

PARKSIDE FARMS PLANNED DEVELOPMENT NO. 38 BASE ZONING DISTRICT: SINGLE-FAMILY ORDINANCE NO. 14-07-17-16 (ADOPTED 7-17-2014)

City of Corinth • 3300 Corinth Parkway • Corinth, Texas 76208 940-498-3200 • www.cityofcorinth.com

ORDINANCE NO. 14-04-17-16

PARKSIDE FARMS PLANNED DEVELOPMENT DISTRICT

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 13-05-02-08, BY AMENDING THE ZONING CLASSIFICATION FROM SINGLE FAMILY-2 (SF-2) TO PLANNED DEVELOPMENT SINGLE FAMILY (PD SF); PROVIDING CONCEPT PLAN DOCUMENTS; PROVIDING A LEGAL PROPERTY DESCRIPTION; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas has adopted Ordinance 13-05-02-08, which adopts a Unified Development Code, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City's Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, the hereinafter described property is zoned as Single Family 2 Classification under the City's Unified Development Code and a person having a proprietary interest in the property has requested a change in the zoning classification of said property; and

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Corinth City Council is of the opinion that said change in zoning should be made; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the districts and their peculiar suitability for particular uses and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

WHEREAS, the City Council finds that the change in zoning promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

SECTION I - LEGAL PROPERTY DESCRIPTION; AMENDMENT

That in accordance with the Unified Development Code, the Zoning Map of the City of Corinth is hereby amended by amending the zoning -on 14.986 acres of land described in "Exhibit A" attached hereto, from Single Family-2 to Planned Development Single Family District.

SECTION II - LAND USE REGULATIONS

- A. The Zoning and Land Use Regulations set forth in "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of this Planned Development Single Family District.
- B. That the zoning regulations and district as herein established have been made in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

SECTION III - CONCEPT PLAN

The Concept Plan documents approved and described as "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of existing and proposed development of the property.

SECTION IV – PENALTY FOR VIOLATIONS

Any person, firm, or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed two thousand dollars (\$2,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

SECTION V – SEVERABILITY CLAUSE

If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI - EFFECTIVE DATE

This ordinance shall become effective after approval and publication as provided by law.

PASSED AND APPROVED THIS 17th DAY OF APRIL, 2014.

APPROVED:

Paul Ruggiere, Mayor

ATTEST:

TEXAS Kimberly Pence City Secretary

APPROVED AS TO FORM:

Debra A. Drayovitch, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION AND AMENDED ZONING MAP

BEING all that certain lot, tract or parcel of land situated in the M. E. P. and P. R.R. Company Survey, Abstract Number 950 and the J. M. Walton Survey, Abstract Number 1390, City of Corinth, Denton County, Texas, and being that certain tract of land described by deed to The John Vincent Hoeffler and Susan C. Torrie Revocable Living Trust, recorded under Document Number 2008-94775 of the Real Property Records of Denton County, Texas, and being that certain tract of land described by deed to Frank and Ursula Correll Family Trust, recorded under Document Number 2011-33058 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail set for the northwest corner of said Family Trust tract and the northeast corner of that certain tract of land described by deed to Primitivo Molina and Joanna Molina, recorded under Document Number 2004-4125009 of the Real Property Records of Denton County, Texas, and being in the south line of that certain tract of land described by deed to Marcus Powell and Stephanie Powell, recorded under Document Number 2007-50308 of the Real Property Records of Denton County, Texas, and being near the center line of Fritz Lane, a public roadway;

THENCE South 87 degrees 51 minutes 30 seconds East, with the south line of said Powell tract and continuing with the south line of Block E, Meadows North Estates, an addition to the City of Corinth, Denton County, Texas, according to the replat thereof recorded in Volume 15, Page 1, Plat Records of Denton County, Texas, a distance of 432.25 feet to a ½ inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for the northwest corner of "Tract III" as described by deed to the City of Corinth, recorded under Document Number 97-R0088168 of the Real Property Records of Denton County, Texas, and being in the south line of Lot 13 of said Block E;

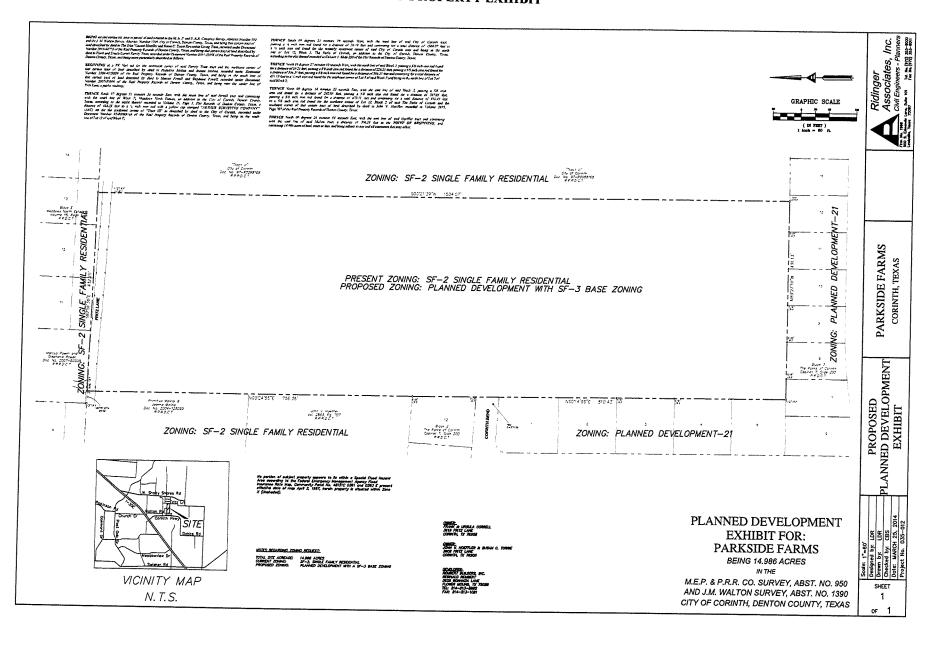
THENCE South 00 degrees 21 minutes 39 seconds West, with the west line of said City of Corinth tract, passing a ½ inch iron rod found for a distance of 36.18 feet and continuing for a total distance of 1504.07 feet to a ½ inch iron rod found for the westerly southwest corner of said City of Corinth tract and being in the north line of Lot 12, Block 3, The Parks of Corinth, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet T, Slide 200 of the Plat Records of Denton County, Texas;

THENCE North 89 degrees 27 minutes 10 seconds West, with the north line of said Block 3, passing a 5/8 inch iron rod found for a distance of 66.21 feet, passing a 5/8 inch iron rod found for a distance of 226.21 feet, passing a 5/8 inch iron rod found for a distance of 306.21 feet, passing a 5/8 inch iron rod found for a distance of 386.21 feet and continuing for a total distance of 431.13 feet to a ½ inch iron rod found for the southeast corner of Lot 5 of said Block 3 and being in the north line of Lot 7 of said Block 3;

THENCE North 00 degrees 14 minutes 55 seconds East, with the east line of said Block 3, passing a 5/8 inch iron rod found for a distance of 242.05 feet, passing a 5/8 inch iron rod found for a distance of 367.05 feet, passing a 5/8 inch iron rod found for a distance of 672.11 feet and continuing for a total distance of 810.43 feet to a 5/8 inch iron rod found for the northeast corner of Lot 12, Block 2 of said The Parks of Corinth and the southeast corner of that certain tract of land described by deed to John V. Hoeffler, recorded in Volume 2853, Page 707 of the Real Property Records of Denton County, Texas;

THENCE North 00 degrees 24 minutes 55 seconds East, with the east line of said Hoeffler tract and continuing with the east line of said Molina tract, a distance of 706.35 feet to the **POINT OF BEGINNING**, and containing 14.986 acres of land, more or less, and being subject to any and all easements that may affect.

ORDINANCE NO. 14-04-17-16 PARKSIDE FARMS PLANNED DEVELOPMENT Page 5 EXHIBIT 'A' PROPERTY EXHIBIT



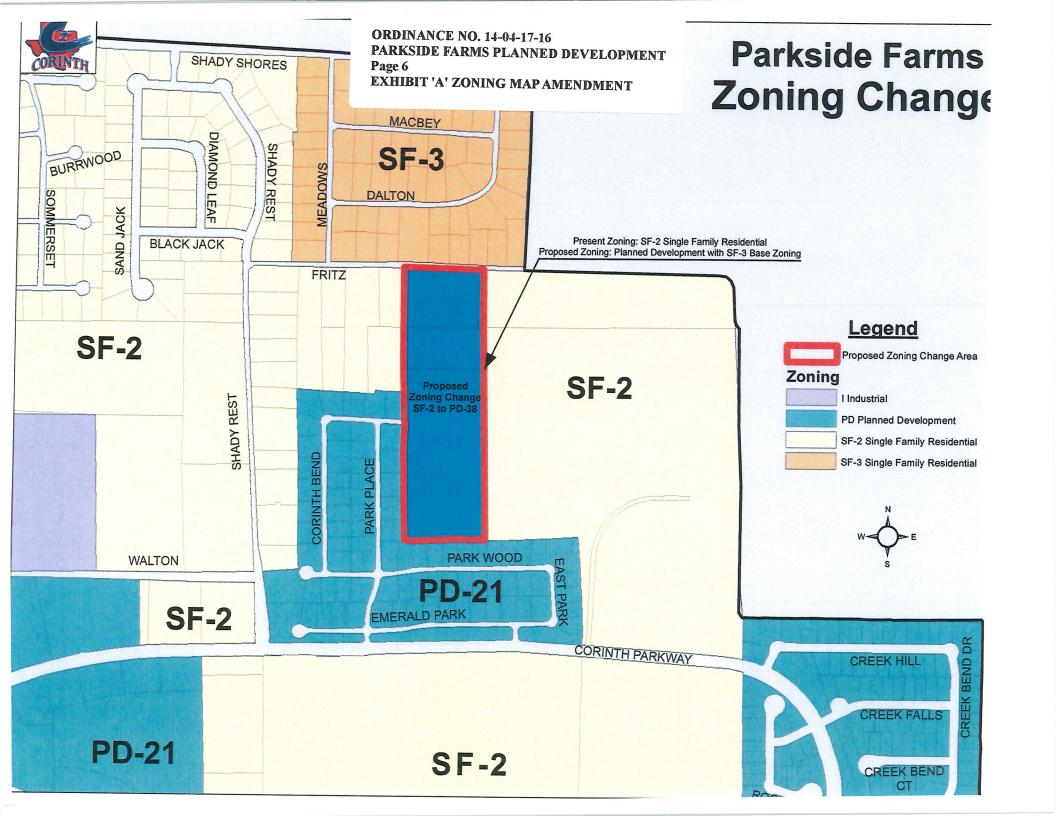


EXHIBIT "B"

LAND USE REGULATIONS

Parkside Farms Planned Development Single Family (PD SF) Residential District

PURPOSE: This district is intended to provide for development of single family dwelling units on lots of not less than ten thousand (10,000) square feet as shown on the approved site plan.

