8" iron rod found, continuing along said course, a total distance of 366.85 feet to a point in a pond for the Northwest corner of said RANDAMM Properties tract, the Northeast corner of said Markwardt tract and being in the South line of a tract of land described in a deed to Dwaine A. Rowe & Margarita V. Rowe, as recorded in County Clerk File Number 2011-20320, Real Property Records, Denton County, Texas;

THENCE South 68 degrees 36 minutes 43 seconds East with the South line thereof, the North line of said RANDAMM Properties tract, a distance of 264.34 feet to an axle found for an angle point in said line;

THENCE North 89 degrees 46 minutes 52 seconds East with the South line of said Rowe tract and the North line of said RANDAMM Properties tract, a distance of 165.92 feet to a capped iron rod set for the Northeast corner thereof;

THENCE South 00 degrees 13 minutes 08 seconds East with the East line of said RANDAMM Properties tract, a distance of 268.17 feet to a capped iron rod set for the Southeast corner thereof in the North line of said Road and being in a curve to the left having a radius of 5794.58 feet and a chord bearing and distance of South 88 degrees 03 minutes 09 seconds West, 145.19 feet;

THENCE Southwesterly with the arc of said curve, the North line of said Road and the South line of said RANDAMM Properties tract, an arc distance of 145.19 feet to a capped iron rod set for angle point in said line;

THENCE North 87 degrees 59 minutes 53 seconds West with the North line of said Road and the South line of said RANDAMM Properties tract, a distance of 203.59 feet to a TXDOT monument found for an angle point in said line;

THENCE South 85 degrees 16 minutes 16 seconds West with the North line of said Road and the South line of said RANDAMM Properties tract, a distance of 61.63 feet to the PLACE OF BEGINNING and enclosing 2.81 acres of land more or less.

and designated herein as the Parkridge Pass Addition, Subdivision 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: A

Date: 15 OCT 2014

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared Adam McDowell known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is manager, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of October 2014.

Holly Pace
Notary Public in and for the State of Texas

HOLLY PACE
Notary Public, State of Texas
My Commission Expires
January 05, 2016

Holly Pace
Type or Print Notary's Name

My Commission Expires: 1/5/16

OWNER 'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner.The owner shall identify the fire lane in accordance with City Ordinance . The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use

Owner (Printed Name) = Adam McDowell

Owner (Signature) = A

Date = 15 OCT 14

GENERAL NOTES:

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

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

3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CORINTH, COMMUNITY NUMBER 481143 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANELS 390 AND 395 G OF SAID MAP.

4. THE SUBJECT PROPERTY IS ZONED PD-37 PER THE CITY OF CORINTH'S ONLINE ZONING MAP.

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	26.00'	40.74'	36.70'	N 45°30'53" W
C2	26.00'	40.94'	36.84'	S 44°29'17" W
C3	26.00'	40.75'	36.70'	S 45°30'43" E
C4	26.00'	40.95'	36.85'	N 44°28'26" E
C5	26.00'	40.73'	36.69'	N 45°31'34" W
C6	26.00'	40.87'	36.79'	N 44°30'11" E
C7	5810.58'	150.25'	150.25'	N 88°01'53" E
C8	26.00'	8.16'	8.15'	N 80°31'35" E
C9	26.00'	17.70'	17.36'	S 23°12'49" E
C10	26.00'	1.41'	1.41'	S 02°09'56" E

KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 130554 - FP
DRAWN BY: KR/TK
CHECKED BY: D.B.R.
DATE: 10-15-2014
R.P.L.S.
PAUL JUSTIN WHITLOCK

BENCHMARK; BURIED VERIZON BOX; CABLE RISER; ELECTRIC RISER; ELECTRIC TRANSFORMER; FIRE HYDRANT; GAS METER; LIGHT POLE; MAILBOX; PROPANE TANK; SEWER MANHOLE; TELEPHONE RISER; BURIED ELECTRIC BOX; BURIED CABLE SIGN; WATER METER; WATER VALVE; B.L. = BUILDING LINE; D.E. = DRAINAGE EASEMENT; D.U.E. = DRAINAGE / UTILITY EASEMENT; F.F. = FINISHED FLOOR; F.P. = FLOOD PROTOCTIVE EASEMENT; U.E. = UTILITY EASEMENT; MFCP = METAL FENCE CORNER POST; WFCP = WOOD FENCE CORNER POST; BFCD = BURIED FIBER OPTIC SIGN; OPLS = GAS PIPELINE SIGN; CO = CLEAN OUT; CM = CONTROLLING MONUMENT; IRF = IRON ROD FOUND; CAP/IRS = CAPPED IRON ROD SET; CAP/IRF = CAPPED IRON ROD FOUND; PIPE; WOOD FENCE; WIRE FENCE; CHAIN LINK FENCE; WROUGHT IRON OR VINYL FENCE; OHU = OVERHEAD UTILITY; CONCRETE; WOOD; ROCK; BRICK

FINAL PLAT
LOTS 1 & 2, BLOCK A
PARKRIDGE PASS ADDITION
BEING 2.81 ACRES OUT OF THE E. MARSH SURVEY, ABSTRACT NUMBER 833, CITY OF CORINTH, DENTON COUNTY, TEXAS

Filed for Record
in the official records of:
Denton County

On: Jan 15,2015 at 08:51A
In the
Plat Records
PARKRIDGE PASS ADDITION
Doc Number: 2015- 16
No of Pages: 1
Amount 50.00

Receipt Number - 1243032
By:
Carmen Robinson

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

ENGINEER:
HOMEYER ENGINERING, INC.
206 ELM STREET
LEWISVILLE, TEXAS 75057
PHONE: (972) 906-9585

OWNER:
RANDAMM PROPERTIES, LLC.
3901 FM 2181, STE: 300
CORINTH, TX 76210

OWNER/DEVELOPER
FRED R. SUTTON REAL ESTATE SERVICES, LLC
1512 DANUE LANE
PLANO, TX 75075
Ph. 214-850-0132
Contact: FRED SUTTON

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

PARKRIDGE PASS

PARKRIDGE PASS
Lot 2, Block A
1.00 Acres
In the
E. MARSH SURVEY, ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

FINAL PLAT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F–1798
R. VON BEOUGHER,
P.E. #69087
DATE 6/8/2016

