



**GODDARD SCHOOL
PLANNED DEVELOPMENT NO. 49
BASE ZONING DISTRICT: MX-R MIXED USE
RESIDENTIAL
ORDINANCE NO. 18-03-15-09
(ADOPTED 3-15-2018)**

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

ORDINANCE NO. 18-03-15-09

GODDARD SCHOOL PLANNED DEVELOPMENT DISTRICT

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING CLASSIFICATION FROM SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT TO PLANNED DEVELOPMENT, MIXED USE WITH RESIDENTIAL (MX-R) ON 4.151 ACRES OF LAND LEGALLY DESCRIBED AS A TRACT IN THE J.P. WALTON SURVEY, ABSTRACT NO. 1389 AND PART OF LOT 1, BLOCK A, A.L. LAMASCUS ADDITION, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, PROVIDING FOR A DESIGN STATEMENT; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN; 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 SF-2, Single Family Residential District Classification under the City's Unified Development Code and an authorized 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 map of the City of Corinth, Texas on 4.151 acres of land described in "Exhibit A" attached, from SF-2, Single-Family District to Planned Development Mixed Use with Residential (PD MX-R) District.

SECTION II – PLANNED DEVELOPMENT MASTER PLAN

The Concept Plan Exhibit and Concept Design Map Statement documents approved and described as "Exhibit B" attached hereto and made a part hereof are approved.

SECTION III – LAND USE REGULATIONS

- A. The Zoning and Land Use Regulations set forth in "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development Mixed Use with Residential District. In the event of conflict between the provisions of "Exhibit C" and provisions of any other exhibit, the provisions of "Exhibit C" control.
- B. That the zoning regulations and districts 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.
- C. If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Unified Development Code, Planned Development Application and Review. An extension of the two year expiration shall be granted if a development Application for the PD has been submitted and is undergoing the development review process or if the Director of Planning determines development progress is occurring.
- D. The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council. The property owner shall furnish a reproducible copy of the approved PD Concept Design Map for signature by the mayor and acknowledgement by the City Secretary. The Planned Development Master Plan, including the signed map shall be made a part of the permanent file and maintained by the City Secretary.

- E. If a change to the Site Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

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

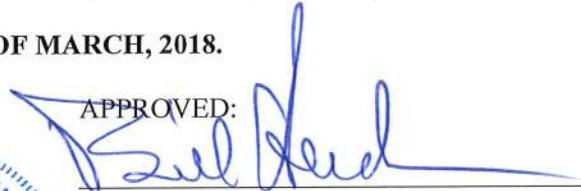
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI – EFFECTIVE DATE

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

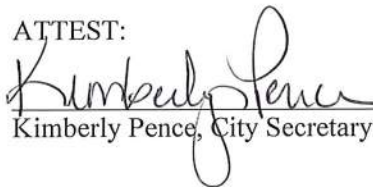
PASSED AND APPROVED THIS 15th DAY OF MARCH, 2018.

APPROVED:



Bill Heidemann, Mayor

ATTEST:



Kimberly Pence, City Secretary



APPROVED AS TO FORM:



Mack Reinwand
City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
4.151 ACRE MIXED USE WITH RESIDENTIAL TRACT

Area A

Being all that lot, tract or parcel of land located in the J. P. WALTON SURVEY, ABSTRACT NO. 1389, Corinth, Denton County, Texas, and being the same tract of land described in deed to Grace Presbytery, INC., a Texas non-profit corporation, recorded in Volume 4568, Page 573, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at 5/8" iron rod found in the North line of Corinth Parkway, an 84' right-of-way, at the Southeast corner of Corinth Healthcare Realty Addition, an addition the Town of Corinth, according to the plat thereof, recorded in Volume 2011, Page 135, Plat Records, Denton County, Texas;

Thence North 00°14'55" West, a distance of 316.27' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of said Corinth Healthcare Realty Addition, same being in the present South line of said Walton Road;

Thence South 89°44'45" East, along said South line a distance of 252.14" to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 01°49'10" East, Cutting through said Grace Presbytery tract, a distance of 306.59' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said North line of Corinth Parkway;

Thence South 88°34'21" West, along said North line, a distance of 154.30' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the beginning of a tangent curve to the left having a central angle of 2°23'51", a radius of 2542.00' and a chord bearing and distance of South 87°22'26" West, 106.36';

Thence Southwesterly, continuing along said North line and said curve to the left, an arc distance of 106.37' to the PLACE OF BEGINNING and containing 79,616 square feet or 1.828 acres of land.

Area B

Being part of Lot 1, Block A, A. L. Lamascus Addition, an addition to the Town of Corinth, Denton County, Texas, according to the plat thereof, recorded in Cabinet F, Page 400, Plat Records, Denton County, Texas, and being part of tract 1, described in deed to Grace Presbytery, INC., a Texas non-profit corporation, recorded in Volume 4618, Page 578, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" set at the intersection of the present South line of Walton Road, a variable width right-of-way, with the West line of Shady Rest Lane, a variable width right-of-way, same being the North line of said Lot 1, said point being South $89^{\circ}10'10''$ West, a distance of 17.51' from the Northeast corner of said Lot 1;

Thence South $08^{\circ}33'13''$ East, along said West line, a distance of 149.30' to an "X" set in a concrete road;

Thence South $01^{\circ}49'10''$ East, continuing along said West line, a distance of 138.36' to an "X" set at the intersection of said West line, with the North line of Corinth Parkway, an 84' right-of-way;

Thence South $88^{\circ}34'21''$ West, along said North line, passing at a distance of 324.29' a 1/2" iron rod found in the West line of said Lot 1, and continuing a total distance of 353.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North $01^{\circ}49'10''$ West, cutting through said Grace Presbytery tract, a distance of 306.59' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said South line of Walton Road;

Thence South $89^{\circ}44'45''$ East, along said South line, a distance of 29.86' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $01^{\circ}49'11''$ East, a distance of 16.01' to a 1/2" iron rod found at the Northwest corner of said Lot 1, Lamascus Addition;

Thence North $89^{\circ}10'10''$ East, continuing along said South line, a distance of 306.64' to the PLACE OF BEGINNING and containing 101,187 square feet or 2.323 acres of land.

EXHIBIT "B"
GODDARD SCHOOL PLANNED DEVELOPMENT DISTRICT
PD DESIGN STATEMENT

INTENT

Goddard at Corinth Parkway is approximately 4.151 acres of land generally located near the intersection of Corinth Parkway and Shady Rest Lane. This land includes 2 separate parcels. Parcel 1 is approximately 1.828 acres and parcel 2 is approximately 2.323 acres. The site has approximately 508' of street frontage along Corinth parkway, approximately 288' of street frontage along Shady Rest Lane and approximately 589' of street frontage along Walton Road. The existing zoning district is SF-2 Residential. The existing land use is vacant land and an uninhabited single-family home. The proposed zoning will provide a mix of retail, restaurant and/or residential. The site is surround by single family to the north, a rehabilitation center to the west, commercial and single family to the south and single family to the east. The mixed-use development for retail, restaurant and/or residential will be compatible with the adjacent properties.

Future Land Use of Subject Site

Future Land Use Plan – Mixed Use w/ Residential/TOD

Proposed Land Use – Mixed Use w/ Residential

Adjacent Zoning

North – Single Family Residential (SF-2)

West – Planned Development (PD-21)

South – Planned Development (PD-21) & Single Family Residential (SF-2)

East - Single Family Residential (SF-2)

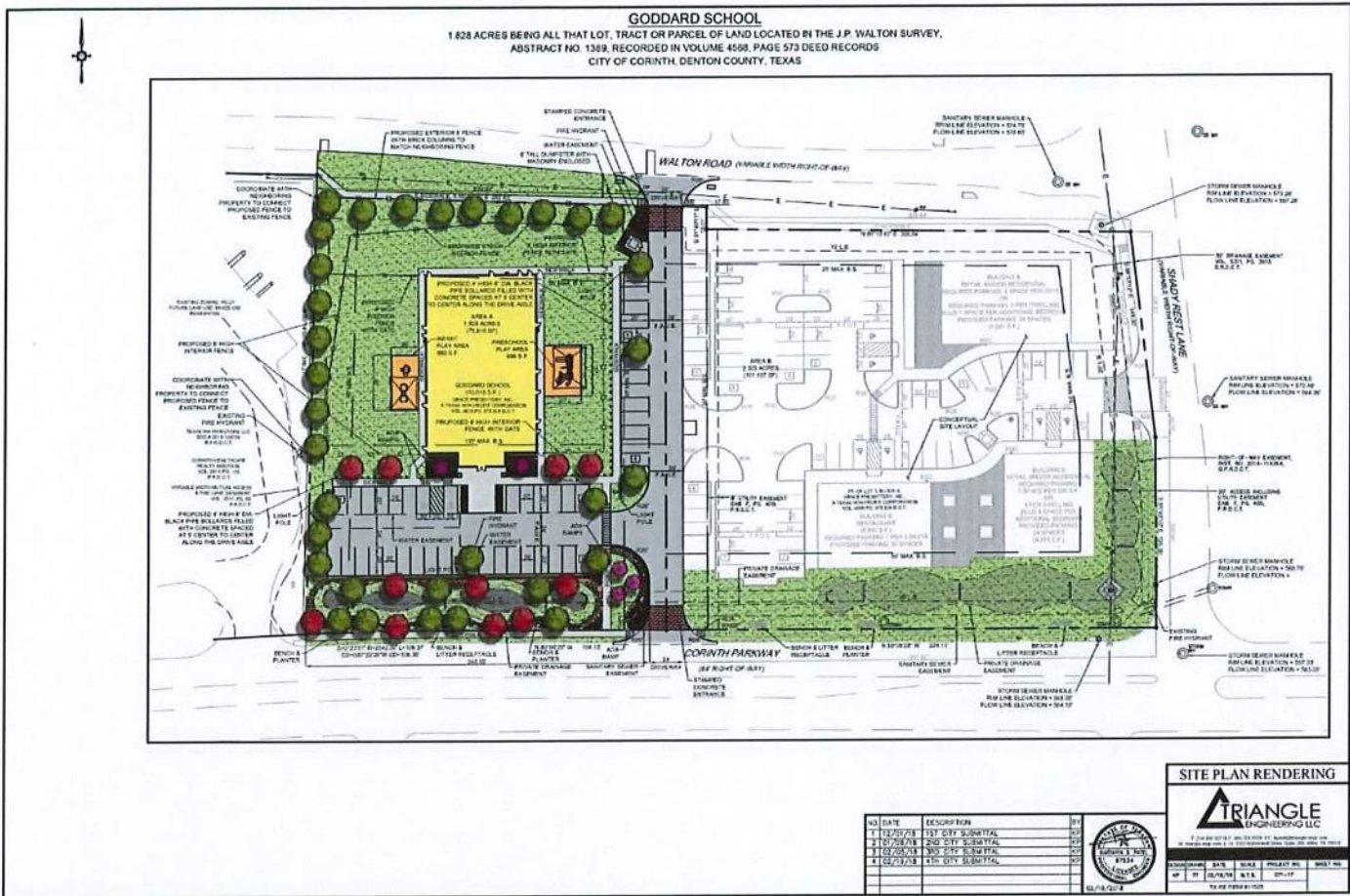
Goddard at Corinth Parkway consists of a proposed Goddard School daycare and a conceptual layout of a retail, restaurant and/or residential mixed-use development. The Goddard School building is 10,818 square feet and the conceptual mixed-use development will be 10,455 square feet of retail and/or residential and 5,043 square feet of restaurant. The requested land use designation will further the goals and objectives of the city by increasing the amount of retail for sales taxes and employment. The retail, restaurant and daycare will service the neighboring residents.

EXISTING SITE CONDITIONS

1. The 4.151 acre site is currently a vacant lot and an uninhabited single-family home lot. There are 18 existing trees scattered throughout the site. The site generally drains from the northwest to the southeast. A storm water detention area will be provided for drainage per the requirements of the UDC and sized for the development at the time of replatting.