A. Permitted Uses and Use Regulations

The Permitted Uses in the SF-3, Single Family Residential, as listed in Subsection 2.07 shall be permitted uses.

B. <u>Dimensional Regulations</u>

The Dimensional Regulations described in Section 2.04.03 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Single Family-3 (SF-3) District, as amended from time to time, shall be adhered to in its entirety for the purposes of development of the property except for the following:

- 1. Minimum Lot Width: 70' at the building line and 60' at the front property line.
- 2. Minimum Floor Area: 2400 square feet.
- 3. Maximum Building area: including any enclosed garages and porch area and accessory structures shall not exceed forty percent (40%) of total lot area.
- 4. Minimum side yard setbacks: 30 feet on the lots adjacent to the lots in the Parks of Corinth Addition, said lots depicted as Block B, Lot 6, Block C, Lots 1, 6, and 23 in the Preliminary Plat of the Parkside Farms Addition.

C. <u>Development Standards</u>

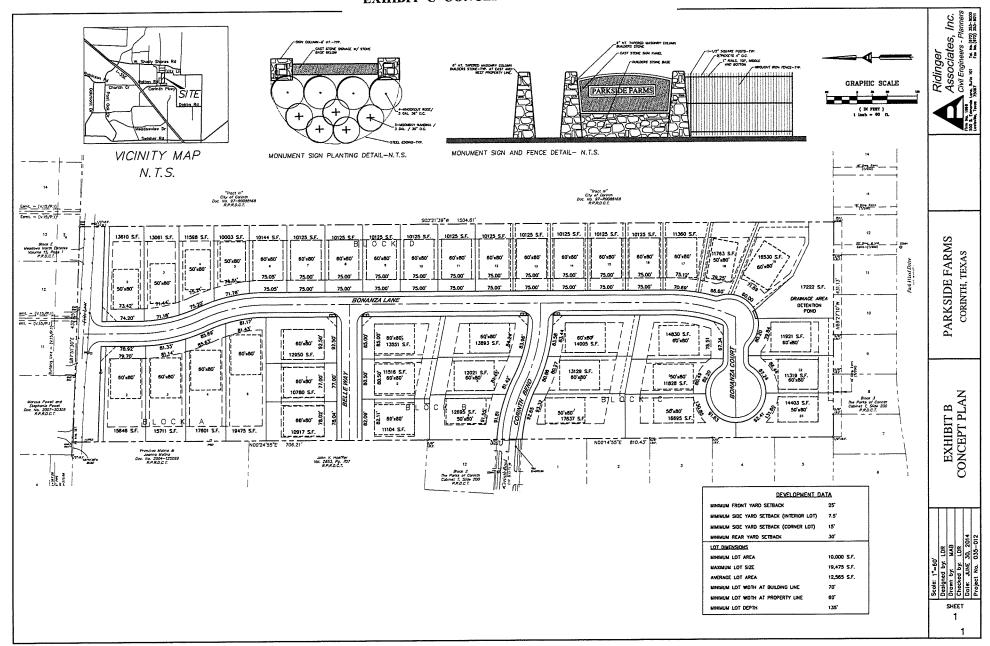
The Development Standards for this PD shall comply with the development standards for SF-3 Single Family Residential, Section 2.04.03 of the City's Unified Development Code except as otherwise stated herein.

- 1. See UDC 2.07.07 Accessory Buildings and Uses.
- 2. See UDC 2.09.01 Landscape Regulations.
- 3. See UDC 2.09.02 Tree Preservation.
- 4. See UDC 2.09.03 Vehicle Parking Regulations.
- 5. See UDC 2.09.04 Building Façade Material Standards including the following:
- 6. The exterior facades of a main building or structure shall be constructed of one hundred (100) percent Class 1: Masonry Construction with no more than 85% of one product.
- 7. See UDC 2.09.07 Lighting and Glare Regulations.
- 8. See UDC 4.01 Sign Regulations.

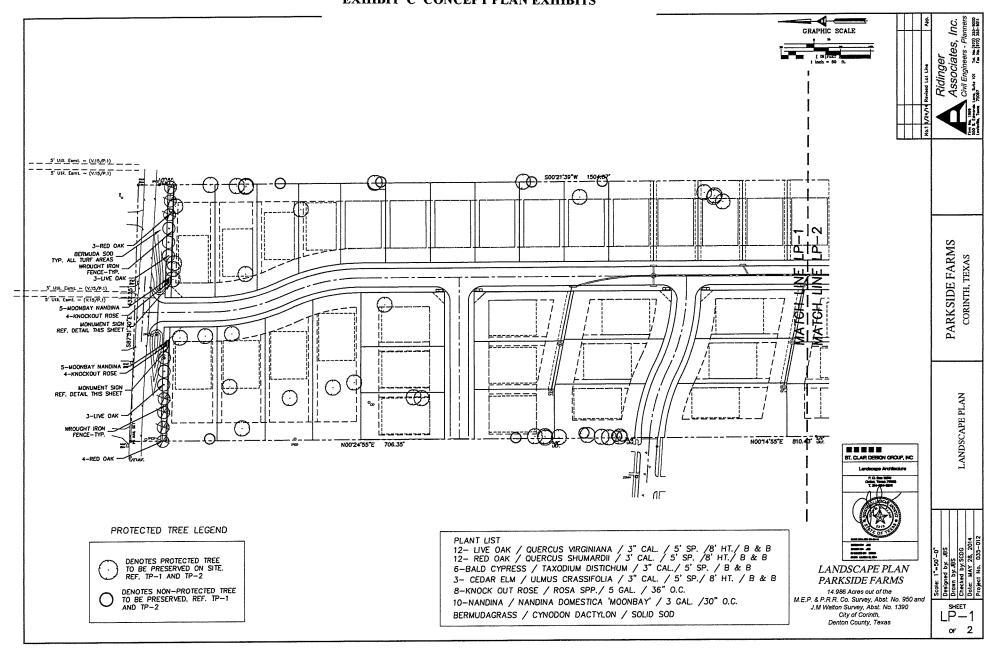
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Page 8

9. See UDC 4.02 **Fence and Screening Regulations** except as follows: the developer shall construct a cedar fence six feet in height along the property line which abuts the western and southern boundary of the Parkside Farms Addition.

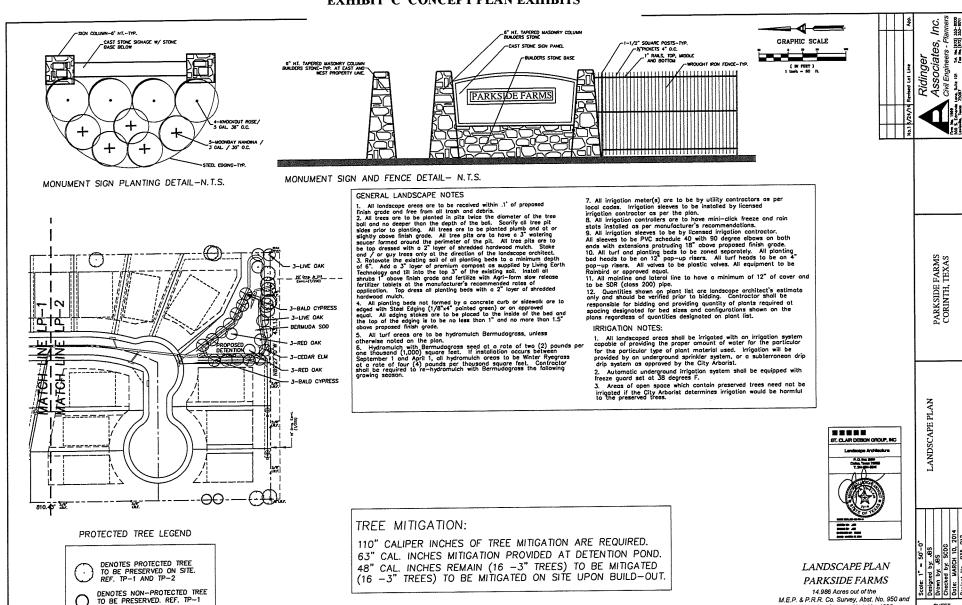
ORDINANCE NO. 14-04-17-16 PARKSIDE FARMS PLANNED DEVELOPMENT Page 9 EXHIBIT 'C' CONCEPT PLAN EXHIBITS



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ORDINANCE NO. 14-04-17-16 PARKSIDE FARMS PLANNED DEVELOPMENT EXHIBIT 'C' CONCEPT PLAN EXHIBITS