Drawn By: JLL
Date: 05/20/2016
Scale: N.T.S.
Revisions:
05/20/2016

13182

C1

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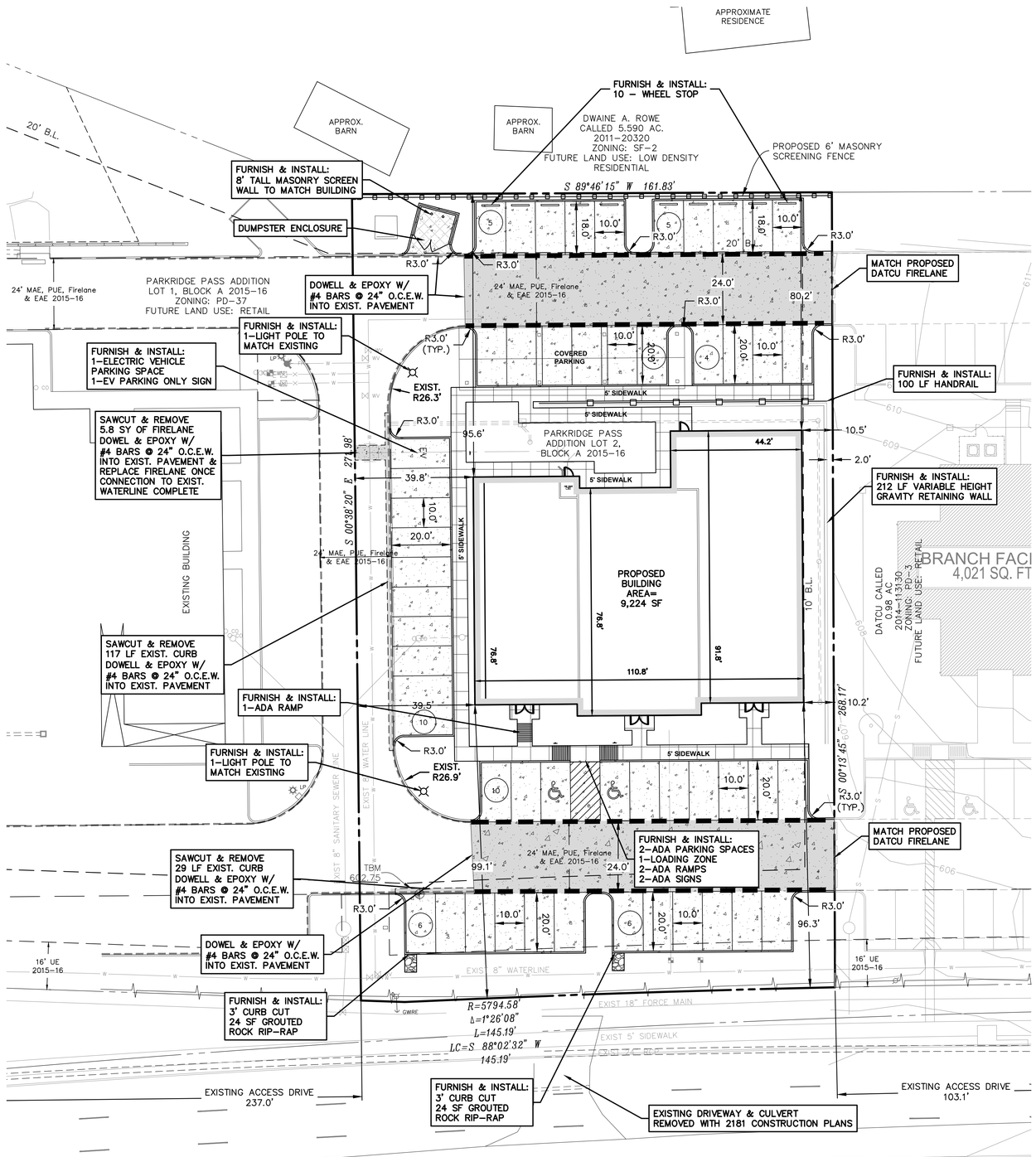

20 0 20 40 60 Feet

SCALE: 1"=20'

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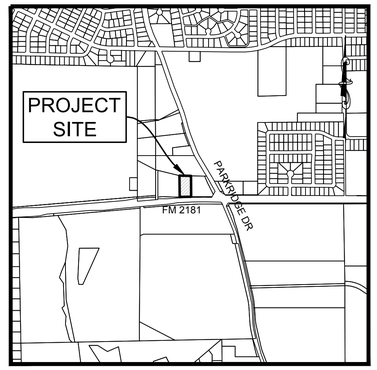
E: 2408504.901
ELEV.: 602.747'



VICINITY MAP 1" = 1000'

SITE DATA TABLE	EXISTING	PROPOSED
ZONING	PD-37	PD-37
LAND USE DESIGNATION	RETAIL	RETAIL
GROSS ACREAGE	1.00 ac (43,560 sf)	1.00 ac (43,560 sf)
NET ACREAGE	1.00 ac (43,560 sf)	1.00 ac (43,560 sf)
NUMBER OF LOTS	1	1
PERCENTAGE OF SITE COVERAGE	0.00%	32.31%
BUILDING	0%	27.54%
CARPORT	0%	4.77%
AREA OF OPEN SPACE	0.90 ac (39,204 sf)	0.22 ac (9,496.08 sf)
PERCENTAGE OF OPEN SPACE	90.00%	21.80%
PERCENTAGE OF LANDSCAPE	0.00%	1.32%
AREA OF IMPERVIOUS COVERAGE	0.10 ac (4,277 sf)	0.77 ac (33,491 sf)
PERCENTAGE OF IMPERVIOUS COVERAGE	10.00%	76.88%
BUILDING AREA	0 sf	9,224 sf
NUMBER OF SINGLE-STORY BUILDINGS	0	1
NUMBER OF TWO-STORY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	0	29.33 ft
FLOOR AREA	0 sf	9,224 sf
FLOOR AREA BY USE	0 sf	9,224 sf Retail
REQUIRED PARKING	0	47 (1:200 sf)
PROVIDED PARKING		
STANDARD	0	39
ADDITIONAL EMPLOYEE PARKING	0	10
ELECTRIC VEHICLE	0	1
HANDICAP	0	2
TOTAL	0	52
INVENTORY PARKING	0	0
REQUIRED LOADING SPACES	0	0
PROVIDED LOADING SPACES	0	0
AREA OF OUTSIDE STORAGE	0	0
PERCENTAGE OF OUTSIDE STORAGE	0	0
START CONSTRUCTION	n/a	n/a
END CONSTRUCTION	n/a	n/a

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right–of–Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500
	Masonry Wall	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
	Light Pole	
	Power Pole	
	Tree	
	Benchmark	

PAVING SPECIFICATIONS: (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS)

SIDEWALK AREA:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. (2,696 SF)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.

PARKING AREA:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB–BASE COMPACTED TO 95% STD. PROCTOR DENSITY. (1,215 SY)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.

FIRE LANE:
7" 3,600 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON STABILIZED SUBGRADE OR APPROVED EQUAL (645 SY)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.

DUMPSTER:
8" 3,600 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. OR APPROVED EQUAL (30 SY)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.

"FIRE LANE" ◄ 1' ► "NO PARKING" ◄ 25' SPACE ► "FIRE LANE" ◄ 1' ► "NO PARKING"
SPACE SPACE

FIRE APPARATUS ACCESS ROAD SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25' INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES.