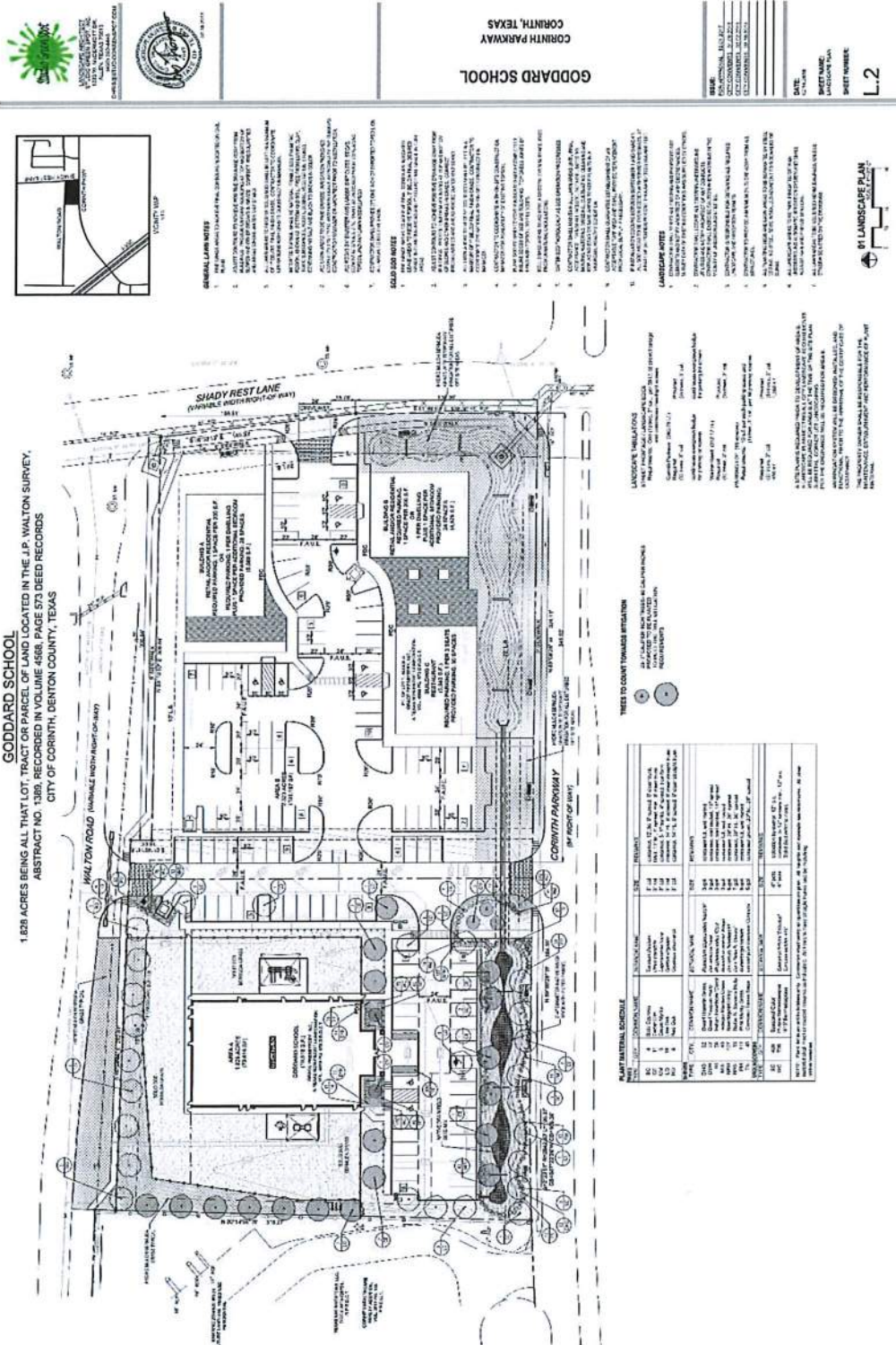
Click [here](#) for higher resolution scan

EXHIBIT "B"
 PD CONCEPT DESIGN MAP



Click [here](#) for higher resolution scan

GODDARD SCHOOL LANDSCAPE PLAN



GODDARD SCHOOL
 1.829 ACRES BEING ALL THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.P. WALTON SURVEY,
 ABSTRACT NO. 1389, RECORDED IN VOLUME 4588 PAGE 573 DEED RECORDS
 CITY OF CORINTH, DENTON COUNTY, TEXAS



- GENERAL LAND NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- SCED 2008 NOTES**
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- LANDSCAPE NOTES**
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- PLANT MATERIAL SCHEDULE**
- | NO. | SYMBOL | DESCRIPTION | QUANTITY | REMARKS |
|-----|----------|-------------|----------|---------|
| 1 | (Symbol) | Plant Name | Quantity | Remarks |
| 2 | (Symbol) | Plant Name | Quantity | Remarks |
| 3 | (Symbol) | Plant Name | Quantity | Remarks |
| 4 | (Symbol) | Plant Name | Quantity | Remarks |
| 5 | (Symbol) | Plant Name | Quantity | Remarks |
| 6 | (Symbol) | Plant Name | Quantity | Remarks |
| 7 | (Symbol) | Plant Name | Quantity | Remarks |
| 8 | (Symbol) | Plant Name | Quantity | Remarks |
| 9 | (Symbol) | Plant Name | Quantity | Remarks |
| 10 | (Symbol) | Plant Name | Quantity | Remarks |

- THRES TO COUNT TOWARDS IRRIGATION**
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- LANDSCAPE IRRIGATION**
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| 3 | (Symbol) | Plant Name | Quantity | Remarks |
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- PLANT MATERIAL SCHEDULE**
- | NO. | SYMBOL | DESCRIPTION | QUANTITY | REMARKS |
|-----|----------|-------------|----------|---------|
| 1 | (Symbol) | Plant Name | Quantity | Remarks |
| 2 | (Symbol) | Plant Name | Quantity | Remarks |
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| 9 | (Symbol) | Plant Name | Quantity | Remarks |
| 10 | (Symbol) | Plant Name | Quantity | Remarks |

GODDARD SCHOOL
 CORINTH PARKWAY
 CORINTH, TEXAS

DATE: _____
 SHEET NAME: _____
 SHEET NO.: _____
 SHEET NUMBER: L.2

BY LANDSCAPE PLAN

LANDSCAPE IRRIGATION

PLANT MATERIAL SCHEDULE

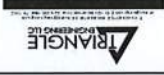
THRES TO COUNT TOWARDS IRRIGATION

LANDSCAPE IRRIGATION

PLANT MATERIAL SCHEDULE

Click [here](#) for higher resolution scan

GODDARD SCHOOL ARCHITECTURAL ELEVATIONS

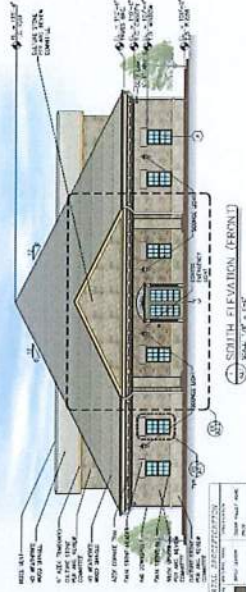


level 1.5

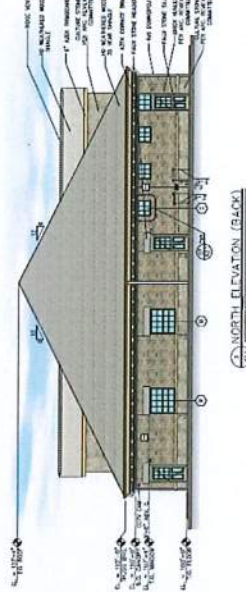
GODDARD SCHOOL
CITY OF GODDARD, TEXAS

ENTRANCE
ELEVATIONS

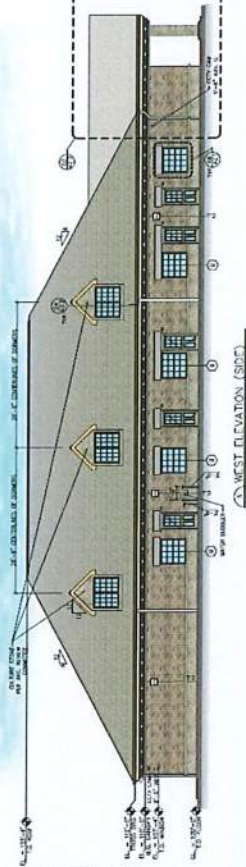
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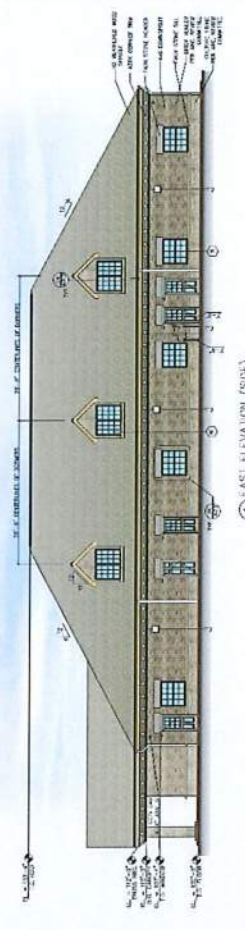
SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

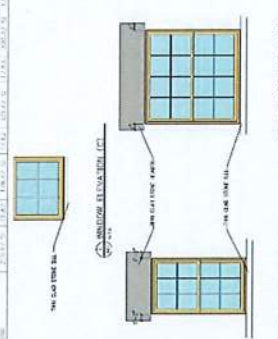


WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE FOUNDATION	100	YD	12.00	1200.00
2	FOUNDATION WALL	100	YD	15.00	1500.00
3	FOUNDATION FOOTING	100	YD	10.00	1000.00
4	FOUNDATION BRICK	100	YD	18.00	1800.00
5	FOUNDATION SAND	100	YD	8.00	800.00
6	FOUNDATION GRAVEL	100	YD	12.00	1200.00
7	FOUNDATION CEMENT	100	YD	15.00	1500.00
8	FOUNDATION REBAR	100	YD	10.00	1000.00
9	FOUNDATION FORMWORK	100	YD	12.00	1200.00
10	FOUNDATION BRICKWORK	100	YD	18.00	1800.00
11	FOUNDATION SANDSTONE	100	YD	15.00	1500.00
12	FOUNDATION GRAVEL	100	YD	12.00	1200.00
13	FOUNDATION CEMENT	100	YD	15.00	1500.00
14	FOUNDATION REBAR	100	YD	10.00	1000.00
15	FOUNDATION FORMWORK	100	YD	12.00	1200.00
16	FOUNDATION BRICKWORK	100	YD	18.00	1800.00
17	FOUNDATION SANDSTONE	100	YD	15.00	1500.00
18	FOUNDATION GRAVEL	100	YD	12.00	1200.00
19	FOUNDATION CEMENT	100	YD	15.00	1500.00
20	FOUNDATION REBAR	100	YD	10.00	1000.00
21	FOUNDATION FORMWORK	100	YD	12.00	1200.00
22	FOUNDATION BRICKWORK	100	YD	18.00	1800.00
23	FOUNDATION SANDSTONE	100	YD	15.00	1500.00
24	FOUNDATION GRAVEL	100	YD	12.00	1200.00
25	FOUNDATION CEMENT	100	YD	15.00	1500.00
26	FOUNDATION REBAR	100	YD	10.00	1000.00
27	FOUNDATION FORMWORK	100	YD	12.00	1200.00
28	FOUNDATION BRICKWORK	100	YD	18.00	1800.00
29	FOUNDATION SANDSTONE	100	YD	15.00	1500.00
30	FOUNDATION GRAVEL	100	YD	12.00	1200.00
31	FOUNDATION CEMENT	100	YD	15.00	1500.00
32	FOUNDATION REBAR	100	YD	10.00	1000.00
33	FOUNDATION FORMWORK	100	YD	12.00	1200.00
34	FOUNDATION BRICKWORK	100	YD	18.00	1800.00
35	FOUNDATION SANDSTONE	100	YD	15.00	1500.00
36	FOUNDATION GRAVEL	100	YD	12.00	1200.00
37	FOUNDATION CEMENT	100	YD	15.00	1500.00
38	FOUNDATION REBAR	100	YD	10.00	1000.00
39	FOUNDATION FORMWORK	100	YD	12.00	1200.00
40	FOUNDATION BRICKWORK	100	YD	18.00	1800.00
41	FOUNDATION SANDSTONE	100	YD	15.00	1500.00
42	FOUNDATION GRAVEL	100	YD	12.00	1200.00
43	FOUNDATION CEMENT	100	YD	15.00	1500.00
44	FOUNDATION REBAR	100	YD	10.00	1000.00
45	FOUNDATION FORMWORK	100	YD	12.00	1200.00
46	FOUNDATION BRICKWORK	100	YD	18.00	1800.00
47	FOUNDATION SANDSTONE	100	YD	15.00	1500.00
48	FOUNDATION GRAVEL	100	YD	12.00	1200.00
49	FOUNDATION CEMENT	100	YD	15.00	1500.00
50	FOUNDATION REBAR	100	YD	10.00	1000.00



WINDOW DETAIL (1)
 WINDOW DETAIL (2)
 WINDOW DETAIL (3)

NOTE: THE DIMENSIONED FINISH ELEVATIONS SHALL MATCH TO THE FINISH MATERIALS. THE FINISH OF THE BUILDING SHALL BE ACCORDANT WITH THE FINISH SCHEDULE. FINISHING TO BE LEFT TO THE ARCHITECT'S DISCRETION. DIMENSIONS ON ELEVATIONS ARE FOR INFORMATION PURPOSES ONLY. LOCATIONS SHALL BE INDICATED ON FIELD.