AND TP-2

J.M Walton Survey, Abst. No. 1390

City of Corinth,

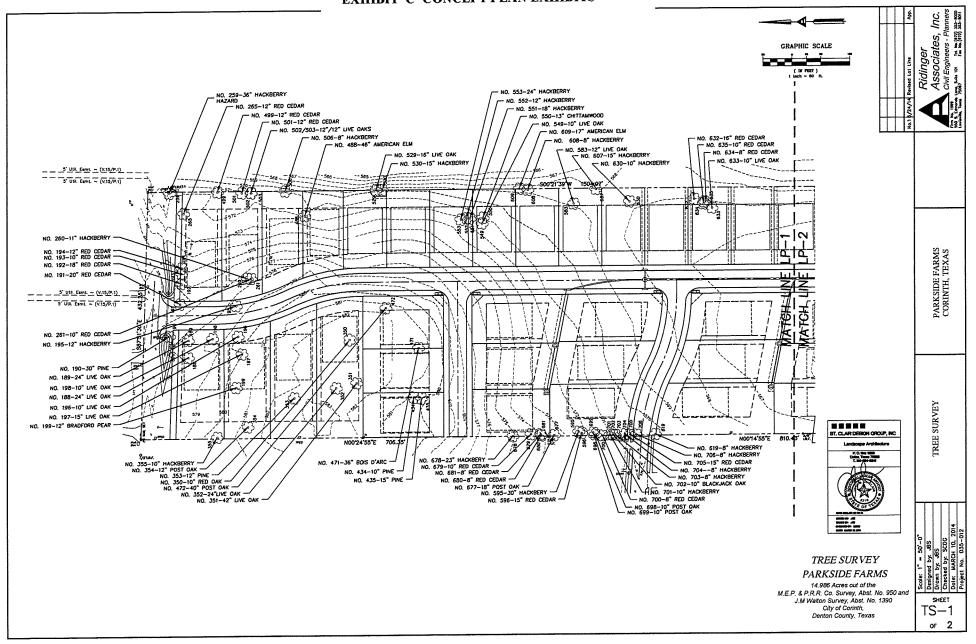
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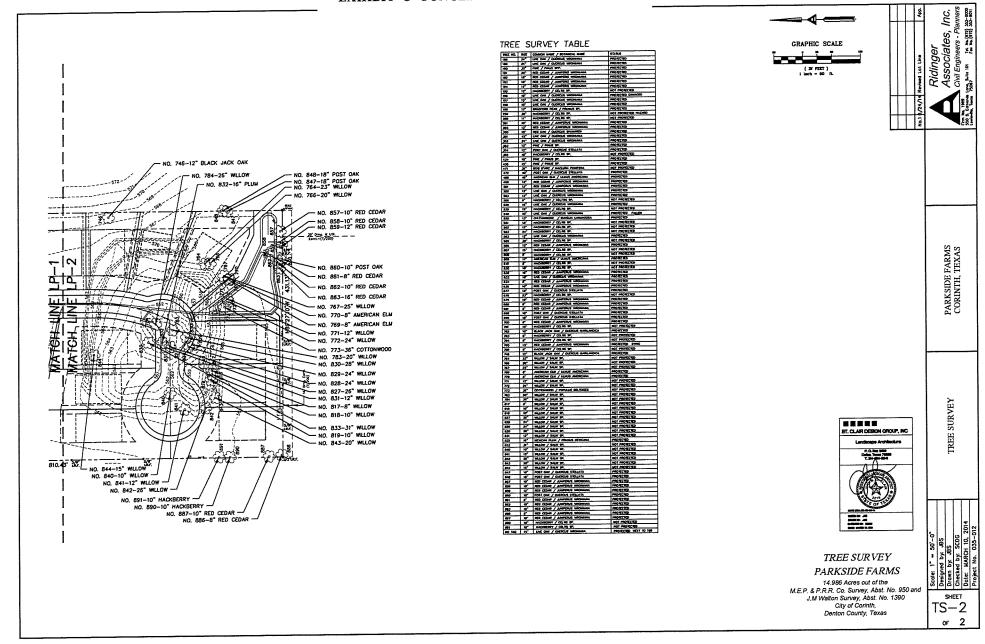
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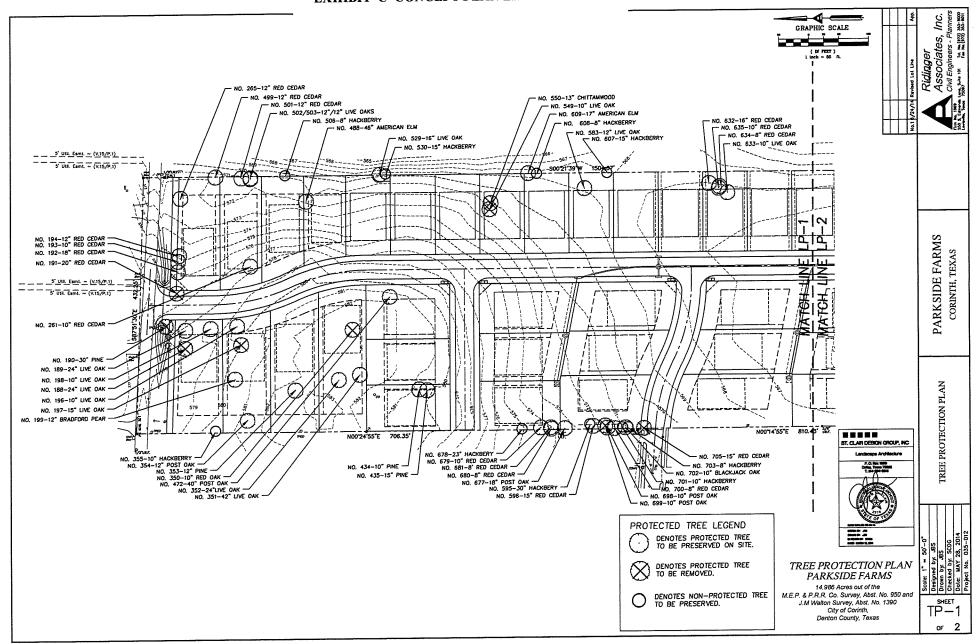
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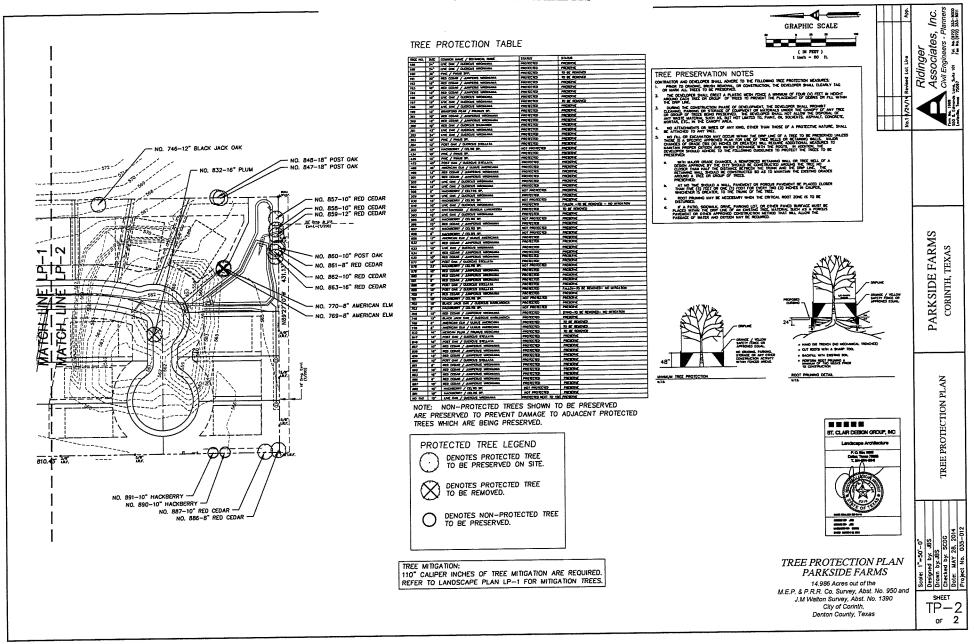


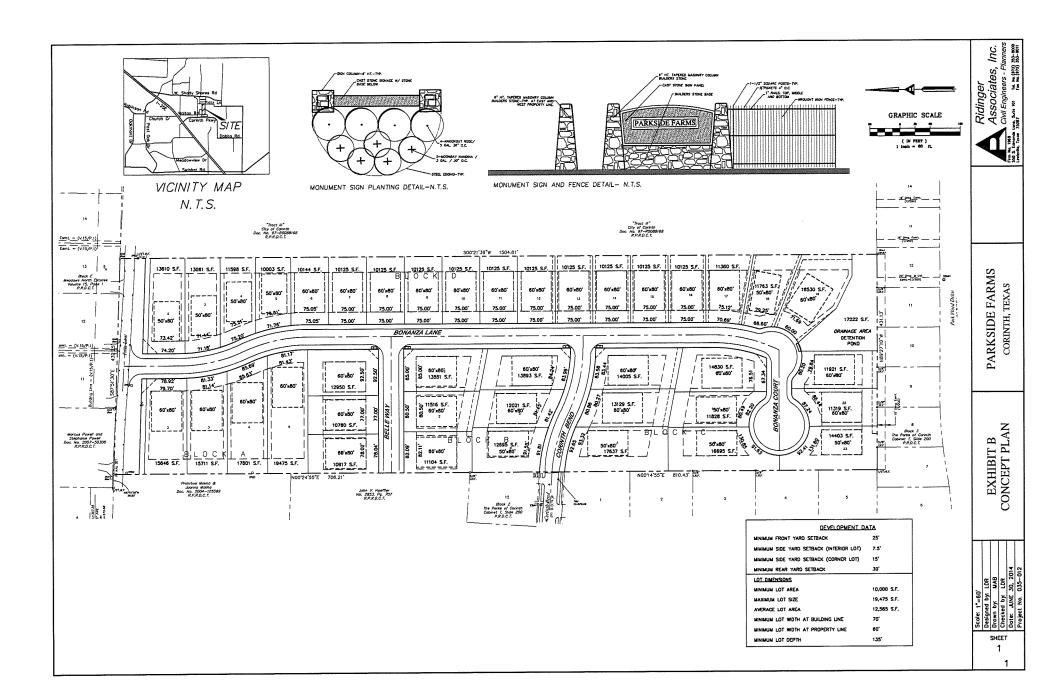
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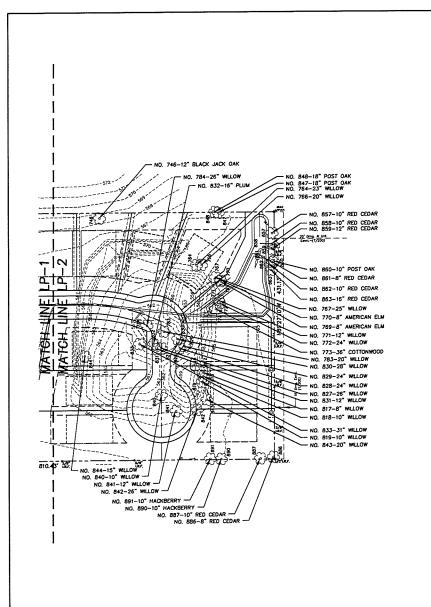