FIRELANE STRIPING DETAIL

FURNISH & INSTALL 481 LF OF FIRELANE STRIPING AS SHOWN

OWNER
FRED R. SUTTON REAL ESTATE SERVICES, LLC
1512 DANUE LANE
PLANO, TX 75075
Ph. 214-850-0132
Contact: FRED SUTTON

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LANDSURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972-436-9712 • F: 972-436-9715
610 Brighton Way, Suite 114 • Roanoke, TX 76262 • P: 682-831-7777 • F: 817-896-4043
TBPE Firm No. 1798
TBPLS Firm No. 10047700

PARKRIDGE PASS

PARKRIDGE PASS
Lot 2, Block A
1.00 Acres
in the
E. MARSH SURVEY ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F–1798
R. VON BEOUGHER,
P.E. #69087
DATE 6/8/2016

Drawn By: JLL
Date: 05/20/2016
Scale: 1"=20'
Revisions:
05/20/2016

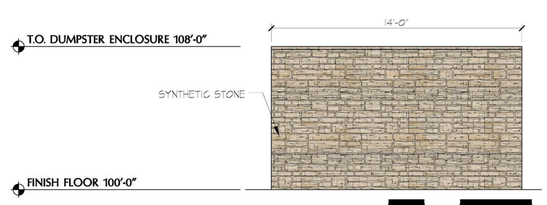
13182

C2

File: Z:\2013\13182\Drawings\site plan\SHEET(S)\13182 SITE
Plotted: 6/8/2016 8:25 AM, by jacob Template: Sheet: 6/6/2016 10:37 AM, by jacob

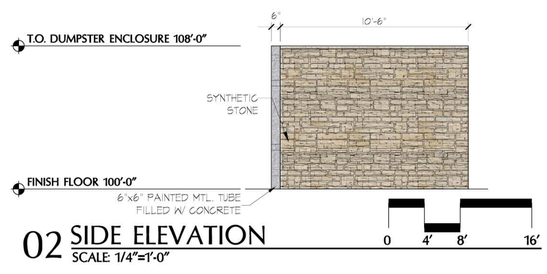
GENERAL NOTES:	
1.	ALL COLORS ARE SUBJECT TO CHANGE
2.	ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND
	IT WILL BE CONCEALED FROM VIEW BY BUILDING PARAPET

EXTERIOR MATERIALS
ST-01 SMOOTH FACED STONE (ACCENT)
MANUF: TBD
COLOR: TAOS RUSTIC ORANGE
ST-02 SYNTHETIC STONE
MANUF: TBD
COLOR: BEIGE
ST-03 STONE WEINSCOT
MANUF: TBD
COLOR: BEIGE
STOREFRONT WINDOWS
1" DOUBLE LAMINATED INSULATED LOW E
ANNEALED GLASS, PRESERVE FILM, ARGON FILLED
MT-01 INSULATED METAL PANELS
MANUF. TBD
COLOR: GREY
PNT-01 PAINT
COLOR: DARK GREY
NOTE: ALL COLORS ARE SUBJECT TO CHANGE



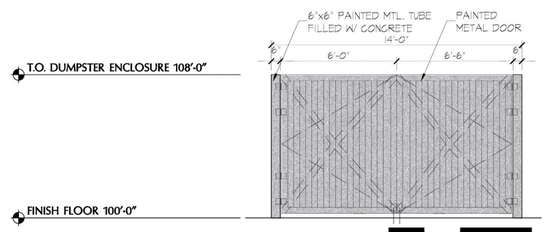
03 BACK ELEVATION
SCALE: 1/4"=1'-0"

BACK ELEVATION DUMPSTER ENCLOSURE MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	112	
	NET AREA	112	
ST-02	SYNTHETIC STONE	112	100%
PNT-01	PAINT	0	0
	TOTAL		100%



02 SIDE ELEVATION
SCALE: 1/4"=1'-0"

SIDE ELEVATION DUMPSTER ENCLOSURE MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	88	
	NET AREA	88	
ST-02	SYNTHETIC STONE	84	95%
PNT-01	PAINT	4	5%
	TOTAL		100%



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

FRONT ELEVATION DUMPSTER ENCLOSURE MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	112	
	NET AREA	112	
ST-02	SYNTHETIC STONE	0	0%
PNT-01	PAINT	112	100%
	TOTAL		100%

Corinth Orthodontics
Dr. Fernando Vignolo - Corinth Orthodontics
Lot 2 Parkridge Pass · Teasley Lane
Corinth, Texas 76210

Issues/Revisions

No.	Date	Description
#1	April 15, 2016	Architectural Elevations
#2	May 16, 2016	Revised Architectural Elevations
#3	May 17, 2016	Revised Architectural Elevations

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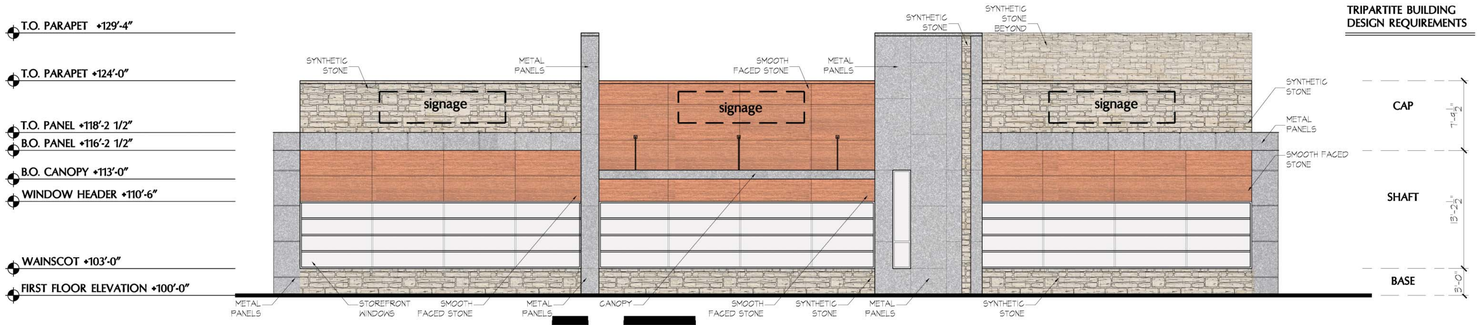
Sheet Number:
A0.02

Project No. 2014-19



04 PLAN SOUTH ELEVATION

SCALE: 1/8"=1'-0"

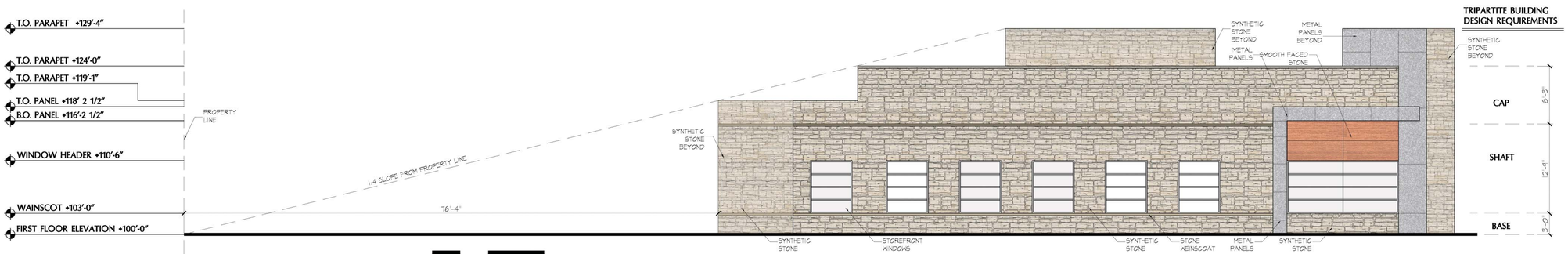
0 4' 8' 16'