EXHIBIT "C"
LAND USE REGULATIONS

Section 1: Regulations

A. Purpose

The regulations set forth in this Exhibit provide development standards for Mixed Use Residential designations within this Goddard at Corinth Parkway District. The Planned Development (PD) district is identified by metes and bounds on Exhibit A and is depicted on Exhibit B. Every use not authorized herein is expressly prohibited in the Planned Development (PD) District.

B. Base District

The "MX-R" Mixed Use Residential District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, shall apply except as modified herein. If a change to the Concept Plan is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

Area A: Proposed Goddard School

Section 2: Uses and Area Regulations

A. Mixed Use-Residential

In the Planned Development (PD) District for Mixed Use Residential, no building or land shall be used, and no building shall be hereafter erected, reconstructed, enlarged or converted unless otherwise provided in the Mixed Use Residential (MX-R) District regulations of the Unified Development Code.

B. Accessory Uses

The fenced playgrounds, outdoor amenities, and storm water detention area, as shown on the Concept/Site Plan, are approved as accessory uses. The specific design of the bio-swale/detention area shall be determined and approved with construction plans prior to issuance of a permit for the construction of the structures. These accessory uses shall be maintained by the property owner or a property owner's association.

C. Easements

1. Developer agrees to submit with the final plat a 10' wide sanitary sewer easement, a 24' wide fire lane easement along with applicable drainage easements for the bio-swale/detention area and discharge storm sewer.

2. The exact configuration of the lot, streets and easement may vary at the time of replatting as long as no additional deviations other than included within this PD are created.

D. Open Space

All open space areas as designated on the Site Plan/Landscape Plan and all such areas, including, but not limited to the bioswale/detention area, outdoor amenities, landscaping and site amenities shall be installed by the developer and maintained by the property owner or property owner's association.

E. Connectivity

A minimum 5' wide sidewalk shall be installed by the developer along Corinth Parkway, Walton Blvd., and Shady Rest Lane. Minimum 5' wide sidewalks shall also be installed to create connectivity from the proposed public sidewalks to the proposed buildings.

Purpose

This district is intended to provide for development of a daycare on not less than 1.5 acres. Regulations set forth in this section have been made with reasonable consideration among other things, of the character of the surrounding area and its peculiar suitability for the particular uses, and with a view of increasing the value and encouraging the appropriate use of the property.

A. Permitted Uses and Use Regulations

1. UDC Section 2.06.01.A **MX-R Mixed Use With Residential** permitted uses and use regulations shall apply, except as follows:
 - a. The floor area of the entire development for Area A, as shown on the Concept/Site Plan shall be for day care uses.

B. Dimensional Regulations

1. UDC Section 2.06.01.B **MX-R Mixed Use With Residential** shall apply, except as follows:

MX-R (Mixed Use Residential)	Required	Proposed
Minimum Lot Width:	200'	180'

Interior Lot		
--------------	--	--

MX-R (Mixed Use Residential)	Required	Proposed (Corinth Pkwy)	Proposed (Walton Rd)
Maximum Front Yard Setback:	25'	135'	55'

- a. Building location in relationship to maximum front yard setback. At least twenty-five (25) percent of the front façade of any structure facing a street must be located between the minimum and maximum front yard setbacks.

C. Development Standards

1. UDC Section 2.06.01.C.1 **MX-R Mixed Use With Residential** Accessory Buildings and Uses shall apply.
2. UDC Section 2.06.01.C.2 **MX-R Mixed Use With Residential** Landscaping Regulations shall apply, except:
 - a. Landscaping shall be as shown on the Landscape Plan for Area A.
3. UDC Section 2.06.01.C.3 **MX-R Mixed Use With Residential** Tree Preservation shall apply.
4. UDC Section 2.06.01.C.4 **MX-R Mixed Use With Residential** Vehicle Parking Regulations shall apply.
5. UDC Section 2.06.01.C.5 **MX-R Mixed Use With Residential** Building Façade Material shall apply.
6. UDC Section 2.06.01.C.6 **MX-R Mixed Use With Residential** Residential Adjacency Standards shall apply, except:
 - a. Proposed screening fences shall be as shown on Exhibit B for Area A.
7. UDC Section 2.06.01.C.7 **MX-R Mixed Use With Residential** Nonresidential Architectural Standards shall apply.
8. UDC Section 2.06.01.C.8 **MX-R Mixed Use With Residential** Lighting and Glare Regulations shall apply.

9. UDC Section 2.06.01.C.9 **MX-R Mixed Use With Residential** Sign Regulations shall apply.
10. UDC Section 2.06.01.C.10 **MX-R Mixed Use With Residential** Fence and Screening Regulations shall apply.
11. UDC Section 2.06.01.C.11 **MX-R Mixed Use With Residential** Block Lengths shall apply.
12. UDC Section 2.06.01.C.12 **MX-R Mixed Use With Residential** Ground Floor Non-Residential Minimum Ground Floor Area shall apply.
13. UDC Section 2.06.01.C.13 **MX-R Mixed Use With Residential** Facades and Building Forms shall apply, except as follows:
 - a. The buildings (daycare and accessory uses and structures) shall not be required to meet the UDC Section 2.06.01.C.13 **MX-R Mixed Use With Residential** Facades and Building Forms requirements.
14. UDC Section 2.06.01.C.14 **MX-R Mixed Use With Residential** Street Furnishings shall apply, except:
 - a. Benches with litter receptacles will not be required along Walton Road for Area A.

D. Site Plan Requirement

1. The approved concept plan/site plan and other plans attached to this ordinance as Exhibit “B” for Area A shall satisfy the Site Plan requirement listed in Section 2.10.08.b of the UDC. Subsequent Site Plans shall be required for Area B in accordance with the provisions of the UDC.

Area B: Proposed Mixed-Use (Retail and/or Residential, Restaurant)

Purpose

This district is intended to provide for development of MX-R, Mixed Use Residential consisting of retail, restaurant and/or residential uses on not less than 2 acres. Regulations set forth in this section have been made with reasonable consideration among other things, of the character of the surrounding area and its peculiar suitability for the particular uses, and with a view of increasing the value and encouraging the appropriate use of the property.

A. Permitted Uses and Use Regulations

1. UDC Section 2.06.01.A **MX-R Mixed Use With Residential** permitted uses and use regulations shall apply, except as follows:
 - a. The maximum floor area of the entire development for the residential use for Area B shall be generally as shown on the Concept Plan (Exhibit B) for Area B, and as determined by the approved site plan before a permit for the construction of the structures are issued.
 - b. The minimum floor area of the entire development for approved non-residential uses for Area B shall be generally as shown on the Concept Plan (Exhibit B) for Area B, and as determined by the approved site plan before a permit for the construction of the structures are issued.

B. Dimensional Regulations

1. UDC Section 2.06.01.B **MX-R Mixed Use With Residential** shall apply, except as follows:

MX-R (Mixed Use Residential)	Required	Proposed
Minimum Lot Width: Interior Lot	200'	180'
Minimum Floor Area:	850 Sq. Ft. Per DU	650 sq. ft. per DU

MX-R (Mixed Use Residential)	Required	Proposed (Corinth Pkwy)	Proposed (Shady Rest Lane)
Maximum Front Yard Setback:	25'	55'	55'

- a. Building location in relationship to maximum front yard setback. At least twenty-five (25) percent of the front façade of any structure facing a street must be located between the minimum and maximum front yard setbacks.

C. Development Standards

1. UDC Section 2.06.01.C.1 **MX-R Mixed Use With Residential** Accessory Buildings and Uses shall apply.
2. UDC Section 2.06.01.C.2 **MX-R Mixed Use With Residential** Landscaping Regulations shall apply, except:
 - a. A 15' Landscape Buffer adjacent to Walton Road shall be required.
3. UDC Section 2.06.01.C.3 **MX-R Mixed Use With Residential** Tree Preservation shall apply.
4. UDC Section 2.06.01.C.4 **MX-R Mixed Use With Residential** Vehicle Parking Regulations shall apply.
5. UDC Section 2.06.01.C.5 **MX-R Mixed Use With Residential** Building Façade Material shall apply.
6. UDC Section 2.06.01.C.6 **MX-R Mixed Use With Residential** Residential Adjacency Standards shall apply.
7. UDC Section 2.06.01.C.7 **MX-R Mixed Use With Residential** Nonresidential Architectural Standards shall apply.
8. UDC Section 2.06.01.C.8 **MX-R Mixed Use With Residential** Lighting and Glare Regulations shall apply.
9. UDC Section 2.06.01.C.9 **MX-R Mixed Use With Residential** Sign Regulations shall apply.
10. UDC Section 2.06.01.C.10 **MX-R Mixed Use With Residential** Fence and Screening Regulations shall apply, except:
 - a. A screening wall shall not be required along Corinth Parkway unless privacy fences are included for Area B along Corinth Parkway.
11. UDC Section 2.06.01.C.11 **MX-R Mixed Use With Residential** Block Lengths shall apply.
12. UDC Section 2.06.01.C.12 **MX-R Mixed Use With Residential** Ground Floor Non-Residential Minimum Ground Floor Area shall apply.