ORDINANCE NO. 14-04-17-16 PARKSIDE FARMS PLANNED DEVELOPMENT Page 15 EXHIBIT 'C' CONCEPT PLAN EXHIBITS

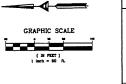








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647 646 646 646 646 646 646 646 646 646	**** *** *** *** *** *** *** *** *** *	COLD COLD CONTROL COLD COLD COLD COLD COLD COLD COLD CO	PROJECTO
647 646 646 646 646 646 646 646 646 646	# 25 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	POST CAR / AMERICAN TRUSHAN TO COLOR / AMERICAN WITHOUT TO COLOR / AMERI	(MOSTOR) (MO
627 E. S.	19 77 77 18 19 19 19 19 19 19 19 19 19 19 19 19 19	POT CAP / AMENIA TRULATA POT CAP / AMENIA TRULATA POT CAP / AMERIA WOMAN POT CAP / AMERIA WOMAN POT CAP / AMERIA WOMAN POT CAP / CAPICA WASA POT CAPICA WASA	CONTROL OF
647 647 648 648 648 648 648 648 648 648 648 648		POL CAP CARGON TRUSHS TO CHAP / AMPRIL WINNES TO CHAP / AMPRIL TO CHAP /	(1997) (1
627 E 19 E 1	19 77 77 78 19 19 19 19 19 19 19 19 19 19 19 19 19	POST CAST / AMERICAN TRUSHAN TO COLOR / AMERICAN WITHOUT WITH	MODITION
627 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		POLY CAP CARGON TRUSHAN TO CREAT / AMPRILA WERNAM TO CREAT / CREAT REAL TO CREAT / AMPRILA WERNAM TO CREAT / CREAT WERNAM TO CREAT WERNAM TO CREAT / CREAT WERNAM TO CREAT WERNAM TO CREAT / CREAT WERNAM TO CREAT WE	CONTROL OF
627 627 637 637 637 637 637 637 637 637 637 63	19 17 18 19 18 19 18 19 18 19 18 18 18 18 18 18 18 18 18 18 18 18 18	COLOR OF AMERICAN CHARLES COLOR OF AMERICAN CO	(1997) (1
627 627 627 627 627 627 627 627 627 627	**************************************	POLIC OF J. CARROLL STRUCKS CONT. J. CARROLL STRUCKS CO. COLD J. CARROLL STRUCKS CO. COLD J. CARROLL STRUCKS CO. COLD J. CARROLL STRUCKS CARROLL STRUCKS COLD J. CARR	## (MOSTED) ***********************************
627 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	**************************************	POT CAP / AMENIA TRULATA TO CREAT / AMERICA WINNESS TO C	CONTENT OF THE PARTY OF THE PAR
627 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	# 17 19 19 19 19 19 19 19 19 19 19 19 19 19	TOTAL OF AMERICAN CHARLES TO COMP / TO COMP / AMERICAN TO COMP / AME	CONTROL TO THE PARTY OF THE PAR
627 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	POST CAP / AMERICAN TRUSHING TO COMP / AMERICAN WITHOUT STREET TO COMP / A	MODITION
627 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	19 7 19 19 19 19 19 19 19 19 19 19 19 19 19	COLOR OF AMERICAN CHARLES COLOR OF AMERICAN COLOR OF AMERI	CONTENT OF THE PARTY OF THE PAR
627 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	POST CAST / AMERICAN TRUSHING CONTROL CAST / AMERICAN WITHOUT AMERICAN CONTROL / AMERICAN WITHOUT AMERICAN CONTROL CAST / AME	CONTROL CONT
627 107 107 107 107 107 107 107 107 107 10	# 12	POLI CAP / AMERICA TRULATA TO CIDAR / AMERICA TRULATA TO	## MODELLO
627 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	19 7 19 19 19 19 19 19 19 19 19 19 19 19 19	POLIC OF J. CARGON TRUSH. TO CIDE J. J. CARGON TRUSH. TO CARGON	CONTROL CONT



Ridinger Associates, Inc.

PARKSIDE FARMS CORINTH, TEXAS

TREE SURVEY

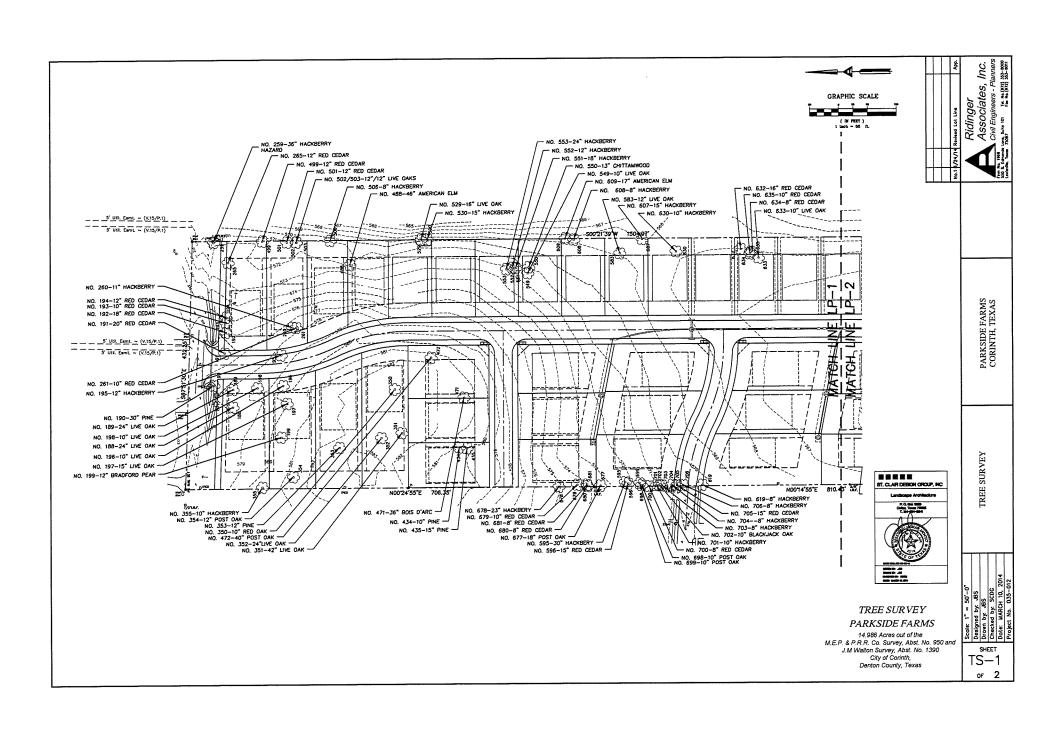
SHEET TS-2or **2**

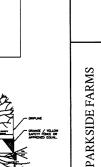
TREE SURVEY

PARKSIDE FARMS

ST, CLAR DESIGN GROUP, INC

14.986 Acres out of the M.E.P. & P.R.R. Co. Survey, Abst. No. 950 and J.M Walton Survey, Abst. No. 1390 City of Corinth, Denton County, Texas





TREE PROTECTION PLAN

357-800 105-135 Inc.

Associates, Inc ivil Engineers - Planne

SHEET TP-2

TREE PROTECTION TABLE

TREE MG.	¥	COMMON MANE / SOTANGER, MANE	STATUS	STATUS
100	*	LINE ONE / OUERCLIS WROMANA	Neo accum	PRESERVE
ı	24"	ENE DAY / GLOROUS WROMANA	PROTECTED	record.
90	'n	red / read SPF.	PROTECTED	to of Approved
m,	2	MED CEDAR / AMPERIE WEGGERAL	PROTECTED	THE REAL PROPERTY.
67	19"	NED CEDING \ THRECKE ANGROUND	PROWCIED	PACTOR
1 0	10	NO COM / JUNEOUS WICHAMA	PROXICILO	MESSAGE
94		LINE DAY / QUESCUS WICHEMA	PROTECTED	THE STATE OF THE S
	15"	UNE DAY / CLERCUS WEGGENERA	PROXECTED	TO BE REMOVED
**	10"	UNE DAY / QUENCUS WHOMANA	PROTECTED	MCNOWS.
	10	BRADIONO PEAR / PRIMITS TO.	PROTICIED	PERM
(F)	10	MED CEDAR / AMPLIANS WROMANA	PROTECTED	PRINT
***	15	MED CEDAR / APPRENIE VINCHAMA	PROTECTED	PERM
200	10	MICE CAN / CHERCUS SHAMMES	PROTECTED	PRODUCE
351	45	LINE DAY / CLERCUS WICHEANA	PROTECTED	PREMITY
253	24"	LINE DAY / CHENCUT WINCHAMA	PRONUTED	PRESENT
253	15	PAC / PROJE P.	PROBLETED	PRESENCE
254	ur	POST OM / QUENCUS STELLATA	PHO HICTOD	PSCHOOL
253	10"	HACODONY / COLDS SP.	HOT PROTECTED	PRESERVE
434	10	PAC / PRINT ST.	PROTECTED	PERM
435	18"	PAC / PAUS SP.	PROTECTED	PRODUC
472	46	POST ONE / OUGROUS STELLAIM	PROTECTED:	PRODUNC
4		ANDROW ELH / SERVE ANDROMA	PROTECTED	PACHCANC
499	12	NEG CERNY / AMPERUS WITCHAMA	MORCHO	MORK
901	12	MED CEDAR / APPENDE WASHING	PROTECTED	MCRONG
202	3	FLAG OWE & GREEKENE AMORRAM	PROTECTED	THE SECOND
203	13"	FAR, DWK \ ORDHORE AMORREMY	MOTECTED	PACHERA
204		MACHEMIT / COLTES SF.	MOT PROSECUTO	PACHONC
529	15	UNE OME / DESIGNE WHOMEHA	MORECHED	- THE STATE OF THE
230	12	HACKELSHY / COLDS SP.	HOT PHOTICED	PACKETY C
34 0	10"	TAK ONE \ OTICICAL ANGENNY	PROTECTED	TO BE ROMONED - NO MITTON ROM TO BE ROMONED
500	15	DISTRIBUTED / SUMBLE LANGUAGEA	PROJECTED	PACKETS
243		THE ONE \ OPENIONS ASSESSMENT	HOT PROMETED	PREM
101	-	HACINCHIT / CELES SP. BEG CEDAR / AMPERIUS WICHAMA	PROTECTED	PROGRAGE.
594 607	15	HACKERRY / COLTS SP.	MOT PROYECTED	re(Mark
608	-		MOT PROTECTED	PRESIDE
	17	MODERN ON / VIEWS MEDICANA	AMORETTO.	PRESENT.
~	15	MED CEDAR / ANNEXES WROMAN	Photicito	PRESENC
633	1 10	LINE ONE / OUENOUS WIREHAMA	PROFECTED	PRODUS
434	100		escurreno	
55	10*	RED CEDAR / AMPERUS WECHANA RED CEDAR / AMPERUS WECHANA	MOTERIA	ACCOUNT
677	-	POST DAK / DAKWOYS STOLLATA	PROTECTED	HESONE
176	-	HACKEDBY / COLINE D.	MOT PROTECTED	PREMERIC
175	18	ME CERT / LEWISER WITHOUT	PROTECTED	PACSONA
440	-	MIL COM / INSCRIPT MICHAEL	PAROTECTED	PROSERVE
241		NO COM / JANSONS MOREM	PROTECTED	ARREST
-	10	POST ONE / GUDROUS STULLADA	PHORCIED	PRESERVE
E89	147	PORT DEE / DUENCUS STRUCTA	PROBLETED	FALLEY-TO ME REMOVED- HE WITCH NOW
700	1	MED CELLAR / JAMPERS VINCHAMA	Marcho	PRESENT
708	13	AAAAA / CLIE F.	MOT PROBLETO	PACEGRAC
763	10	MAX DOX OM / GURGE BANDAGEA	PECKCRO	MCKENG MCKENG
70U		RASISMY / COURS ST.	MOT PROTICED	
709	15	MED CEDAR / JUSTICILES VARIONANA	PROTECTED	DYME-TO BE MEMONED- NO WRIGHTON
746	12"	BLACK JACK DAR / GLERGUS MARLAMENCA	неженр	
769		AMERICAN CLM / ULBUS AMERICANA	PROTECTED	10 SC 9040400
770		MERCAN EUN / ULIUS ANERCANA	монено	TO SE SOLONED
A37	16"	MENCHI PLIM / PRIMUS MENCANA	PROTECTO	10 MC 4040400
447	16"	POST OM / GUERON STOLATA	PROTETIO	PERM
549	15	POST ONE / QUENCUS STOLATA	PROTECTED	PRODUCE
867	10"	NED CEDAS \ TREACHTZ ASCHMAN	PROTECTED	PRODUC
***	UF.	SED CEDAS / AMPERIE WEGNAMA	MOTOTO	PRODUC
A04		MED CECHA / ADMPCRATA VACCAMA	PROTEIN	
-	10	POST ONE / CHERCUS STELLATA RED CEDIMS / JUMPERUS WIRCHARD	PROTECTED	PRODE
861	-	THE COLUMN A SECURE SECURE	PHORETED	PSCAPIC
447	10"	MED CECHAR / AMPRIMES WHICHMAN		PRODUC
843 844	100	NCD CEDAR / AMPLIEUS MECHANIA	PROMETED	PRODUC
#7	10"	MED CECHA / ASSECUTE WICHMAN	PROPECTED	PROBRE
##O	10"	MACRONIT / CO, TIS P	MOT PROTECTED	PRODUCE
-	10	HACKBORY / COLINS SP.	HOT PROTECTED	PROTECTION
		UNE ONE / QUENOUS WROMANA	PROTECTED NEXT TO 18	