TRIPARTITE BUILDING DESIGN REQUIREMENTS

SOUTH ELEVATION BUILDING MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	2,897.75	
	NET AREA	2,182.89	
ST-01	SMOOTH FACED STONE	736.81	33.76%
ST-02	SYNTHETIC STONE	823.57	37.72%
ST-03	STONE WEINSCOT	0	0
MT-01	METAL PANELS	622.51	28.52%
	TOTAL		100%

GENERAL NOTES:
1 ALL COLORS ARE SUBJECT TO CHANGE
2 ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND IT WILL BE CONCEALED FROM VIEW BY BUILDING PARAPET

EXTERIOR MATERIALS
ST-01 SMOOTH FACED STONE (ACCENT)
MANUF: TBD
COLOR: TAOS RUSTIC ORANGE
ST-02 SYNTHETIC STONE
MANUF: TBD
COLOR: BEIGE
ST-03 STONE WEINSCOT
MANUF: TBD
COLOR: BEIGE
STOREFRONT WINDOWS
1" DOUBLE LAMINATED INSULATED LOW E
ANNEALED GLASS, PRESERVE FILM, ARGON FILLED
MT-01 INSULATED METAL PANELS
MANUF. TBD
COLOR: GREY
PNT-01 PAINT
COLOR: DARK GREY
NOTE: ALL COLORS ARE SUBJECT TO CHANGE.



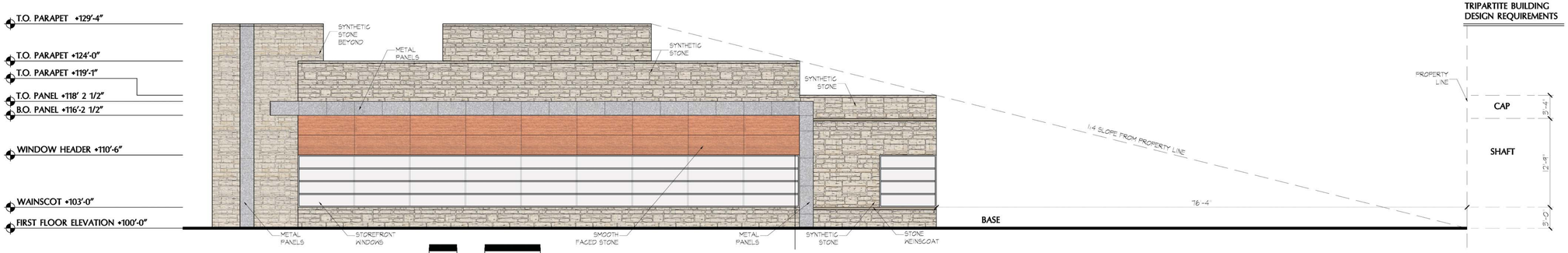
03 PLAN WEST ELEVATION

SCALE: 1/8"=1'-0"

0 4' 8' 16'

TRIPARTITE BUILDING DESIGN REQUIREMENTS

WEST ELEVATION BUILDING MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	2,671.41	
	NET AREA	2,281.9	
ST-01	SMOOTH FACED STONE	90.96	3.99%
ST-02	SYNTHETIC STONE	1,936.3	84.85%
ST-03	STONE WEINSCOT	26.41	1.16%
MT-01	METAL PANELS	228.23	10%
	TOTAL		100%



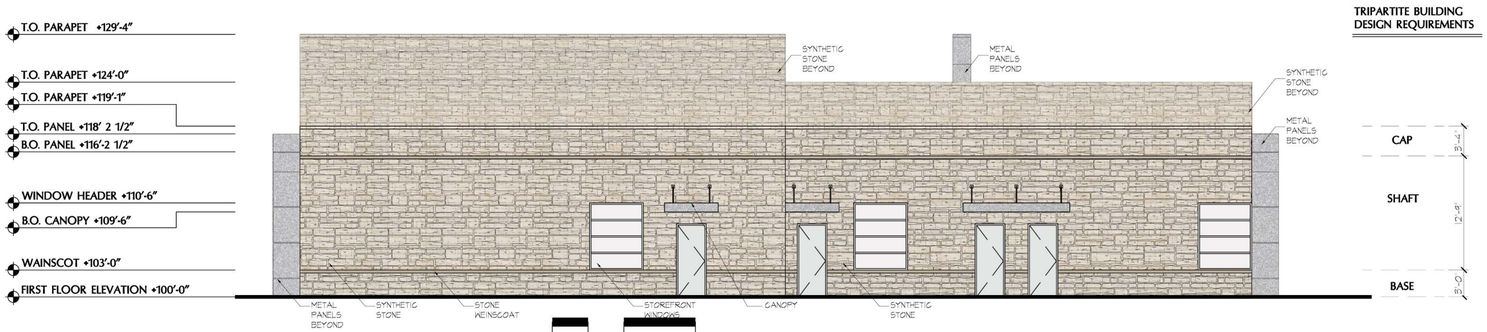
02 PLAN EAST ELEVATION

SCALE: 1/8"=1'-0"

0 4' 8' 16'

TRIPARTITE BUILDING DESIGN REQUIREMENTS

EAST ELEVATION BUILDING MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	2,648.62	
	NET AREA	2,046.41	
ST-01	SMOOTH FACED STONE	411.734	20.12%
ST-02	SYNTHETIC STONE	1,375.54	67.22%
ST-03	STONE WEINSCOT	11.8	.58%
MT-01	METAL PANELS	247.34	12.09%
	TOTAL		100%



01 PLAN NORTH ELEVATION

SCALE: 1/8"=1'-0"

0 4' 8' 16'

TRIPARTITE BUILDING DESIGN REQUIREMENTS

NORTH ELEVATION BUILDING MATERIAL CALCULATION			
PRIMARY MATERIAL	DESCRIPTION	SQ. FT.	% ELEVATION
	GROSS AREA	2,962.42	
	NET AREA	2,718.53	
ST-01	SMOOTH FACED STONE	0	0.00%
ST-02	SYNTHETIC STONE	2,539.24	93.40%
ST-03	STONE WAINSCOT	35.46	1.30%
MT-01	METAL PANELS	143.83	5.29%
	TOTAL		100%

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Dr. Fernando Vignolo - Corinth Orthodontics
Lot 2 Parkridge Pass - Teasley Lane
Corinth, Texas 76210