13. UDC Section 2.06.01.C.13 **MX-R Mixed Use With Residential** Facades and Building Forms shall apply.

14. UDC Section 2.06.01.C.14 **MX-R Mixed Use With Residential** Street Furnishings shall apply.

D. Site Plan Requirement

1. UDC Section 2.06.01.D. **MX-R Mixed Use With Residential** Site Plan Required for Rezoning to the MX-R, Mixed Use Residential District shall apply, except:

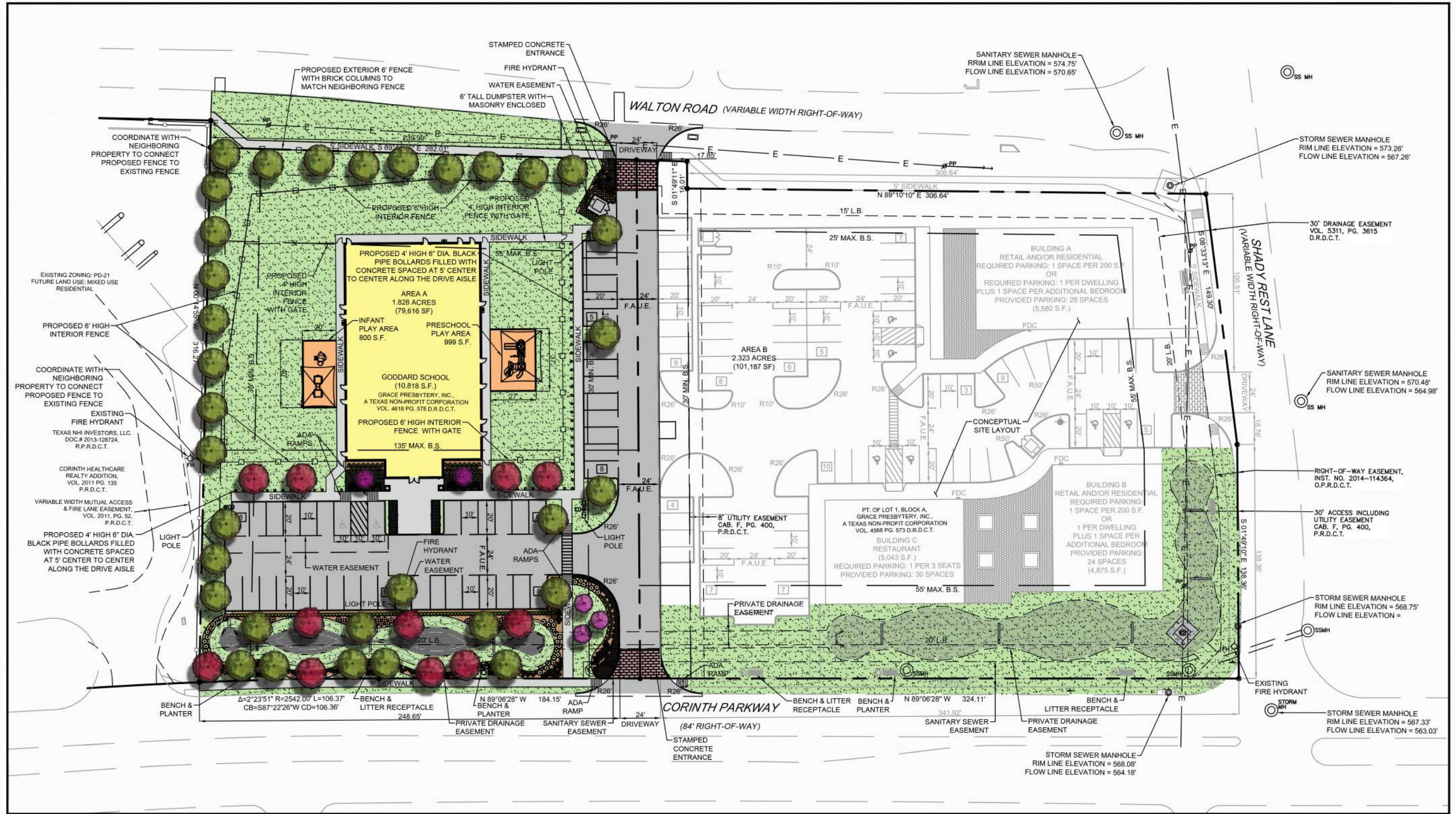
- a. The attached Concept Plan/Site Plan (Exhibit B) shall be conceptual for Area B.
- b. The Site Plan requirement listed in Section 2.10.08.b of the UDC shall apply to Area B in accordance with the provisions of the UDC.

E. Easements

Developer shall provide applicable drainage easements and install the bio-swale/detention area and discharge storm sewer on Area B as shown on Exhibit B at the time of development of Area A.

GODDARD SCHOOL

1.828 ACRES BEING ALL THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.P. WALTON SURVEY,
 ABSTRACT NO. 1389, RECORDED IN VOLUME 4568, PAGE 573 DEED RECORDS
 CITY OF CORINTH, DENTON COUNTY, TEXAS



SITE PLAN RENDERING



T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
 W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

NO.	DATE	DESCRIPTION	BY
1	12/01/18	1ST CITY SUBMITTAL	KP
2	01/08/18	2ND CITY SUBMITTAL	KP
3	02/05/18	3RD CITY SUBMITTAL	KP
4	02/19/18	4TH CITY SUBMITTAL	KP



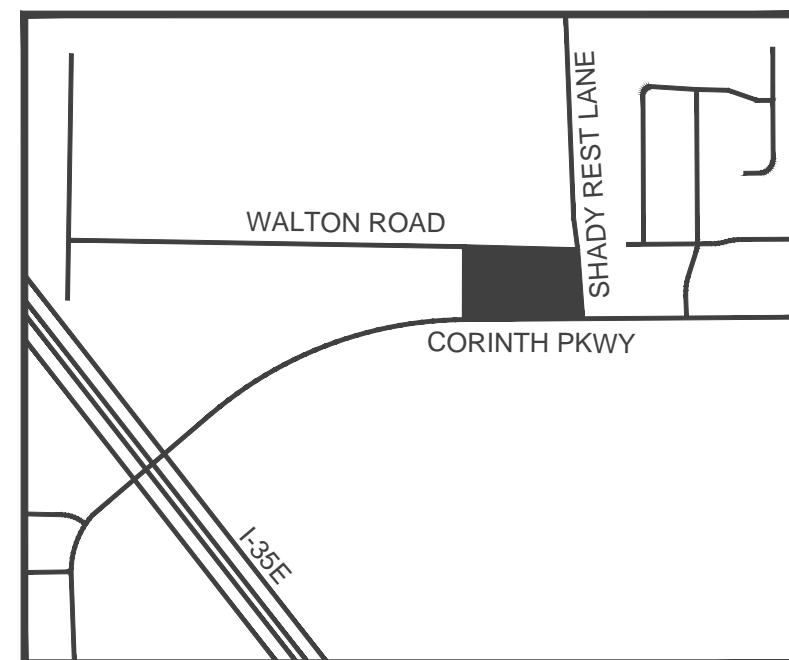
02/19/2018

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	TT	02/19/18	N.T.S.	071-17	

TX PE FIRM #11525

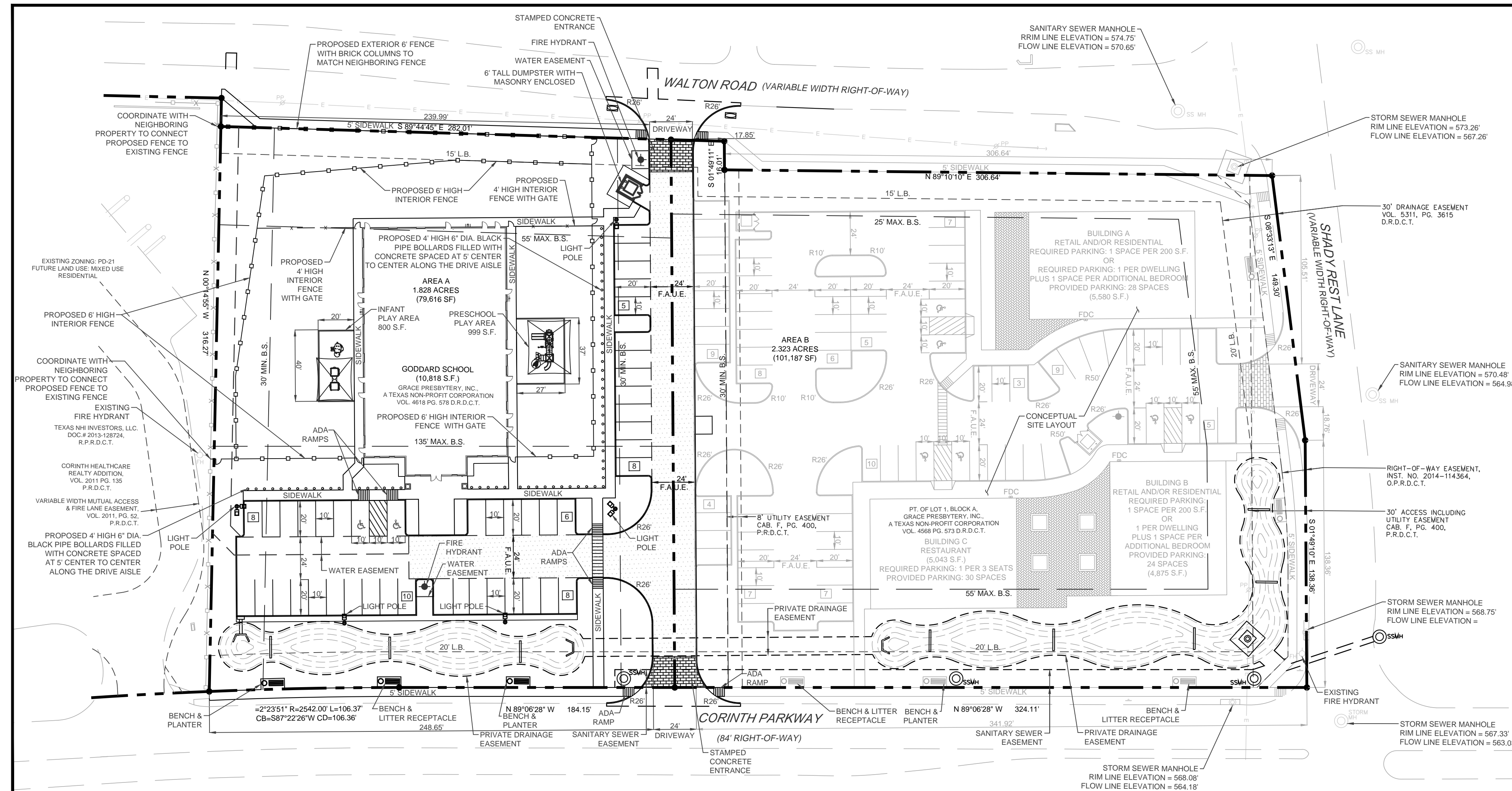
GODDARD SCHOOL

1.828 ACRES BEING ALL THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.P. WALTON SURVEY,
 ABSTRACT NO. 1389, RECORDED IN VOLUME 4568, PAGE 573 DEED RECORDS
 CITY OF CORINTH, DENTON COUNTY, TEXAS



LEGEND

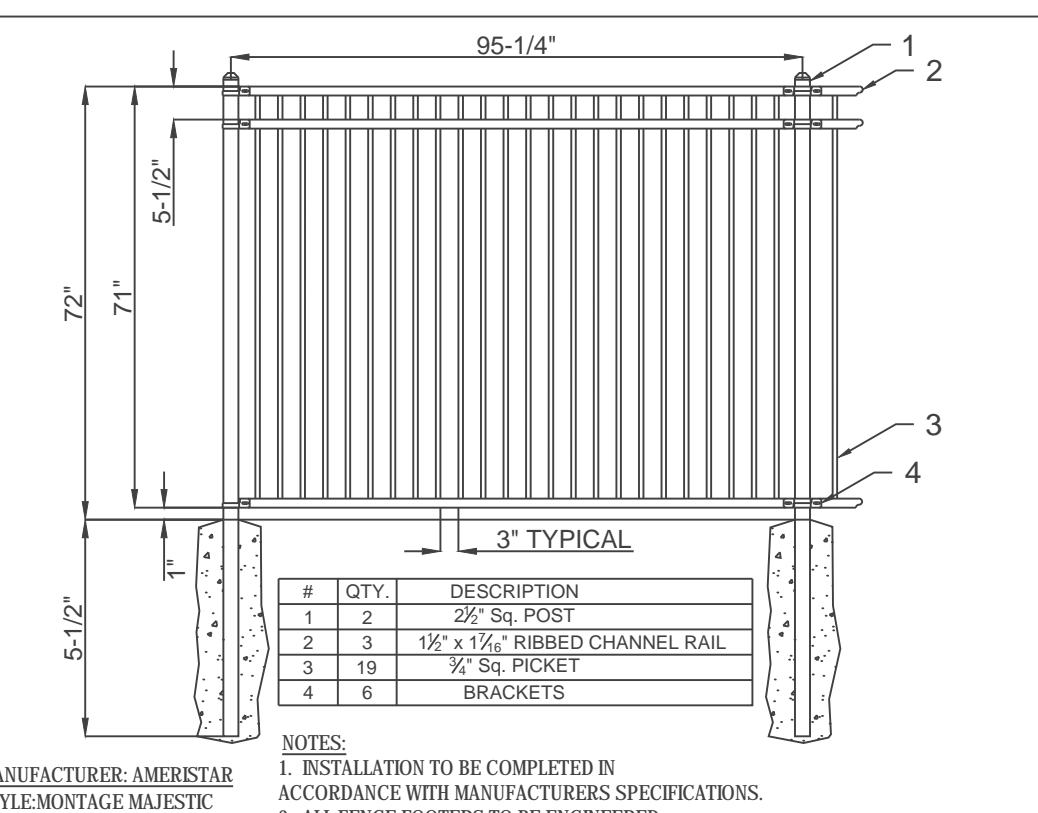
PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER EASEMENT	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING LINE	B.S.
LANDSCAPE EASEMENT	L.E.
PRESSURE REDUCING VALVE	PRV
PROP. PRIVATE ACCESS ESMT.	P.A.E.
FIRE DEPARTMENT CONNECTION	F.D.C.
POST INDICATOR VALVE	P.I.V.
MAINTENANCE ESMT.	M.E.
FIBER OPTIC CABLE MARKER	FOCM
GAS RISER	GR
PARKING SET BACK	P.S.B.