NOTE: NON-PROTECTED TREES SHOWN TO BE PRESERVED ARE PRESERVED TO PREVENT DAMAGE TO ADJACENT PROTECTED TREES WHICH ARE BEING PRESERVED.

PROTECTED TREE LEGEND

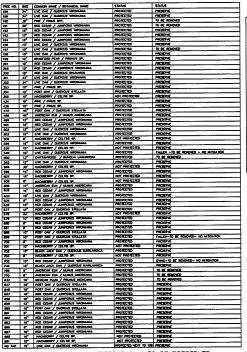
DENOTES PROTECTED TREE TO BE PRESERVED ON SITE.

DENOTES PROTECTED TREE TO BE REMOVED.

DENOTES NON-PROTECTED TREE TO BE PRESERVED.

TREE MITIGATION:

110" CALIPER INCHES OF TREE MITIGATION ARE REQUIRED. REFER TO LANDSCAPE PLAN LP-1 FOR MITIGATION TREES.

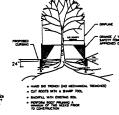


TREE PRESERVATION NOTES

CONTRACTOR AND DEVIADORS SHALL ACROSS TO THE FOLLOWING TREE PROTECTION MEASURES:

OF MADE ALL TREES TO BE PRESERVED.

OF MADE ALL TREES TO BE PRESERVED. THE DEVELOPOR SHALL REST A PLASTIC MESH FONCE A MARKUM OF FOUR (4) FEET IN HODAY ANGUING LOCK TREE OF CREEF OF TREES TO PREVIOUS THE PRACOUNTS OF DESIRES OR FILL WHITE ME CAPP LIKE



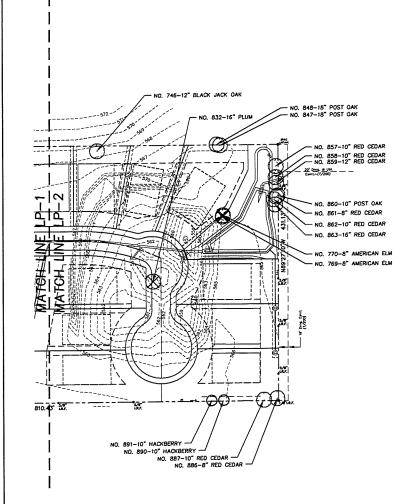
GRAPHIC SCALE

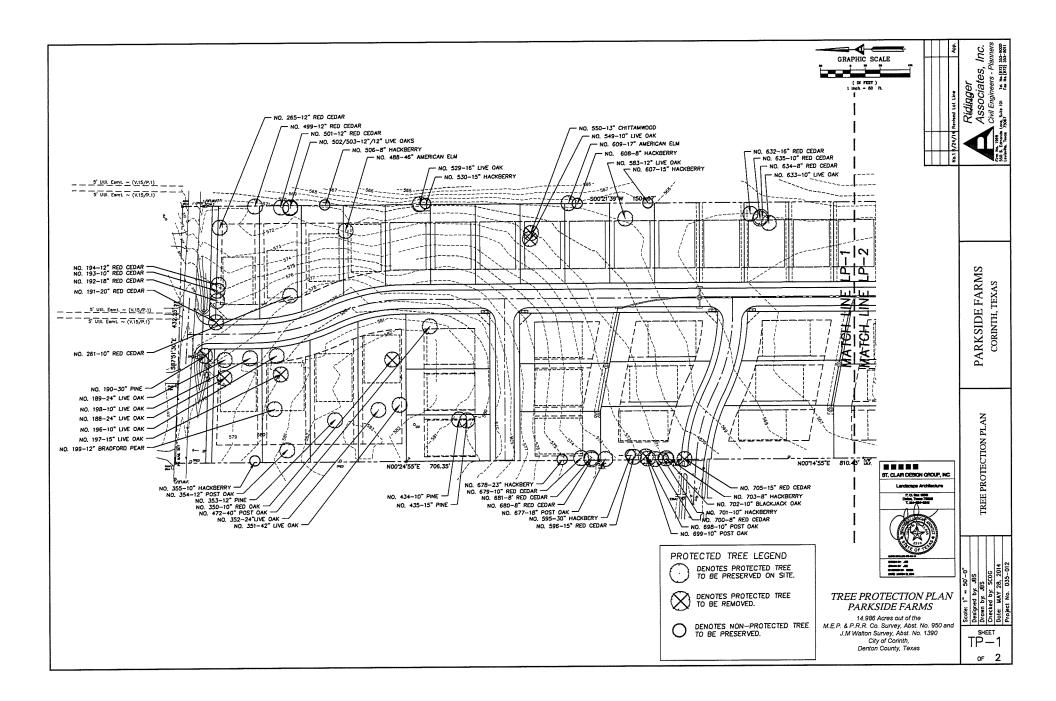
BT, CLAIR DEBIGN GROUP, INC

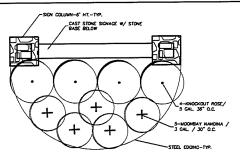
TREE PROTECTION PLAN PARKSIDE FARMS

14.986 Acres out of the M.E.P. & P.R.R. Co. Survey, Abst. No. 950 and J.M Walton Survey, Abst. No. 1390 City of Corinth, Denton County, Texas

or 2







MONUMENT SIGN AND FENCE DETAIL- N.T.S.

70' 0mg & UIE.

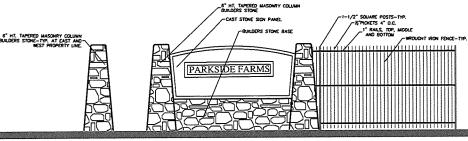
3-BALD CYPRESS - 3-LIVE OAK

3-BALD CYPRESS

SERMINA SOO

3-RFD OAK 3-CEDAR ELM

1000



MONUMENT SIGN PLANTING DETAIL-N.T.S.

GENERAL LANDSCAPE NOTES

All landscape areas are to be received within .1° of proposed finish grade and free from all trash and debris.

inish grade and free from all trash and debris.

Inish grade and free from all trash and debris.

Inish grade and free from all trash and debris.

Inish grade and trash and debris.

Inish grade and trash and debris.

Inish grade and trash and tra bordwood mulch

norawood mulch.

All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging $(1/8^*\kappa^4)$ pointed green) or an approved equal. All edging stokes are to be placed to the inside of the bed and the top of the edging is to be no less than 1^* and no more than 1.5^* obove proposed finish ground.

5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.

ornerwise noted on the pion.

6. Hydromuldy with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square leet. If installation occurs between September 1 and April 1, all hydromulath areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulath with Bermudagrass the following growing season.

7. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.

8. All irrigation controllers are to have mini—click freeze and rain stats installed as per manufacturer's recommendations. stats installed as per manufacturer's recommendations.

9. All irrigation sleeves to be by licensed irrigation contractor.

All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18' above proposed finish grade.

10. All turk and planting beds to be zoned separately. All planting bed heads to be on 12' pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.

11. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.

12. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

 All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterraneon drip drip system as approved by the City Arborist.

2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.

3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

CLAR DEBION GROUP, INC.

GRAPHIC SCALE

(IN PERT) 1 inch = 50 ft.

PROTECTED TREE LEGEND

DENOTES PROTECTED TREE TO BE PRESERVED ON SITE. REF. TP-1 AND TP-2

MATCH

810.45" 📆

DENOTES NON-PROTECTED TREE TO BE PRESERVED. REF. TP-1

TREE MITIGATION:

110" CALIPER INCHES OF TREE MITIGATION ARE REQUIRED. 63" CAL. INCHES MITIGATION PROVIDED AT DETENTION POND. 48" CAL. INCHES REMAIN (16 -3" TREES) TO BE MITIGATED (16 -3" TREES) TO BE MITIGATED ON SITE UPON BUILD—OUT.