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Project No. 2014-19

BBK ARCHITECTS

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

Architect: D. Graham Bryant
Arch. Reg. No: Texas # 15314
Date: May 17, 2016

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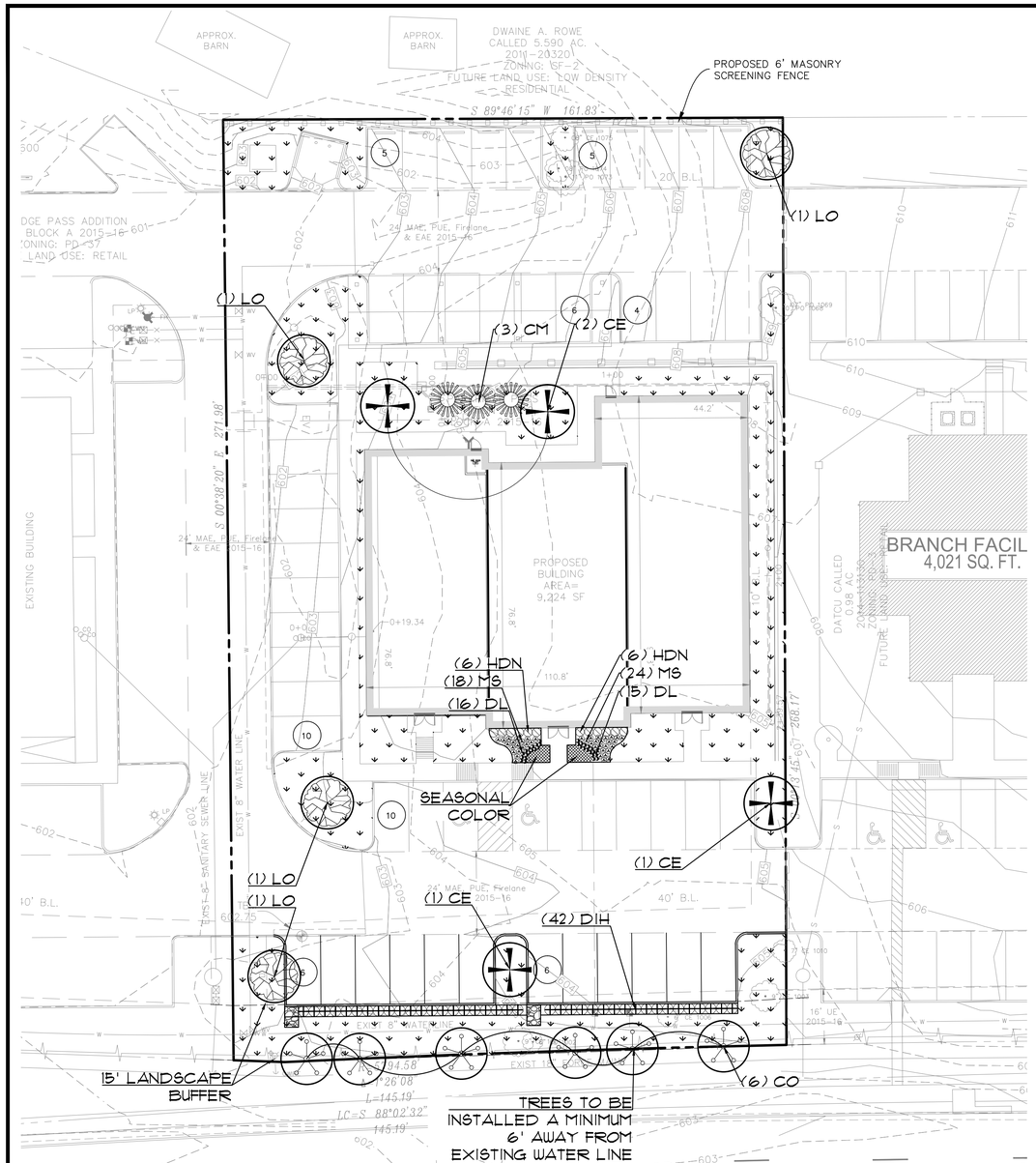
214.741.5557 Fax

Sheet Number:
A0.01



LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (CO) CHINKAPIN OAK — Quercus muehlenbergii
- (CE) CEDAR ELM — Ulmus crassifolia
- (DIH) DWARF INDIAN HAWTHORN — Raphiolepsis indica
- (HDN) HARBOR DWARF NANDINA — Nandina domestica 'Nana'
- (MS) MEADOW SAGE — Salvia x sylvestris
- (DL) DAY LILLY — Hemerocallis 'Stella De Oro'
- SEASONAL COLOR
- BERMUDA SOD

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

LANDSCAPE REGULATIONS
CORINTH, TX

LANDSCAPE BUFFERS

REQUIRED: (I-35) Landscape buffer width adjacent to collector street = 15'. Within the landscape buffer (1) shade tree (3" caliper minimum.) shall be planted per 30 feet of landscape edge.
FM 2181 = 159 l.f. / 30 = 6 trees
159*15 = 2,385 s.f. of landscape buffer.
PROVIDED: 15' Landscape buffer and 6 trees
2,390 s.f. of landscape buffer.

REQUIRED: Where parking lots, drive and access easements abut the landscaped edge, minimum 5 gallon shrubs shall be planted to form a contiguous buffer along the common boundary.
PROVIDED: Minimum 5 gallon shrubs placed along all parking lots that abut the landscape edge.

INTERIOR PARKING LANDSCAPE

REQUIRED: There shall be ten (10) square feet of interior parking lot landscaping for each required parking space or a fraction thereof.
52 x 10 = 520 s.f. required landscaping.
There shall be one (1) shade tree (3" caliper minimum) or and ornamental tree for every ten (10) parking spaces or a fraction thereof.
52 / 10 = 6 required trees.
PROVIDED: 9,729 s.f. of interior landscaping
6 (3" cal. trees)

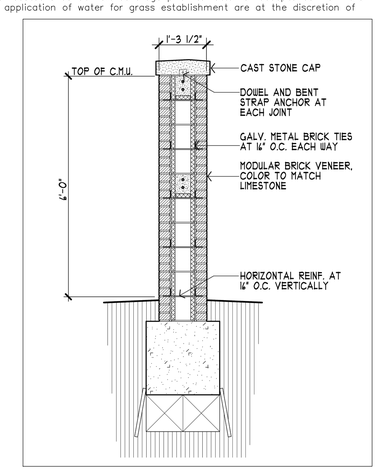
PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	LIVE OAK	Quercus virginiana	6" cal.	12'-15'	per plan	Single trunk
6	CHINKAPIN OAK	Quercus muehlenbergii	6" cal.	12'-15'	per plan	Single trunk
4	CEDAR ELM	Ulmus crassifolia	6" cal.	12'-15'	per plan	Single trunk
3	CRAPE MYRTLE	Lagerstromia indica	30 gal.	7'-8'	per plan	Multi trunk
42	DWARF INDIAN HAWTHORN	Rhaphiolepsis indica	3 gal.	24"	24" o.c.	Full
12	HARBOR DWARF NANDINA	Nandina domestica 'Nana'	3 gal.	18"-24"	24" o.c.	Full
42	MEADOW SAGE	Salvia x sylvestris	1 gal.	12-18"	18" o.c.	Full
31	DAYLILY	Hemerocallis 'Stella De Oro'	1 gal.	12-18"	12" o.c.	Full

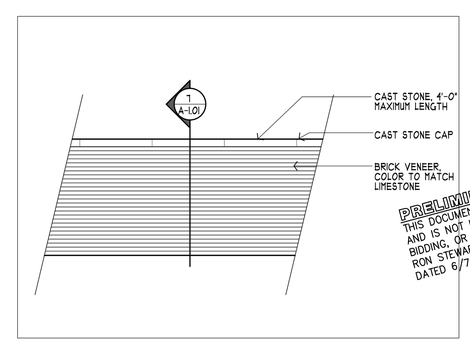
AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIALS