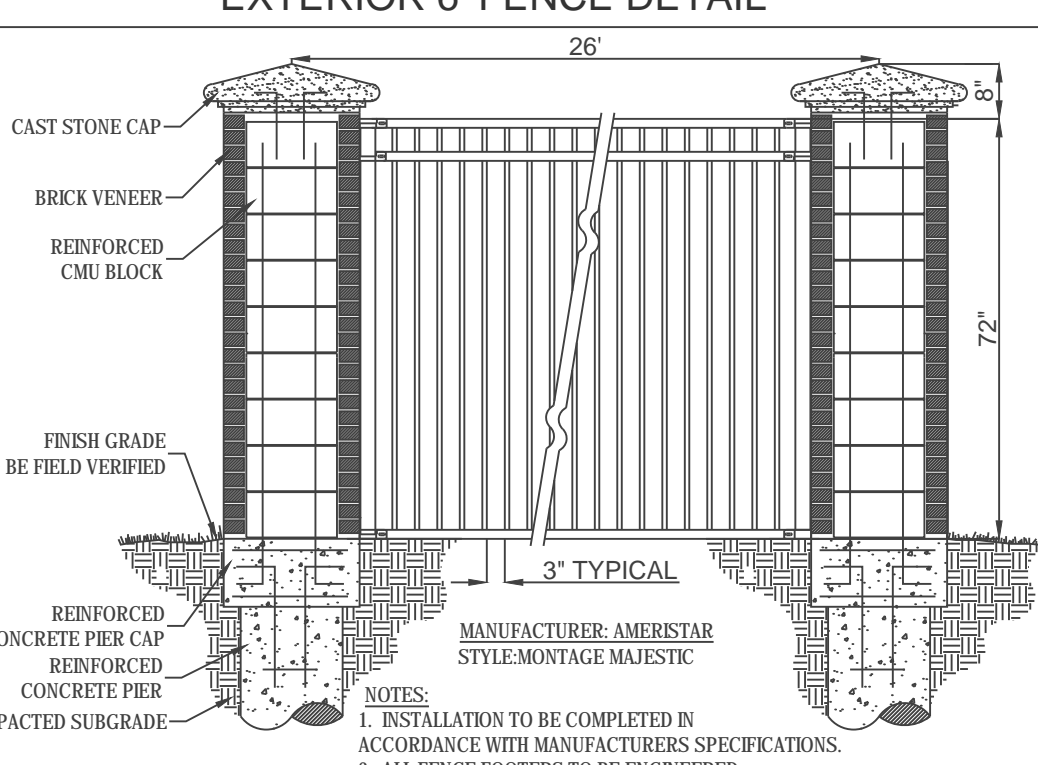
LEGEND

EXISTING BOUNDARY	---
EXISTING CURB	---
EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	S
EXISTING SEWER MANHOLE	SSMH
EXISTING CLEAN OUT	C.O.
EXISTING ELECTRIC	E
EXISTING POWER POLE	PP
EXISTING STORM SEWER	SS
EXISTING FIRE HYDRANT	FH
EXISTING STORM INLET	SI
EXISTING SCREEN WALL	SW
EXISTING WATER METER	WM
EX. TELEPHONE	T
EXISTING LIGHT POLE	LP
BOUNDARY LINE	---
PROPOSED CURB	---
PROPOSED HANDICAP SIGN	♿
PROPOSED HANDICAP LOGO	♿
PROPOSED FIRE HYDRANT	⦿
PROPOSED WATER METER	⦿
PROPOSED BACK FLOW PREVENTER	⦿
PROP. CONCRETE WHEEL STOP	—
PROP. 18" DIA. BOLLARD	⦿
PROP. STORM INLET	⦿
PROP. FIRE DEPARTMENT CONNECTION	∞ F.D.C.
PROP. MONUMENT SIGN	⦿
PROP. 6' HIGH FENCE	—
PROP. 4' HIGH SEPARATOR FENCE	---
PROP. SITE LIGHT POLE	⦿
PROP. SANITARY SEWER MH	SSMH
PROPOSED FIRE LANE	---

INTERIOR 6' FENCE DETAIL



EXTERIOR 6' FENCE DETAIL



SITE DATA SUMMARY CHART - AREA A

SITE DATA	EXISTING	PROPOSED
ZONING	SF-2	PD-MX-R
LAND USE DESIGNATION	VACANT	DAYCARE
GROSS ACREAGE	4.151 ACRES (180,803 SF)	4.151 ACRES (180,803 SF)
NET ACREAGE	2.037 ACRES (88,753 SF)	1.828 ACRES (79,616 SF)
NUMBER OF PROPOSED LOTS	1	1
PERCENTAGE OF SITE COVERAGE	0.00 %	39.21%
AREA OF OPEN SPACE	2.037 ACRES (88,753 SF)	1.111 ACRES (48,397 SF)
PERCENTAGE OF OPEN SPACE	100.00%	60.79%
PERCENTAGE OF LANDSCAPE	100.00%	60.79%
AREA OF IMPERVIOUS COVERAGE	0.000 ACRES (0 SF)	0.717 ACRES (31,219 SF)
PERCENTAGE OF IMPERVIOUS COVERAGE	0.00%	39.21%
BUILDING AREA	N/A	10,818 SF
NUMBER OF SINGLE-STORY BUILDINGS	0	1
NUMBER OF TWO-STORY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	N/A	33'-4"
PROPOSED FLOOR AREA	N/A	10,818 SF
PROPOSED FLOOR AREA BY USE	N/A	DAY CARE
REQUIRED PARKING	N/A	44 SPACES
(1 SPACE PER 8 PUPILS + 1 SPACE PER EMPLOYEE) (190 PUPILS / 8 = 24 + 20 EMPLOYEES = 44 SPACES)		
PROVIDED PARKING	N/A	45 SPACES
STANDARD	N/A	43 SPACES
HANDICAP	N/A	2 SPACES
TOTAL	N/A	45 SPACES
INVENTORY PARKING	N/A	0 SPACES
REQUIRED LOADING SPACES	N/A	0 SPACES
PROVIDED LOADING SPACES	N/A	0 SPACES
AREA OF OUTSIDE STORAGE	0 SF	0 SF
PERCENTAGE OF OUTSIDE STORAGE	0.00%	0%
START OF CONSTRUCTION	N/A	04/2018
END OF CONSTRUCTION	N/A	04/2019

SITE DATA SUMMARY CHART - AREA B

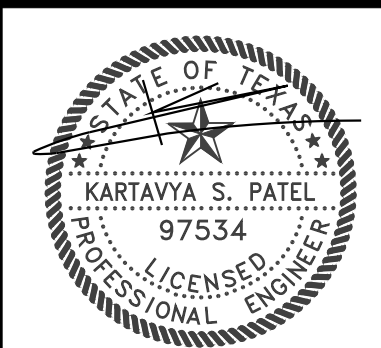
SITE DATA	EXISTING	PROPOSED
ZONING	SF-2	PD-MX-R
LAND USE DESIGNATION	SINGLE FAMILY	MIXED- USE RESIDENTIAL
GROSS ACREAGE	4.151 ACRES (180,803 SF)	4.151 ACRES (180,803 SF)
NET ACREAGE	2.113 ACRES (92,050 SF)	2.323 ACRES (101,187 SF)
NUMBER OF PROPOSED LOTS	1	1
PERCENTAGE OF SITE COVERAGE	0.00 %	56.66%
AREA OF OPEN SPACE	2.041 ACRES (88,883 SF)	1.007 ACRES (43,852 SF)
PERCENTAGE OF OPEN SPACE	96.56%	43.34%
PERCENTAGE OF LANDSCAPE	96.56%	43.34%
AREA OF IMPERVIOUS COVERAGE	0.073 ACRES (3,167 SF)	1.316 ACRES (57,335 SF)
PERCENTAGE OF IMPERVIOUS COVERAGE	03.44%	30.85%
BUILDING AREA	2,321 SF	15,498 SF
NUMBER OF SINGLE-STORY BUILDINGS	1	3
NUMBER OF TWO-STORY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	SEE CHART	SEE CHART
PROPOSED FLOOR AREA	2,321 SF	15,498 SF
PROPOSED FLOOR AREA BY USE	RESIDENTIAL	RETAIL AND/OR RESIDENTIAL (10,455 SF) RESTAURANT (5,043 SF)
REQUIRED PARKING	N/A	TBD
RETAIL (1 SPACE PER 200 SF)		
RESIDENTIAL (1 SPACE PER DWELLING + 1 SPACE PER ADDITIONAL BEDROOM)		
RESTAURANT (1 SPACE PER 3 SEATS)		
PROVIDED PARKING	N/A	80 SPACES
STANDARD	N/A	74 SPACES
HANDICAP	N/A	6 SPACES
TOTAL	N/A	82 SPACES
INVENTORY PARKING	N/A	0 SPACES
REQUIRED LOADING SPACES	N/A	0 SPACES
PROVIDED LOADING SPACES	N/A	0 SPACES
AREA OF OUTSIDE STORAGE	0 SF	0 SF
PERCENTAGE OF OUTSIDE STORAGE	0.00%	0%
START OF CONSTRUCTION	N/A	TBD
END OF CONSTRUCTION	N/A	TBD

MAXIMUM BUILDING HEIGHT CHART - LOT 13B PER RESIDENTIAL ADJACENCY STANDARDS

BUILDING	DISTANCE FROM RESIDENTIAL ADJACENCY	MAXIMUM BUILDING HEIGHT
BUILDING A	DISTANCE FROM RESIDENTIAL ADJACENCY = 90'	MAXIMUM BUILDING HEIGHT = 90' 1'4" = 22'-6"
BUILDING B	DISTANCE FROM RESIDENTIAL ADJACENCY = 90'	MAXIMUM BUILDING HEIGHT = 90' 1'4" = 22'-6"
BUILDING C	DISTANCE FROM RESIDENTIAL ADJACENCY = 210'	MAXIMUM BUILDING HEIGHT = 210' 1'4" = 52'-6"

OWNER	ENGINEER	ARCHITECT	SURVEYOR
BB3 LEARNING SYSTEM INC 2903 SIOUX COURT CORINTH, TEXAS 76210 CONTACT: JEREMY AUNE TEL: 309-716-2700 CONTACT: ELIZABETH AUNE TEL: 860-983-6375	TRIANGLE ENGINEERING LLC 1333 MCDERMOTT DRIVE SUITE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271	LEVEL-5 DESIGNS, LLC 6400 WESTPARK DRIVE SUITE 490 HOUSTON, TEXAS 77057	A&W SURVEYORS, INC. 2220 GUS THOMASSON ROAD MESQUITE, TEXAS 75150 CONTACT: JOHN S. TURNER TEL: 972-661-4975