LANDSCAPE PLAN PARKSIDE FARMS

14.986 Acres out of the M.E.P. & P.R.R. Co. Survey, Abst. No. 950 and J.M Walton Survey, Abst. No. 1390 City of Corinth,

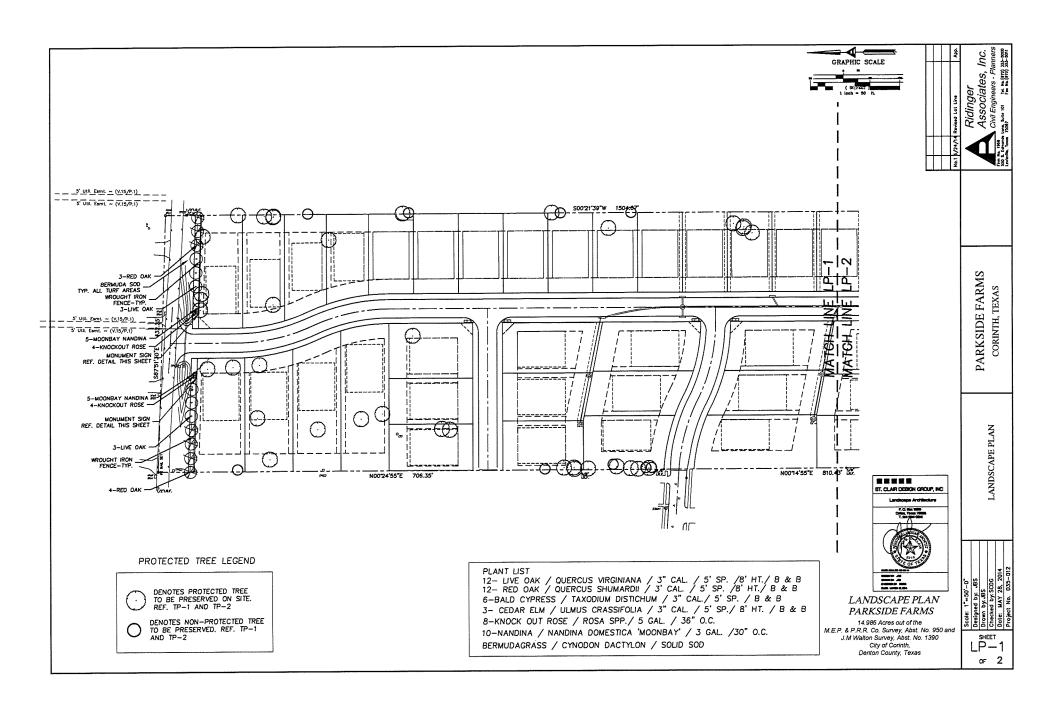
PLAN

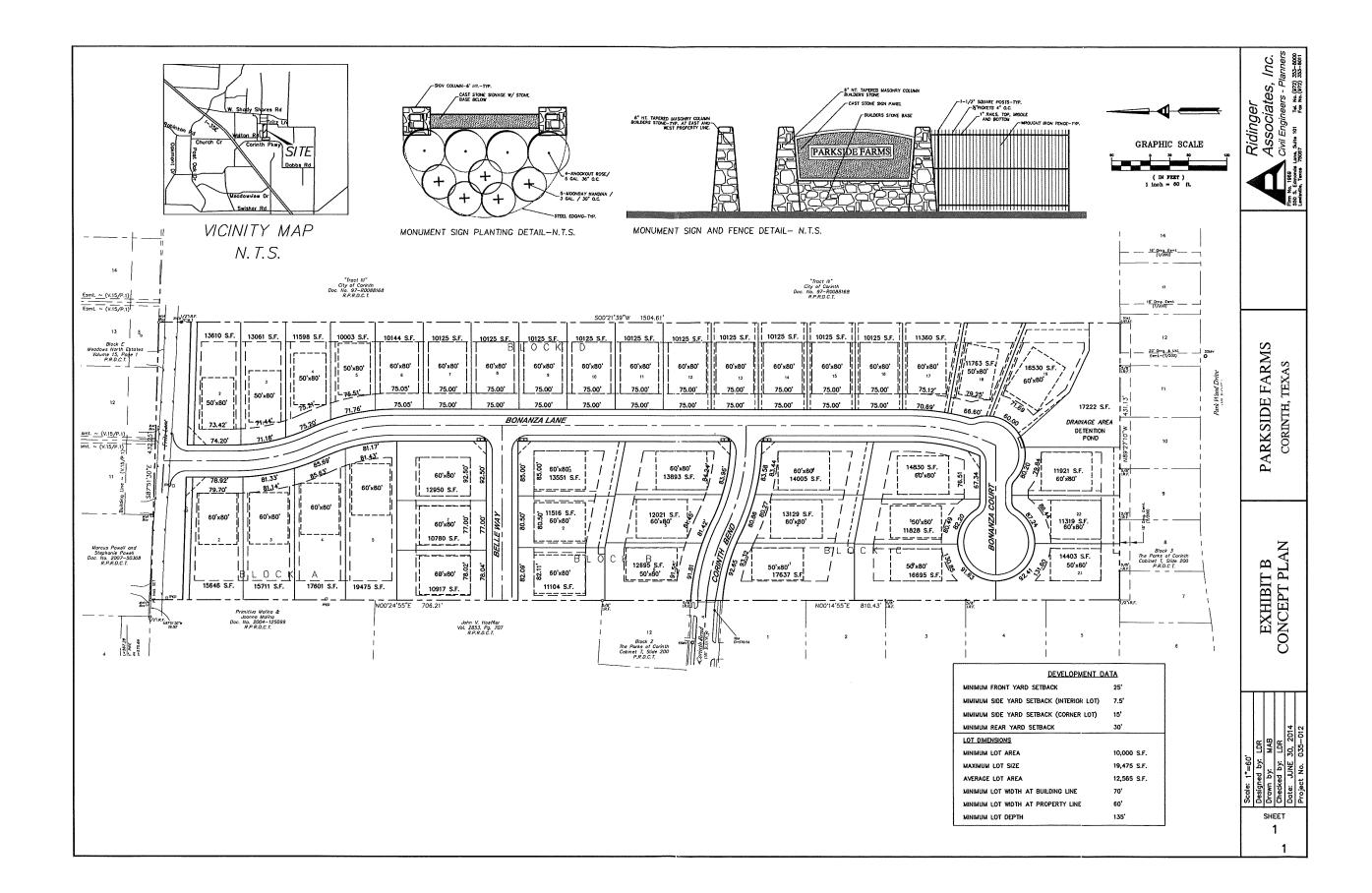
LANDSCAPE

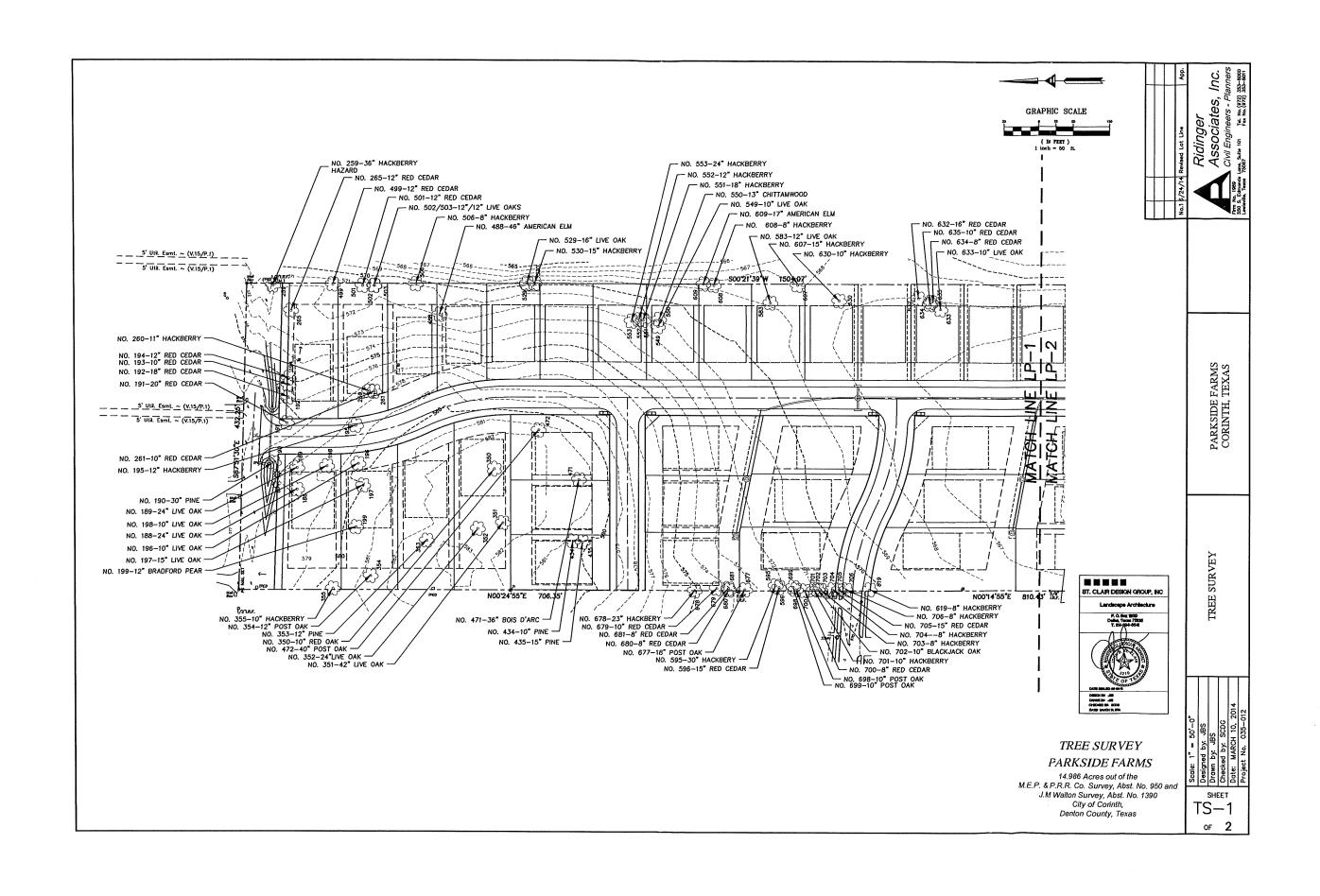
Ridinger
Associates, Inc.
Civil Engineers - Planners
Will Straight Street