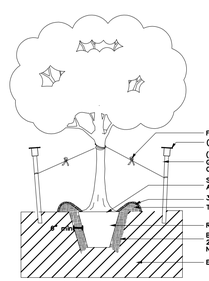
LANDSCAPE NOTES:
1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



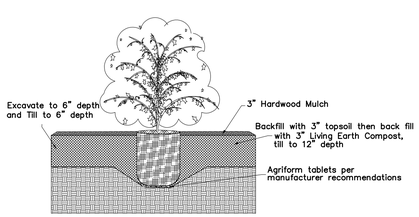
4. SCREENING WALL SECTION
SCALE: NTS



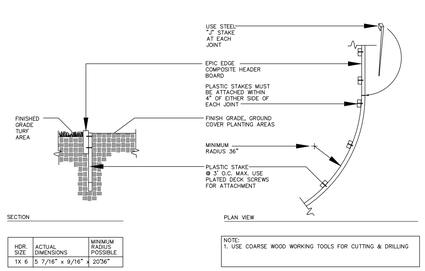
5. PARTIAL SCREENING WALL ELEV.
SCALE: NTS



1. TREE STAKING
NOT TO SCALE



2. SHRUB DETAIL
NOT TO SCALE



HDR SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE
1X 6	5 7/16" x 9/16"	20"R"

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

3. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
SCALE: NTS
BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 6/7/2016
REGISTERED LANDSCAPE ARCHITECT
RON K. STEWART
791
STATE OF TEXAS

OWNER/DEVELOPER
FRED R. SUTTON REAL ESTATE SERVICES, LLC
1512 DANUE LANE
PLANO, TX 75075
Ph. 214-850-0132
Contact: FRED SUTTON

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

PARKRIDGE PASS

PARKRIDGE PASS
Lot 2, Block A
100 Acres
in the
E. MARSH SURVEY, ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

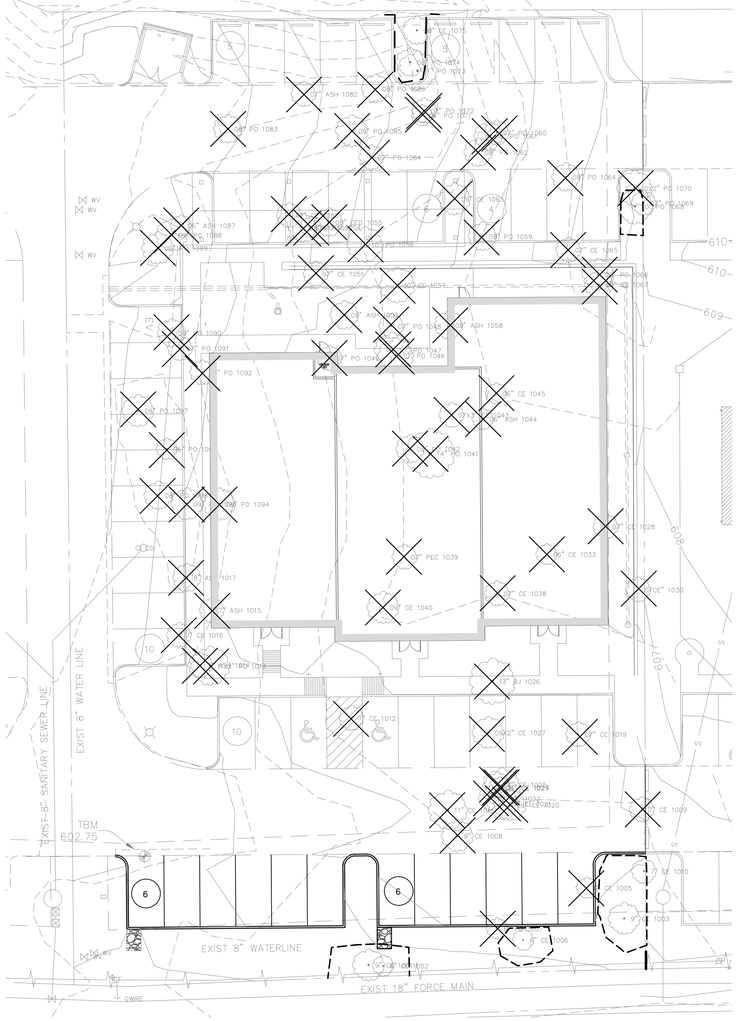
LANDSCAPE PLAN

Drawn By: RLS
Date: 04/15/2016
Scale: 1" = 20'
Revisions:

13182

L1.0

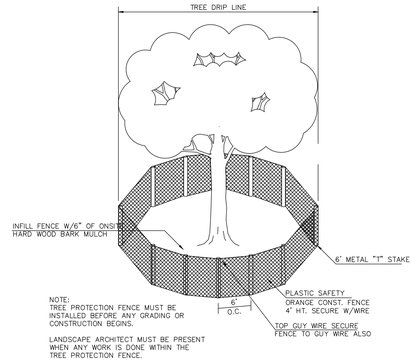
File: Z:\2013\13182\Drawings\Site Plan\SHEETS\13182.LS
Plotted: 6/7/2016 1:59 PM, by William Swerdlow; Saved: 6/7/2016 1:25 PM, by wilsom



NORTH

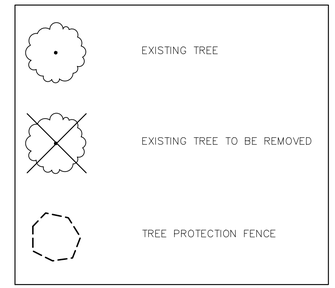
20 0 20 40 60 Feet

SCALE: 1"=20'



TREE PROTECTION

LEGEND



* An application is required at the time of tree removal.

*A letter requesting Alterative Compliance is required for "Fee in Lieu of Replacement Trees"

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.