NO.	DATE	DESCRIPTION	BY
1	12/01/18	1ST CITY SUBMITTAL	KP
2	01/08/18	2ND CITY SUBMITTAL	KP
3	02/05/18	3RD CITY SUBMITTAL	KP
4	02/19/18	4TH CITY SUBMITTAL	KP



SITE PLAN

T: 214.609.9271 F: 469.359.6709 | E: kpatel@triangle-engr.com
 W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

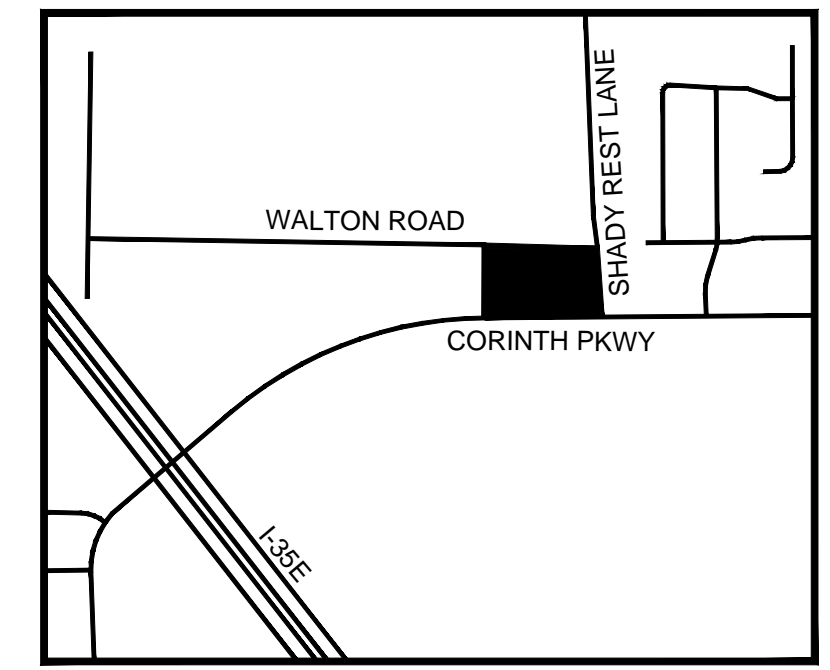
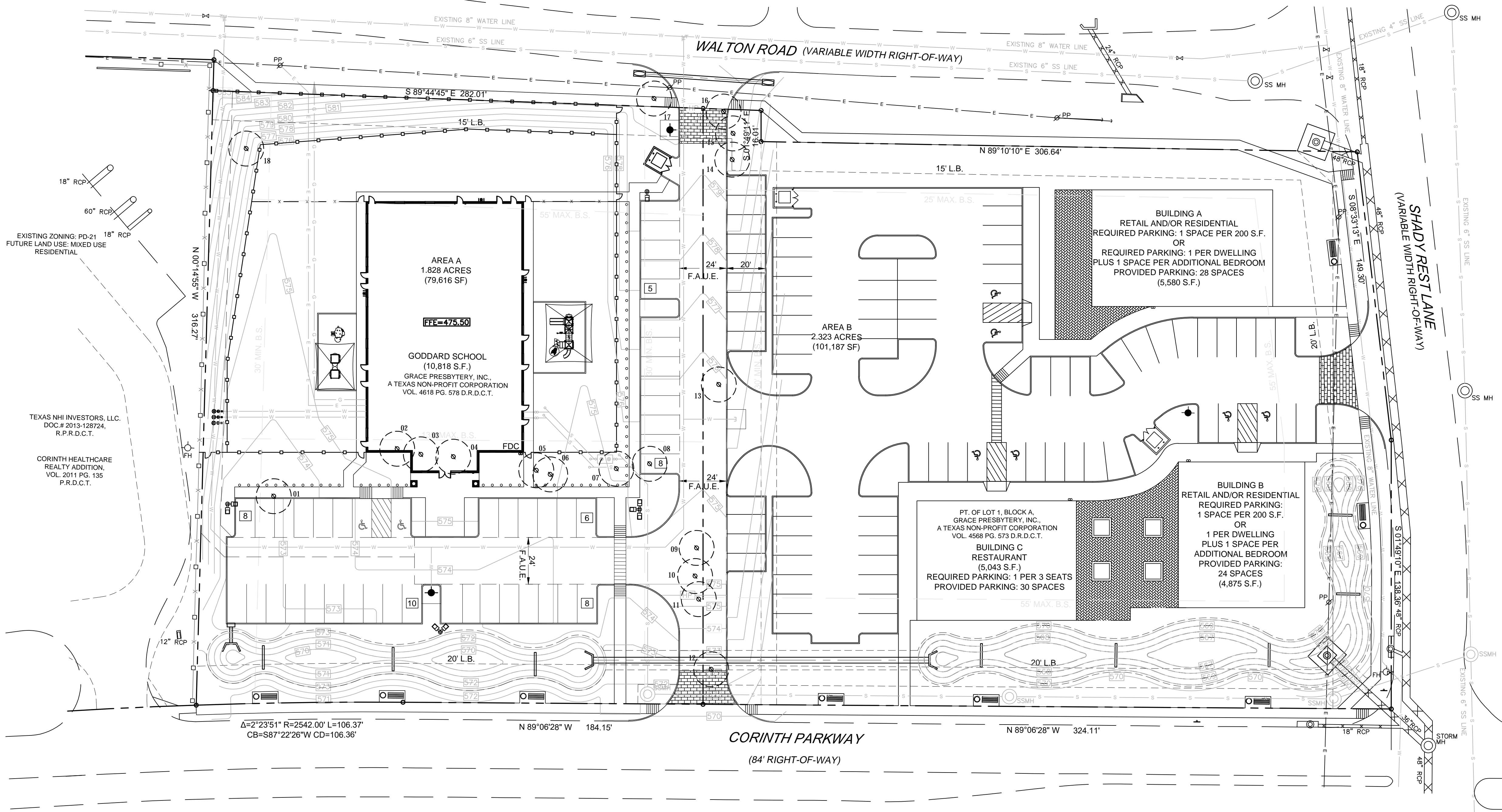
Planning | Civil Engineering | Construction Management

DESIGN DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	02/19/18	1":40'	071-17	3

TX PE FIRM #11525

GODDARD SCHOOL

1.828 ACRES BEING ALL THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.P. WALTON SURVEY,
 ABSTRACT NO. 1389, RECORDED IN VOLUME 4568, PAGE 573 DEED RECORDS
 CITY OF CORINTH, DENTON COUNTY, TEXAS



VICINITY MAP
 N.T.S.

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around drip (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the drip line of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the drip line of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the drip line of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Details.
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Details.
- Bark Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.



LANDSCAPE ARCHITECT
 STUDIO GREEN SPOT, INC.
 1333 W. McDERMOTT DR.
 ALLEN, TEXAS 75013
 (469) 369-4448
 CHRIS@STUDIOWGREENSPOT.COM



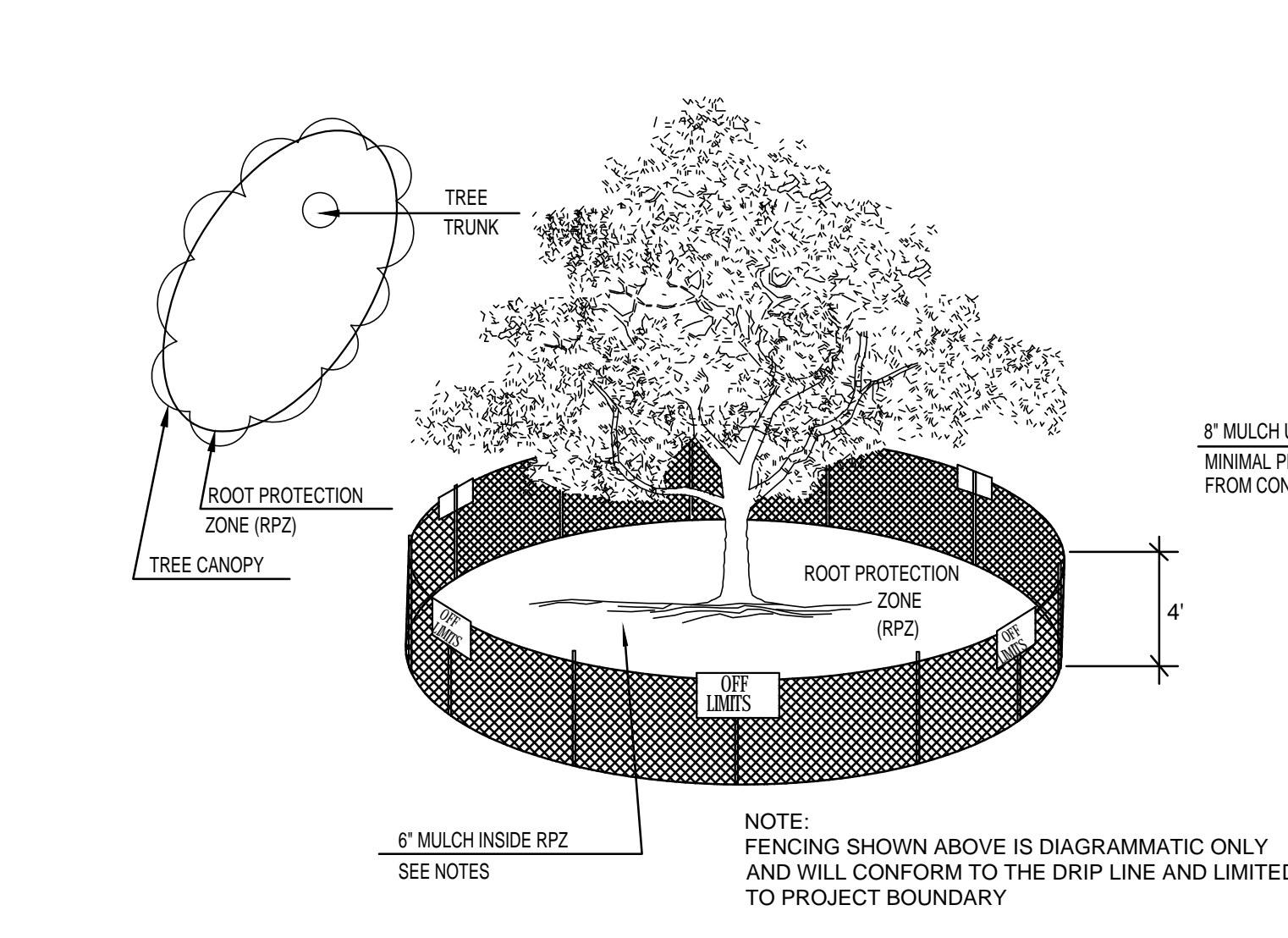
02.16.2018

GODDARD SCHOOL
 CORINTH PARKWAY
 CORINTH, TEXAS

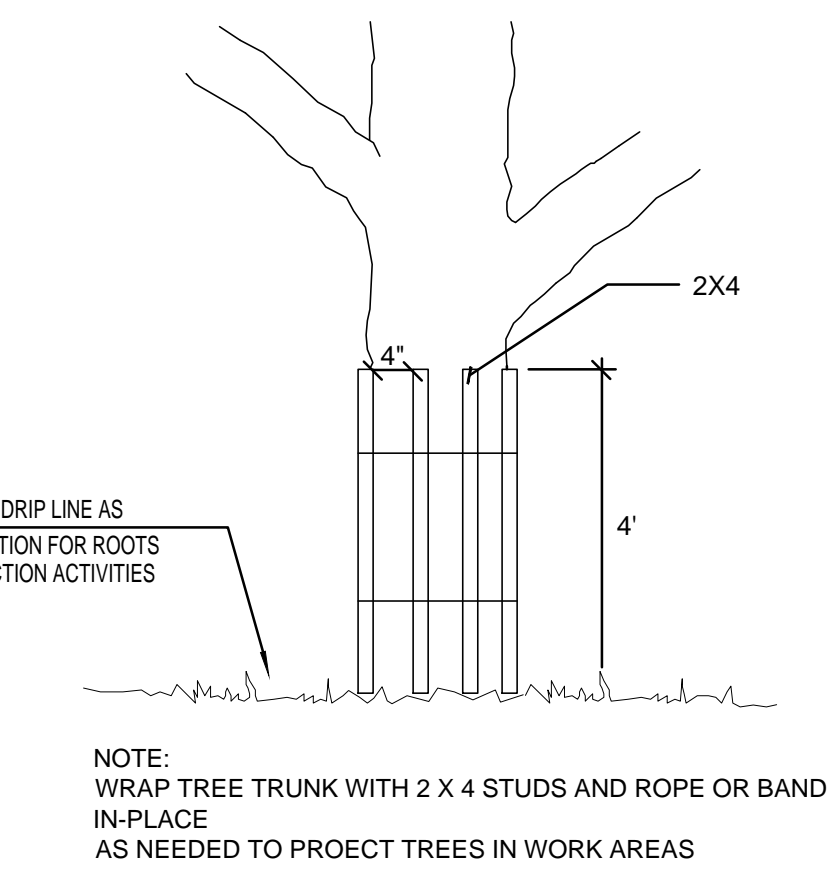
EXISTING ZONING: PD-21
 FUTURE LAND USE: MIXED USE RESIDENTIAL

TEXAS NH INVESTORS, L.L.C.
 DOC.# 2013-128724,
 R.P.R.D.C.T.