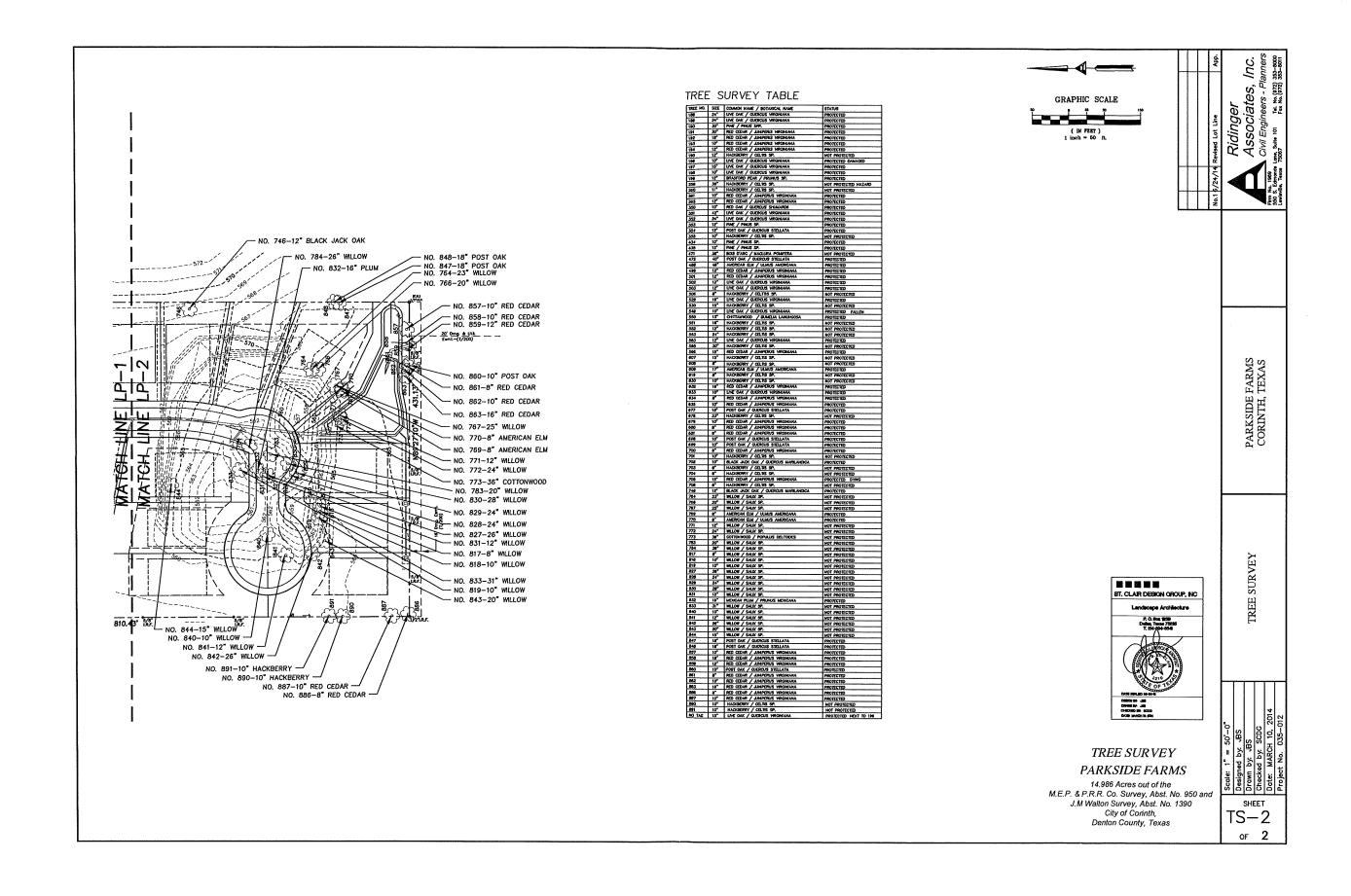
PARKSIDE FARMS CORINTH, TEXAS

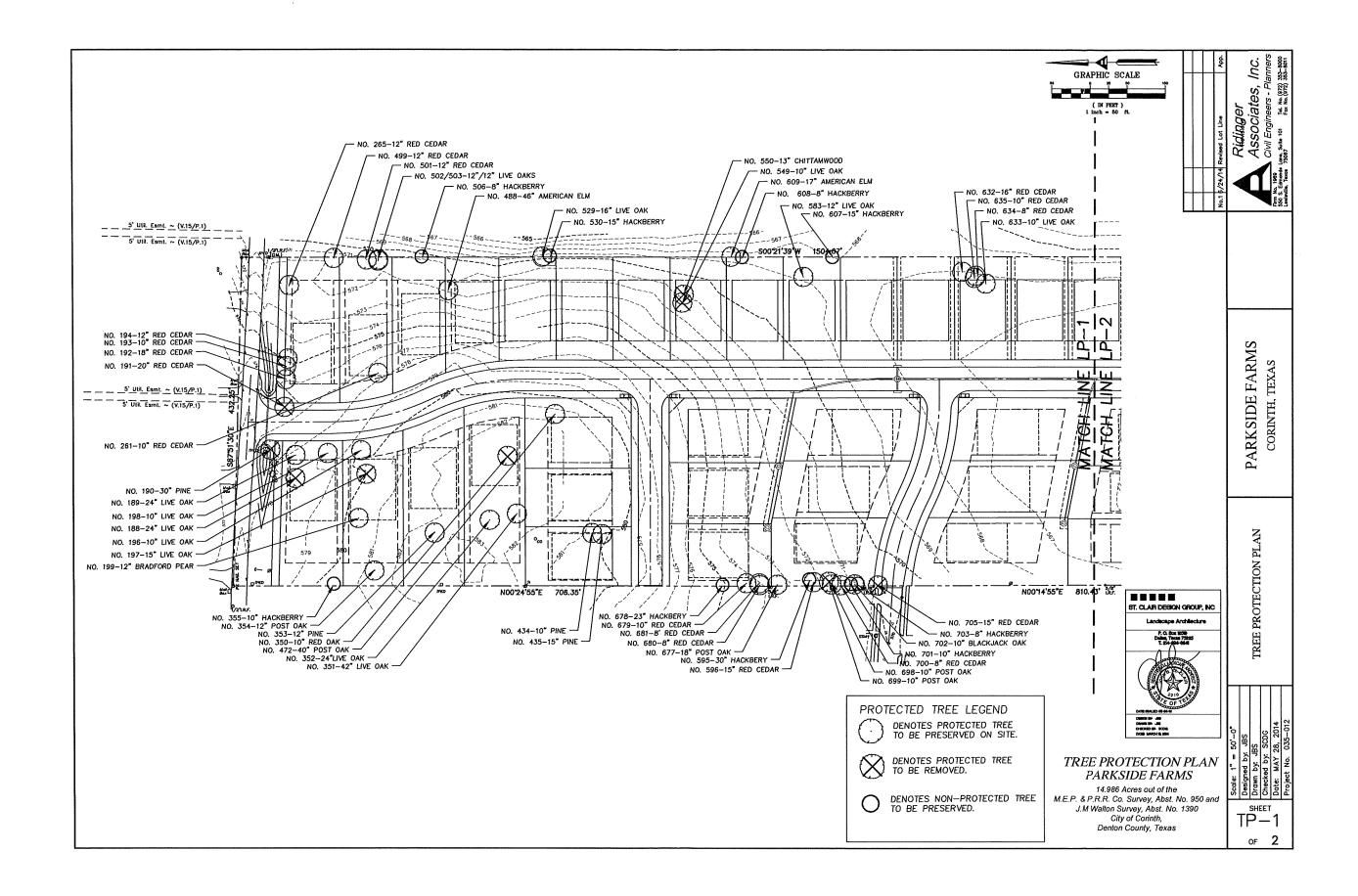
SHEET LP-2or 2

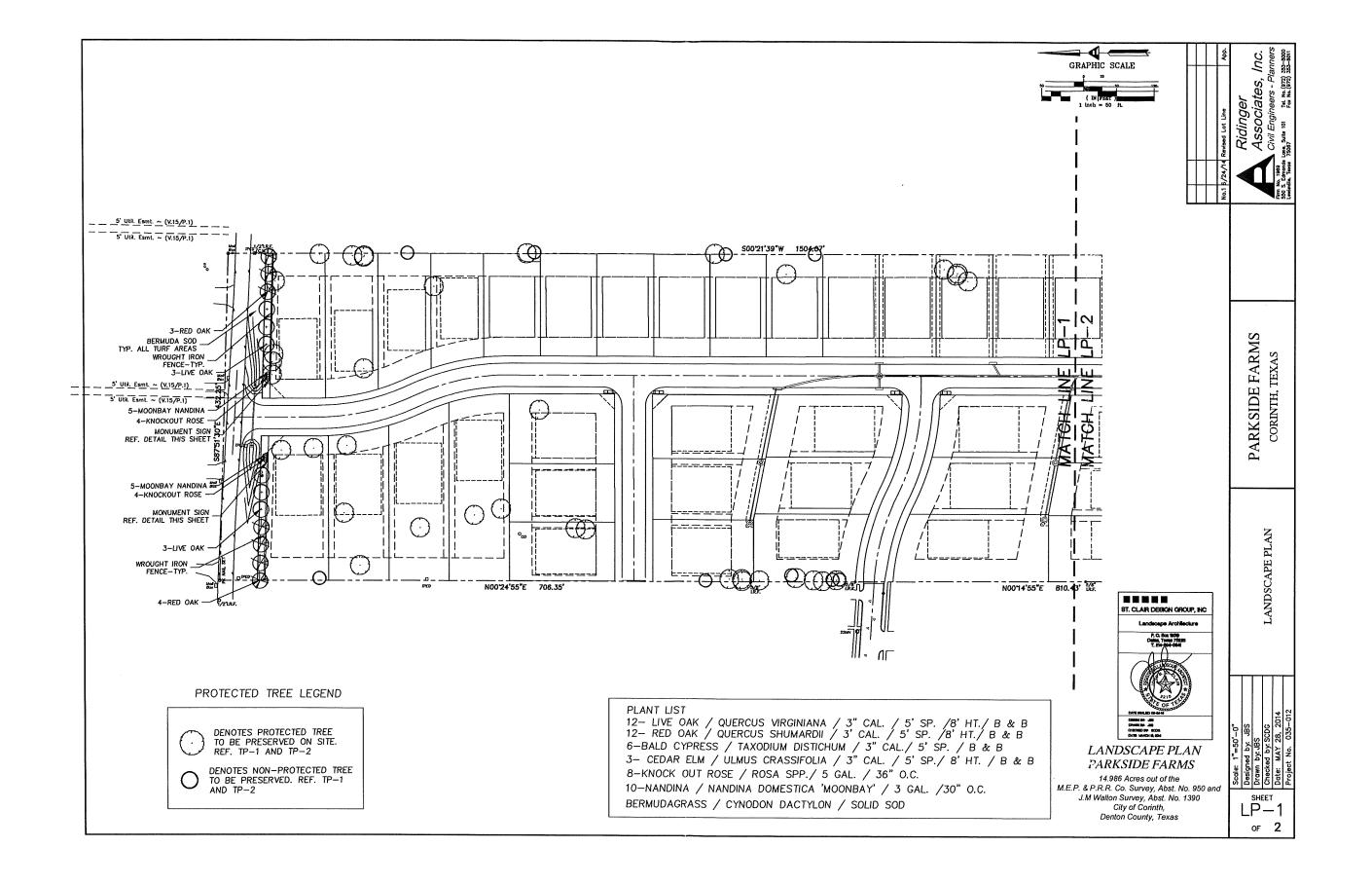


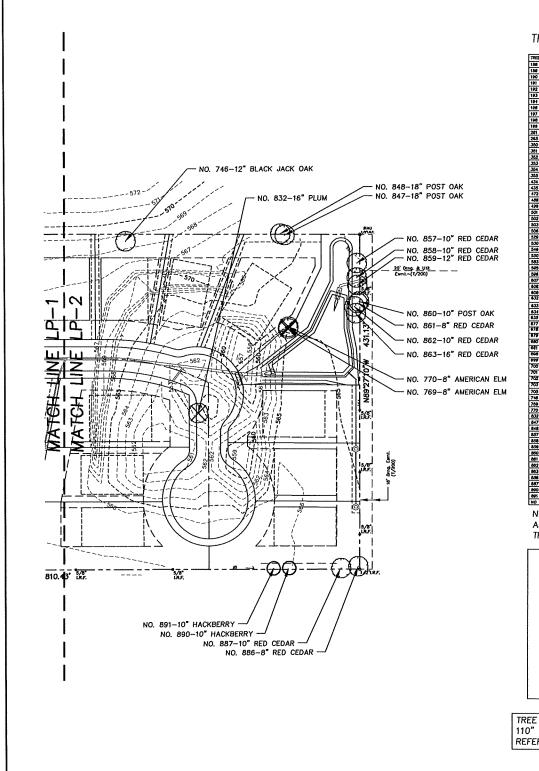












TREE PROTECTION TABLE

TREE NO.	SZE	COMMON HAVE / BOTANCAL NAME	STATUS	STATUS
188	24"	LIVE DAK / QUERQUS VIRONAMA	PROTECTED	PRESERVE
180	24*	LIVE DAK / QUERCUS VERGNANA	PROTECTED	PRESERVE
190 191	30"	PRE / PHUS SPP.	PROTECTED	TO BE REMOVED
192	18"	RED CEDAR / JUNIPERIS VIRGINIANA	PROTECTED	TO BE REMOVED
193	10"	RED CEDAR / JUNEPERS VIRGINIANA	PROTECTED	PRESERVE
194	12"	RED CEDAR / JUNEPERS VERGNEANA	PROTECTED	PRESERVE
196	10"	RED CEDAR / JAMPERIS VIRGINIANA	PROTECTED	MICSERVE
197	150	LIVE DAX / CLERCUS VERCENANA LIVE DAX / CLERCUS VERCENANA	PROTECTED	PRESERVE
198	100	LIVE DAX / QUERCUS VERGNEANA	PROTECTED	TO BE REMOVED
199	12	BRADFORD PEAR / PRUNEUS SP.	PROTECTED	PRESERVE
261	100	RED CEDAR / JUNEPERUS VIRGINIANIA	PROTECTED	
265	12"	RED CEDAR / JAMPERUS WROMANA		PRESERVE
350	100	RED DAK / QUERCUS SHAMARON	PROTECTED	PRESERVE
351	42"	LIVE DAK / QUERCUS VIRGINAMA	PROTECTED	PRIVAY
352	24*	LIVE DAK / QUERCUS WROWANA	PROTECTED	PRESERVE
353	12"	PRE / PHUS SP.	PROTECTED	PRESERVE
354	12"	POST DAK / QUERQUS STELLATA	PROTECTED	PRESENT
355	100	HACKBERRY / CELTIS SP.	HOT PROTECTED	PRESERVE
434	10"	PNE / PNUS SP.	PROTECTED	PRESERVE
435	15"	PNE / PNUS SP.	PROTECTED	PRESERVE
472	40"	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
486	45"	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	PRESERVE
499	12"	RED CEDAR / JUNEPERUS VERGNEANA	PROTECTED	PRESERVE
501	12*	RED CEDAR / JUNIPERUS VIRGINIANA	PROTECTED	PRESERVE
502	12*	LIVE OUK / QUERCUS WRONGHA	PROTECTED	PRESERVE
503	12"	LIVE CAK / OLERCUS WROMANA	PROTECTED	PRESERVE
506	8"	HACKBERRY / CELTRS SP.	NOT PROTECTED	PRESERVE
529	18*	LIVE OAK / QUERCUS WACHAMA	PROTECTED	PRESERVE
530	15"	HACKBERRY / CELTS SP.	NOT PROTECTED	PRESERVE
540	10"	LIVE DAK / OLEROUS WROMANA	PROTECTED	FALLEN -TO BE REMOVED - NO MITIGATION
550	13*	CHTTAMWOOD / BUMELIA LAHUNCOSA	PROTECTED	TO BE REMOVED
583	12*	LIVE CAR / QUERCUS WICHKAKA	PROTECTED	PRESERVE
505	30"	HACKBERRY / CELTIS SP.	HOT PROTECTED	PRESERVE
506	15"	RED DEDAR / AMPERUS VIRGINIANA	PROTECTED	PRESERVE
807	15*	HACKBERRY / CELTS SP.	NOT PROTECTED	PRESERVE
608	8"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
632	17"	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	PRESERVE
	16"	RED CEDAR / JUNEPERUS VIRGINIANA	PROTECTED	PRESERVE
633	10°	LIVE DAK / OUERCUS VARSHAVIA	PROTECTED	PRESERVE
634 635	8"	RED CEDAR / JUNIPERUS HROMANA	PROTECTED	PRESERVE
877	10"	RED CEDAR / JUNPERUS VIRCINIANA	PROTECTED	PRESERVE
678	18"	POST CAK / QUERCUS STELLATA HACKBORY / CELTIS SP.	PROTECTED	PRESERVE
679	10	RED CEDAR / JUNEPERUS VERCENDANA	HOT PROTECTED	PRESOIVE
680	-خا	MED CEDAR / JUNEPONS VINCENAVA	PROTECTED	PRESERVE
661	8	RED CEDAR / JAMPERUS WICHARA	PROTECTED	PRESERVE
NOR	100	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