C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE – CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter.
   ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
   iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
   iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site . Fences will define the specific protection zone for each tree or group trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the
1) Landscape Architect. Fences may be constructed from 6' "T" stakes and orange web fence material.
2) All trees to be preserved shall have 6 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 6 inch depth.
3) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
4) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trench es "airdug" with Air Spade (registered trademark) or similar technology are
the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk. (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
5) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
6) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
7) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
1001	9	CEDAR ELM	Ulmus crassifolia	Yes	No
1002	6	CEDAR ELM	Ulmus crassifolia	Yes	No
1003	9	CEDAR ELM	Ulmus crassifolia	Yes	No
1005	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1006	6	CEDAR ELM	Ulmus crassifolia	Yes	No
1007	6	POST OAK	Quercus stellata	Yes	Yes
1008	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1009	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1010	7	CEDAR ELM	Ulmus crassifolia	Yes	No
1011	11	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1012	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1013	15	POST OAK	Quercus stellata	Yes	Yes
1014	7	TEXAS ASH	Fraxinus texana	Yes	Yes
1015	7	TEXAS ASH	Fraxinus texana	Yes	Yes
1016	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1017	8	TEXAS ASH	Fraxinus texana	Yes	Yes
1019	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1020	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1021	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1022	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1023	11	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1024	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1025	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1026	13	BLACKJACK OAK	Quercus marilandica	Yes	Yes
1027	13	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1028	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1030	7	CEDAR ELM	Ulmus crassifolia	Yes	No
1033	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1038	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1039	7	PECAN	Carya illinoinensis	Yes	Yes
1040	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1041	14	POST OAK	Quercus stellata	Yes	Yes
1042	8	POST OAK	Quercus stellata	Yes	Yes
1043	10	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1044	6	TEXAS ASH	Fraxinus texana	Yes	Yes
1045	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1046	10	POST OAK	Quercus stellata	Yes	Yes
1047	10	POST OAK	Quercus stellata	Yes	Yes
1048	7	POST OAK	Quercus stellata	Yes	Yes
1049	7	POST OAK	Quercus stellata	Yes	Yes
1050	8	TEXAS ASH	Fraxinus texana	Yes	Yes
1051	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1052	8	POST OAK	Quercus stellata	Yes	Yes
1053	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1054	6	POST OAK	Quercus stellata	Yes	Yes
1055	8	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1056	10	POST OAK	Quercus stellata	Yes	Yes
1057	10	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1058	8	TEXAS ASH	Fraxinus texana	Yes	Yes
1059	8	POST OAK	Quercus stellata	Yes	Yes
1060	7	POST OAK	Quercus stellata	Yes	Yes
1061	8	POST OAK	Quercus stellata	Yes	Yes
1062	8	POST OAK	Quercus stellata	Yes	Yes
1063	9	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1064	8	POST OAK	Quercus stellata	Yes	Yes
1065	7	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1066	9	POST OAK	Quercus stellata	Yes	Yes
1067	8	CEDAR ELM	Ulmus crassifolia	Yes	Yes
1068	10	POST OAK	Quercus stellata	Yes	No
1069	7	POST OAK	Quercus stellata	Yes	No
1070	15	POST OAK	Quercus stellata	Yes	Yes
1071	6	POST OAK	Quercus stellata	Yes	Yes
1072	7	POST OAK	Quercus stellata	Yes	Yes
1073	11	POST OAK	Quercus stellata	Yes	No
1074	8	POST OAK	Quercus stellata	Yes	No
1075	8	CEDAR ELM	Ulmus crassifolia	Yes	No
1082	7	TEXAS ASH	Fraxinus texana	Yes	Yes
1083	8	POST OAK	Quercus stellata	Yes	Yes
1084	7	POST OAK	Quercus stellata	Yes	Yes
1085	9	POST OAK	Quercus stellata	Yes	Yes
1086	8	POST OAK	Quercus stellata	Yes	Yes
1087	6	TEXAS ASH	Fraxinus texana	Yes	Yes
1088	9	POST OAK	Quercus stellata	Yes	Yes
1089	9	POST OAK	Quercus stellata	Yes	Yes
1090	8	POST OAK	Quercus stellata	Yes	Yes
1091	7	POST OAK	Quercus stellata	Yes	Yes
1092	7	POST OAK	Quercus stellata	Yes	Yes
1093	6	POST OAK	Quercus stellata	Yes	Yes
1094	9	POST OAK	Quercus stellata	Yes	Yes
1095	9	AMERICAN ELM	Ulmus americana	Yes	Yes
1096	8	POST OAK	Quercus stellata	Yes	Yes
1097	9	POST OAK	Quercus stellata	Yes	Yes

584" TO BE REMOVED
50% REDUCTION IN MITIGATION FOR HEAVILY TREED LOT
292" TO BE MITIGATED FOR
PROVIDING (15) NEW TREES OR 90" OF REPLACEMENT TREES
202" WORTH OF FEES TO BE PAID

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 6/8/2016
REGISTERED LANDSCAPE ARCHITECT
RON R. STEWART
791
STATE OF TEXAS

OWNER/DEVELOPER
FRED R. SUTTON REAL ESTATE SERVICES, LLC
1512 DANUE LANE
PLANO, TX 75075
Ph. 214-860-0132
Contact: FRED SUTTON

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

PARKRIDGE PASS

PARKRIDGE PASS
Lot 2, Block A
Value
100 Acres
in the
E. MARSH SURVEY, ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

TREE SURVEY & TREE PROTECTION PLAN

Drawn By:
Date: 05/20/2016
Scale: ######
Revisions:
05/20/2016

13182

L2.0

File: Z:\2013\13182\Drawings\Site Plan\SHEETS\13182 TS
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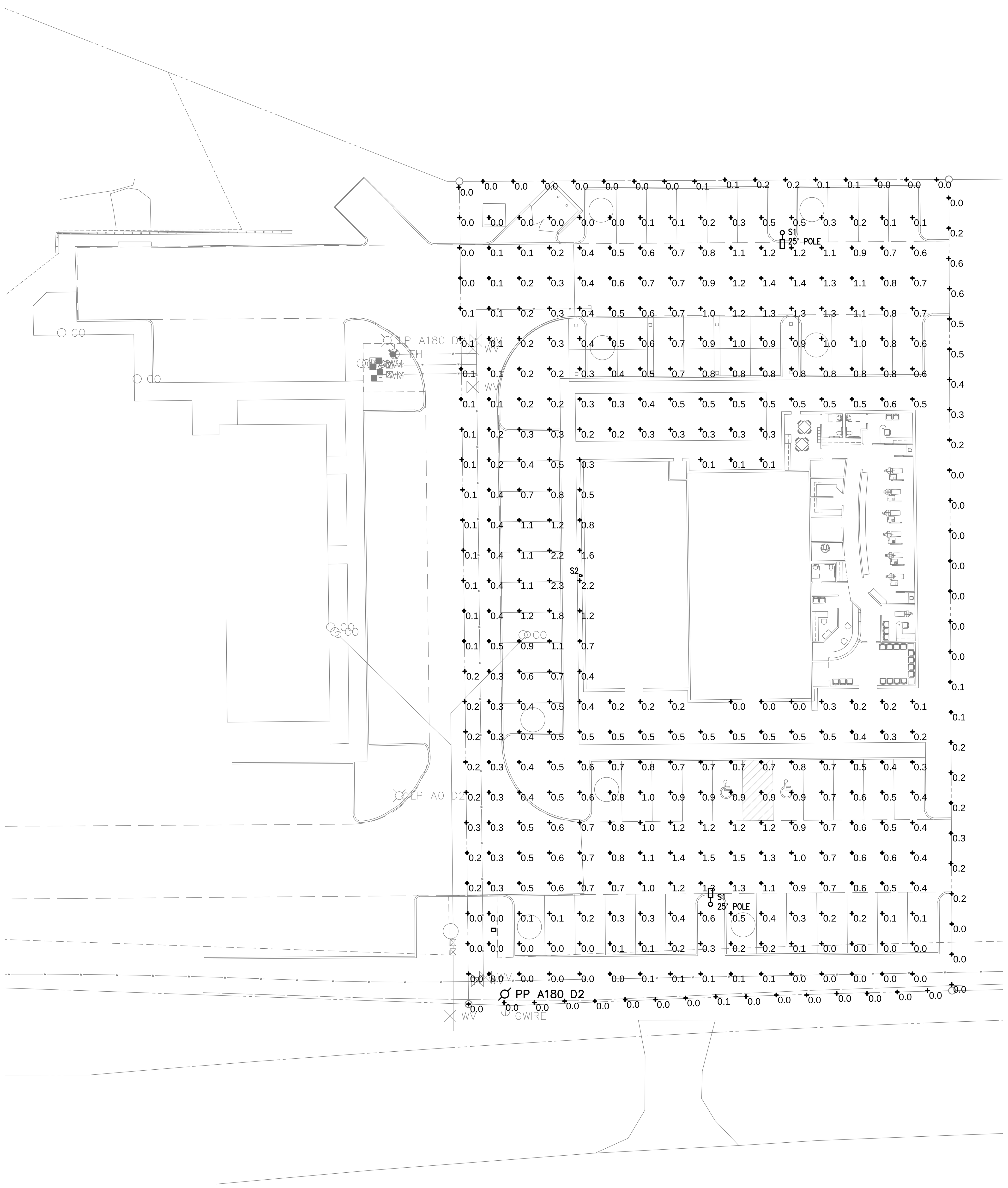