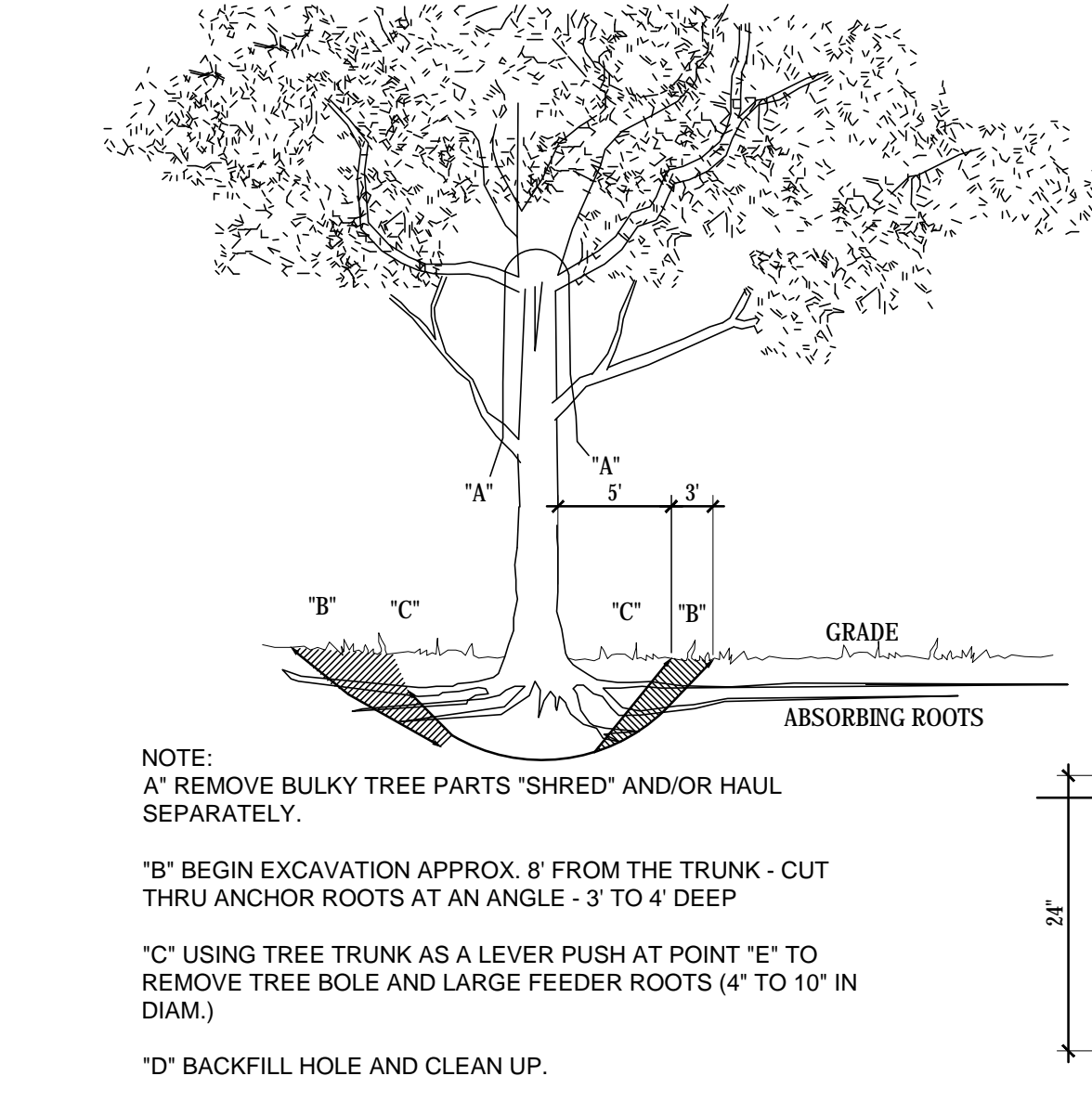
CORINTH HEALTHCARE
 REALTY ADDITION,
 VOL. 2011 PG. 135
 P.R.D.C.T.



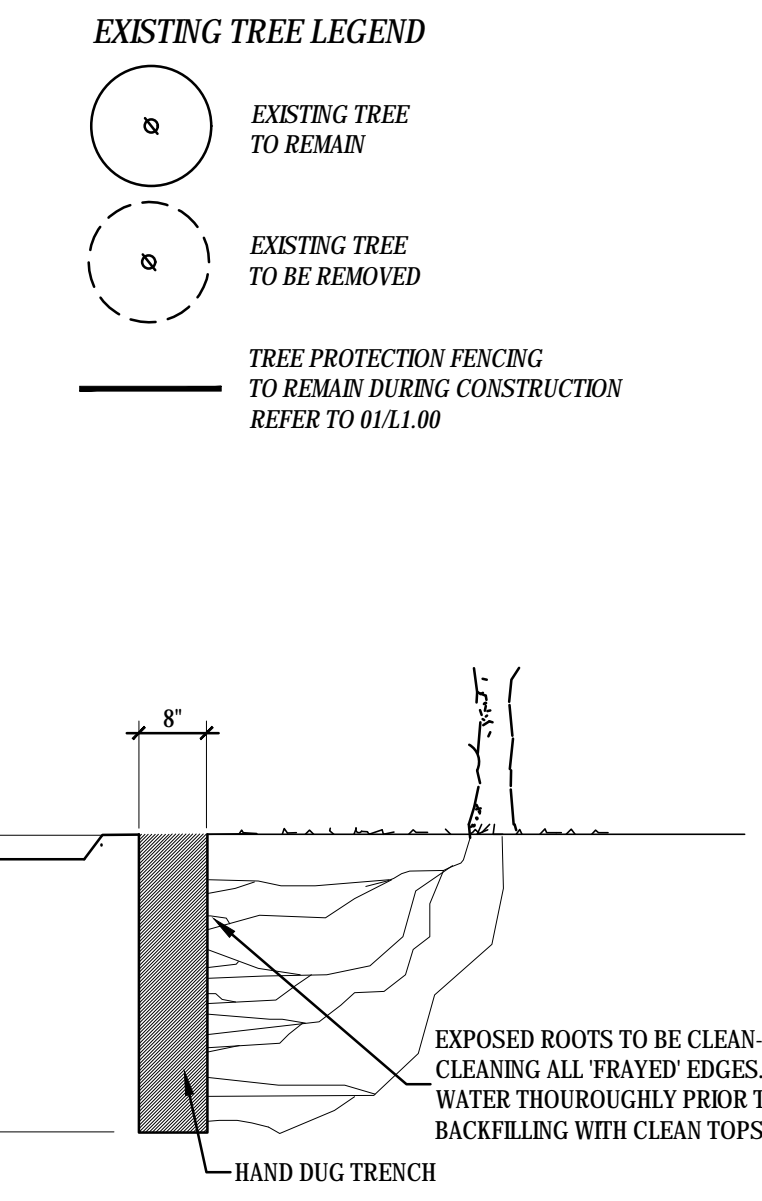
01 TREE PROTECTION FENCE A NOT TO SCALE



02 TREE PROTECTION FENCE B NOT TO SCALE



03 TREE REMOVAL DIAGRAM NOT TO SCALE



04 ROOT PRUNING DETAIL N.T.S.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/1.00

EXISTING TREE CHART

Tree #	Caliper Inches	Tree Type	Status	Exempt	Condition	Notes
1	22	Elm	To be removed	X	Good	Drive / Parking
2	12	Elm	To be removed	X	Good	Building Pad
3	8	Elm	To be removed	X	Good	Building Pad
4	14	Elm	To be removed	X	Good	Building Pad
5	9	Hackberry	To be removed	X	Good	Unprotected species- Site Grading
6	9	Hackberry	To be removed	X	Good	Unprotected species- Site Grading
7	8	Hackberry	To be removed	X	Good	Unprotected species- Drive / Parking
8	24	Hackberry	To be removed	X	Good	Unprotected species- Drive / Parking
9	24	Hackberry	To be removed	X	Good	Unprotected species- Drive / Parking
10	8	Cedar	To be removed	X	Good	Drive / Parking
11	10	Cedar	To be removed	X	Good	Drive / Parking
12	10	Cedar	To be removed	X	Good	Drive / Parking
13	30	Oak	To be removed	X	Good	Drive / Parking
14	12	Oak	To be removed	X	Good	Site Grading
15	9	Oak	To be removed	X	Good	Site Grading
16	10	Hackberry	To be removed	X	Good	Drive / Parking
17	24	Post Oak	To be removed	X	Good	Site Grading
18	22	Post Oak	To be removed	X	Good	Site Grading

265- Total caliper inches on site
 0- Caliper inches of trees to be preserved
 265- Caliper inches of trees to be removed
 198- Caliper inches of exempt trees to be removed
 67- Caliper inches of tree to be mitigated- refer to sheet L.2 for mitigation trees

TREE SURVEY, PROTECTION PLAN AND TREE MITIGATION IS ONLY FOR AREA A (LOT 13A, BLOCK 2) AND A TREE SURVEY, PROTECTION PLAN AND TREE MITIGATION MUST BE PROVIDED PRIOR TO DEVELOPMENT OF AREA B (LOT 13B, BLOCK 2)