B99	10	POST OAK / CUERCUS STILLATA	PROTECTED	PRESERVE
700	10	RED CEDAR / JUNIPERUS VIRGINIANA	PROTECTED	FALLEN-TO BE REMOVED- NO MITIGATION
701	10	HACKBORY / CELTS SP.	NOT PROTECTED	PRESERVE
702	10-	BLACK JACK ONK / QUEEOUS HANDANICA	PROTECTED	PRESERVE
703	-	HACKBORY / COLTES SP.	NOT PROTECTED	PRESERVE
708	15°	RED CEDAR / JUNIPERUS VIRGINIANA	PROTECTED	DYING-TO BE REMOVED- NO SUTIGATION
748	12"	BLACK JACK OAK / QUERCUS MARLAHOICA	PROTECTED	PRESERVE
769	18"	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	TO BE REMOVED
770	6	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	TO BE REMOVED
832	16"	MEDICAN PLAN / PROMUS MEDICANA	PROTECTED	TO BE REMOVED
847	18*	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
848	18"	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
857	10"	RED CEDAR / JUNIPERUS VIRCINIANA	PROTECTED	PRESERVE
858	18*	RED CEDAR / JAMPERUS WRODLANA	PROTECTED	PRESERVE
8.50	12"	RED CEDAR / JUMPERUS WICHMANA	PROTECTED	PRESERVE
860	10*	POST DAK / QUERCUS STELLATA	PROTECTED	PRESERVE
861	8"	RED CEDAR / JAMPERUS VECINIANA	PROTECTED	PRESERVE
862	10"	RED CEDAR / JUMPERUS VIRGINIANA	PROTECTED	PRESERVE
863	16"	RED CEDAR / JUMPERUS WIGHLANA	PROTECTED	PRESERVE
886	8"	RED CEDAR / JAMPERUS WIRCHLULA	PROTECTED	PRESERVE
887	10"	RED CEDAR / JUNIPERUS WROMANA	PROTECTED	PRESERVE
890	10"	HACKBERRY / COLTES SP.	HOT PROTECTED	PRESERVE
891	10*	HADKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
HO TAG		LINE DAK / OLEROUS VIRGHEAVER	PROTECTED NEXT TO 19	

NOTE: NON-PROTECTED TREES SHOWN TO BE PRESERVED ARE PRESERVED TO PREVENT DAMAGE TO ADJACENT PROTECTED TREES WHICH ARE BEING PRESERVED.

PROTECTED TREE LEGEND

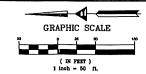
DENOTES PROTECTED TREE TO BE PRESERVED ON SITE.

DENOTES PROTECTED TREE TO BE REMOVED.

DENOTES NON-PROTECTED TREE TO BE PRESERVED.

TREE MITIGATION:

110" CALIPER INCHES OF TREE MITIGATION ARE REQUIRED. REFER TO LANDSCAPE PLAN LP-1 FOR MITIGATION TREES.



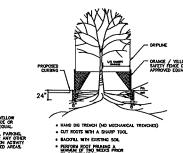
TREE PRESERVATION NOTES

CONTRACTOR AND DEVELOPER SHALL ADMERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. PROR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG
OR MARK ALL TREES TO BE PRESERVED.

THE DEVELOPER SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4) FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DESIGN OR FILL WITHIN THE ORD JUST

- F A PATIO, SDEWAIK, DRIVE, PARKING LOT, OR OTHER PAYED SIRFACE MUST BE PLACED WITHIN THE DRIP LINE OF AN COSTING TIRE, MATERIAL SUCH AS A PORCOUS PAYEMENT OR OTHER APPROVED DISTRICTION WHENIOD THAT WILL ALLOW THE PASSAGE OF WAITER AND DIXTORN MAY BE REQUIRED.



MINMUM TREE PROTECTION

PERFORM ROOT PRUMBING A MINIMAL OF THO WEEKS PRIOR TO CONSTRUCTION

ST. CLAIR DEBION GROUP, INC

TREE PROTECTION PLAN PARKSIDE FARMS

14.986 Acres out of the M.E.P. & P.R.R. Co. Survey, Abst. No. 950 and J.M Walton Survey, Abst. No. 1390 City of Corinth, Denton County, Texas

SHEET TP-2 of **2**

PARKSIDE FARMS CORINTH, TEXAS

TREE PROTECTION PLAN