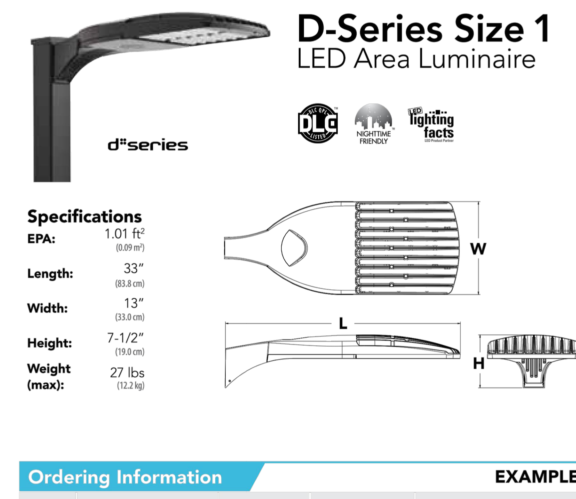

D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics: 30C 30 LEDs (one engine); 40C 40 LEDs (two engines); 60C 60 LEDs (two engines). Rotated optics[1]: 60C 60 LEDs (two engines)	530 530 mA; 700 700 mA; 1000 1000 mA (1 A)	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted[2]	T1S Type I Short; T2S Type II Short; T2M Type II Medium; T3S Type III Short; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium; T5VS Type V Very Short; T5S Type V Short; T5M Type V Medium; T5W Type V Wide; BLC Backlight control[2]; LCCO Left corner cutoff[2]; RCCO Right corner cutoff[2]	MVOLT[3]; 120[3]; 208[3]; 240[3]; 277[3]; 347[4]; 480[4]	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor[5]; RPUMBA Round pole universal mounting adaptor[5]. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]

Control options		Other options	Finish (required)
Shipped installed: PER NEMA twist-lock receptacle only (no controls)[7]; PER5 Five-wire receptacle only (no controls)[7,8]; PER7 Seven-wire receptacle only (no controls)[7,8]; DMG 0-10V dimming driver (no controls)[9]; DCR Dimmable and controllable via ROAM® (no controls)[10]; DS Dual switching[11,12]; PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[13]; PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[13]	PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[13]; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[13]; BL30 Bi-level switched dimming, 30%[12,14]; BL50 Bi-level switched dimming, 50%[12,14]; PNMTDD3 Part night, dim till dawn[15]; PNMT5D3 Part night, dim 5 hrs[15]; PNMT6D3 Part night, dim 6 hrs[15]; PNMT7D3 Part night, dim 7 hrs[15]	Shipped installed: HS House-side shield[16]; WTB Utility terminal block[17]; SF Single fuse (120, 277, 347V)[18]; DF Double fuse (208, 240, 480V)[18]; L90 Left rotated optics[19]; R90 Right rotated optics[19]	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Accessories — Ordered and shipped separately.

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[20]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[20]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[20]
SCU	Shorting cap[20]
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[6]

For more control options, visit DTL and ROAM online.

NOTES
1. Rotated optics available with 60C only.
2. AMBPC not available with in 530mA, 700mA, BLC, LCCO or RCCO.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
4. Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
5. Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
6. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
7. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
8. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
9. DMG option for 347V or 480V requires 1000mA.
10. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PIR options DS, PER5, PER7, BL30, BL50 or PNMT options.
11. Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
12. Requires an additional switched circuit.
13. PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
14. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options.
15. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
16. Also available as a separate accessory; see Accessories information.
17. WTB not available with DS.
18. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
19. Available with 60 LEDs (60C option) only.
20. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

LITHONIA LIGHTING

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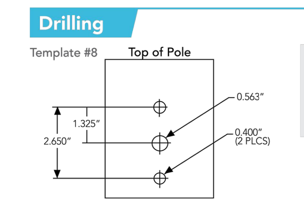
Drilling



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

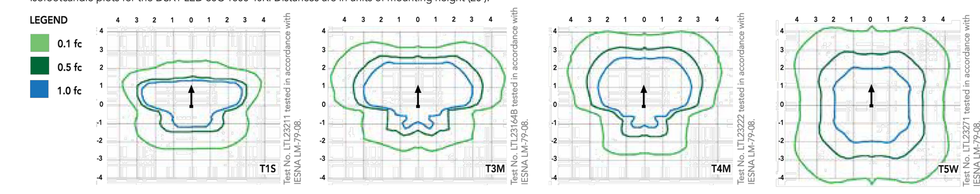
Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.
*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

LITHONIA LIGHTING

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LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	S1	2	DSX1 LED 40C 1000 40K T3M MVOLT HS	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1050mA WITH HOUSE SIDE SHIELD	LED	DSX1_LED_40C_1000_40K_T3M_MVOLT_HS.ies	Absolute	0.91	138
	S2	1	DSXW2 LED 20C 700 40K T3M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 700mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	DSXW2_LED_20C_700_40K_T3M_MVOLT.ies	Absolute	0.91	47

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.5 fc	2.3 fc	0.0 fc	N / A	N / A
Property Line	+	0.1 fc	0.6 fc	0.0 fc	N / A	N / A

BBK
ARCHITECTS

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F. 214. 741. 5557

320O MAIN STREET, SUITE 1.3
DALLAS, TEXAS 75226

Corinth Orthodontics

Dr. Fernando Vignolo - Corinth Orthodontics
Lot 2 Parkridge Pass - Teasley Lane
Corinth, Tx 76210

OWNER

BAYLOR SCOTT & WHITE
1901 SW H.K. Dodgen Loop
Temple, TX 76502

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ARCHITECT/ENGINEER

STATE OF TEXAS
ROSS McFARLAND
108752
LICENSED PROFESSIONAL ENGINEER
4/15/16

NO	ISSUE	DATE

Sheet Information

Date	April 15, 2016
Job Number	2014-19
Drawn	AJR
Checked	

Title
SITE PLAN - PHOTOMETRICS

Sheet No.
SL1.0

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