ISSUE:
 FOR APPROVAL 12.01.2017
 CITY COMMENTS 01.08.2018
 CITY COMMENTS 02.02.2018
 CITY COMMENTS 02.16.2018

DATE:
 02.16.2018

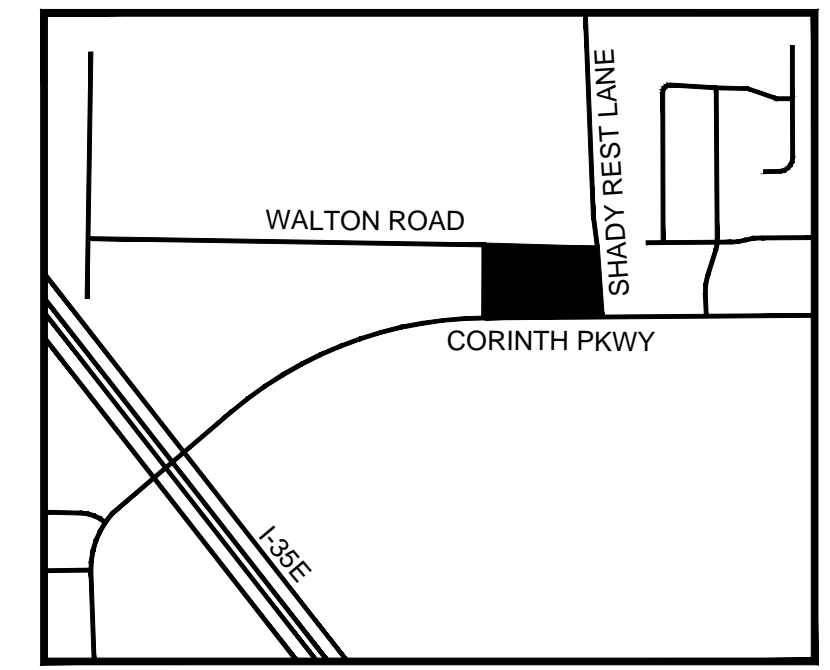
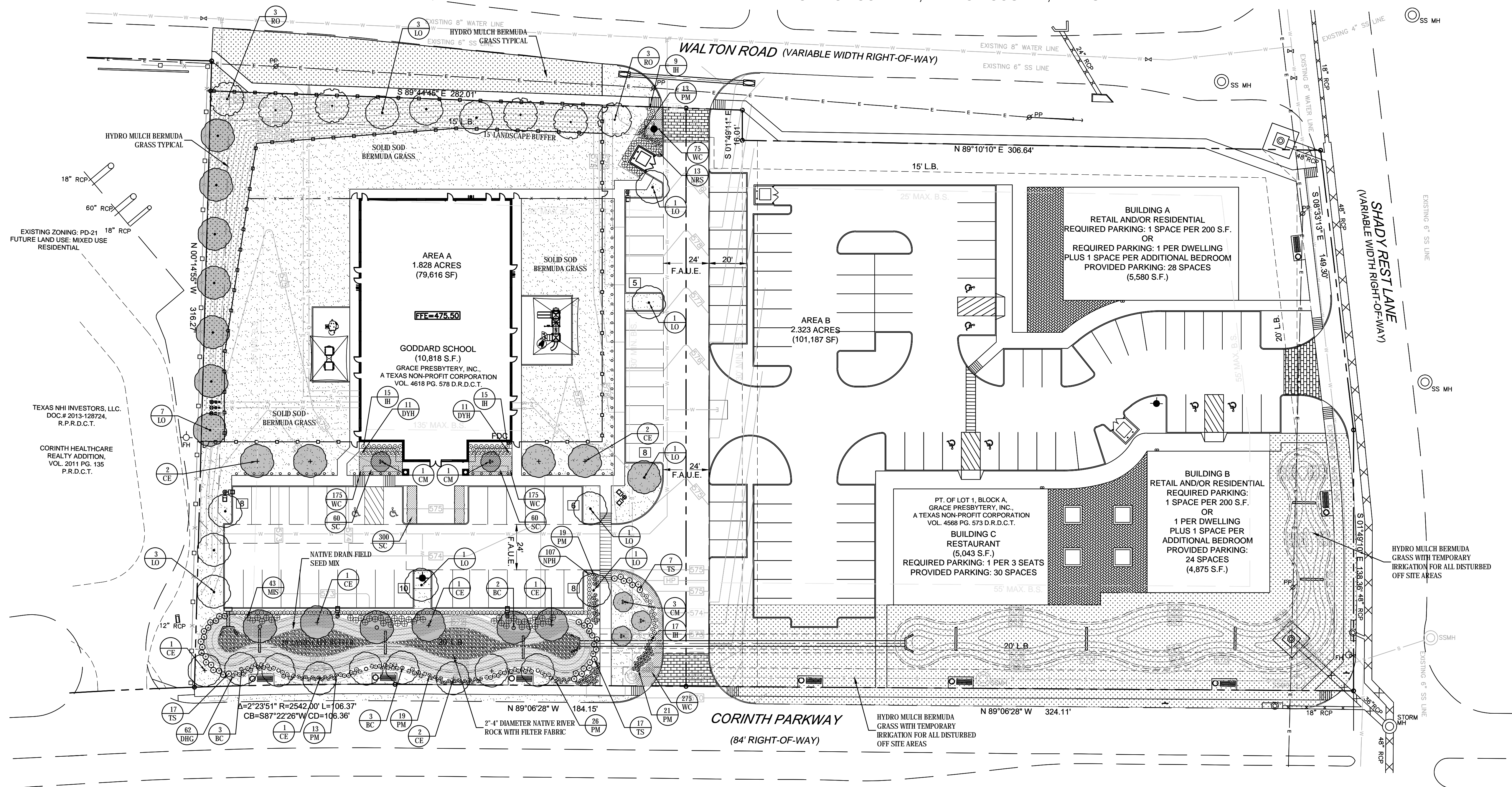
SHEET NAME:
 TREE SURVEY

SHEET NUMBER:

L.1

GODDARD SCHOOL

1.828 ACRES BEING ALL THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.P. WALTON SURVEY, ABSTRACT NO. 1389, RECORDED IN VOLUME 4568, PAGE 573 DEED RECORDS CITY OF CORINTH, DENTON COUNTY, TEXAS



VICINITY MAP
A.T.S.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

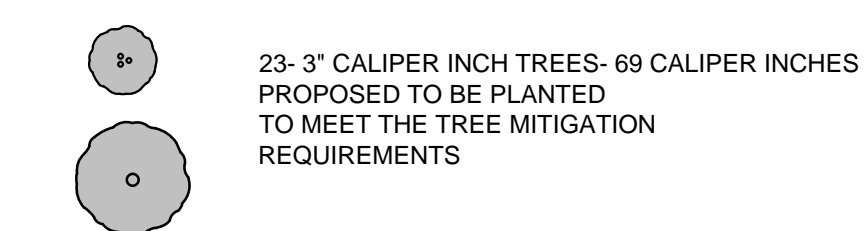
LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE					
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BC	8	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container, 12' ht., 5' spread, 5' clear trunk
CE	11	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 6' clear trunk
CM	5	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container, 5-1" trunks, 4' spread, tree form
LO	19	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14' ht., 6' spread, 6' clear straight trunk
RO	6	Red Oak	<i>Quercus shumardii</i>	3" cal.	container, 14' ht., 6' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DHG	62	Dwarf Hameln Grass	<i>Pennisetum alopecuroides 'Hameln'</i>	3 gal.	container full, well rooted
DYH	22	Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>	3 gal.	container, well rooted, 18" spread
IH	56	Indian Hawthorn 'Clara'	<i>Rhaphephoebe indica 'Clara'</i>	3 gal.	container, well rooted, 18" spread
MMS	43	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	3 gal.	container full, well rooted
NPH	107	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 20" ht., 20" spread
NRS	13	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 30" ht., 30" spread
PM	111	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gal.	container full, well rooted
TS	41	Compact Texas Sage	<i>Leucophyllum frutescens 'Compacta'</i>	5 gal.	container grown, 20" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	420	Seasonal Color		4" pots	selection by owner, 12" o.c.
WC	700	Purple Wintercreeper	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	container, 3-12" runners min., 12" o.c.
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

TREES TO COUNT TOWARDS MITIGATION



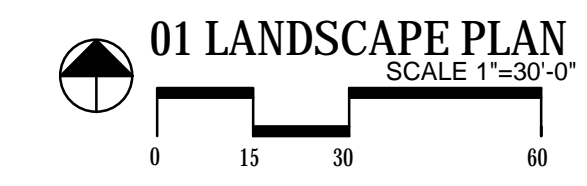
LANDSCAPE TABULATIONS

STREET FRONTAGE / LANDSCAPE EDGE	
Requirements:	Provided
Corinth Parkway (260.79 l.f.) Required (9) trees, 3" cal.	Provided (9) trees, 3" cal.
continuous evergreen hedge for parking lot screen	continuous evergreen hedge for parking lot screen
Walton Road (252.17 l.f.)	
Requirements:	Provided
Required (9) trees, 3" cal.	Provided (9) trees, 3" cal.
PARKING LOT (45 spaces)	
Requirements:	Provided
10 s.f. per each parking space and (1) tree, 3" cal., per 10 parking spaces.	(8) trees, 3" cal. 1,268 s.f.

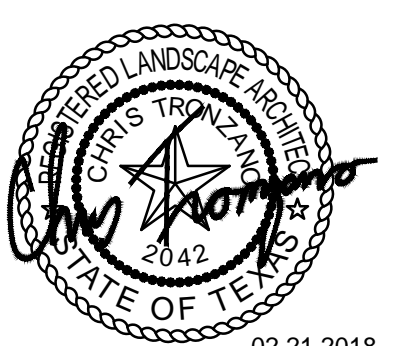
A SITE PLAN IS REQUIRED PRIOR TO DEVELOPMENT OF AREA B. A LANDSCAPE PLAN MEETING ALL CITY LANDSCAPE PLAN REQUIREMENTS WILL BE REQUIRED FOR AREA B AT THE TIME OF THE SITE PLAN SUBMITTAL. CORNER LOT LANDSCAPING PER THE ORDINANCE WILL BE REQUIRED FOR AREA B.

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

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT AND PERFORMANCE OF PLANT MATERIAL.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1333 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRS@STUDIOGREENSPOT.COM



02.21.2018

GODDARD SCHOOL
CORINTH PARKWAY
CORINTH, TEXAS

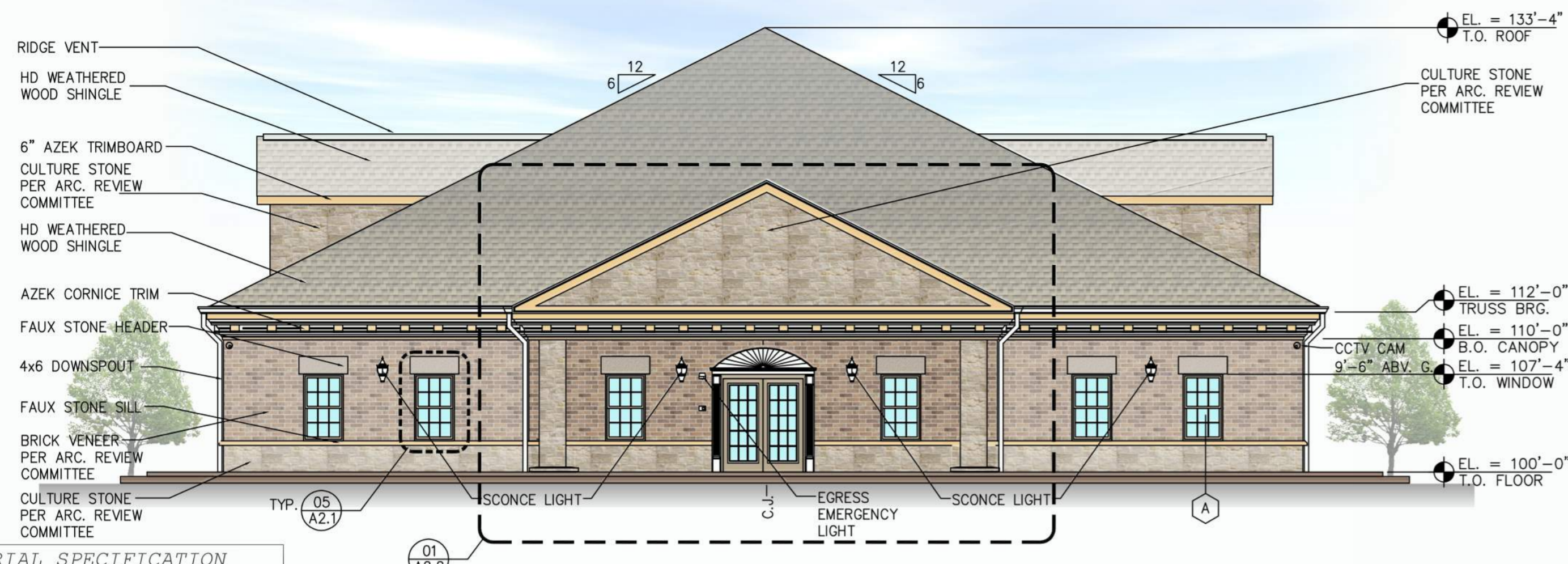
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CITY COMMENTS 02.21.2018

DATE:
02.21.2018

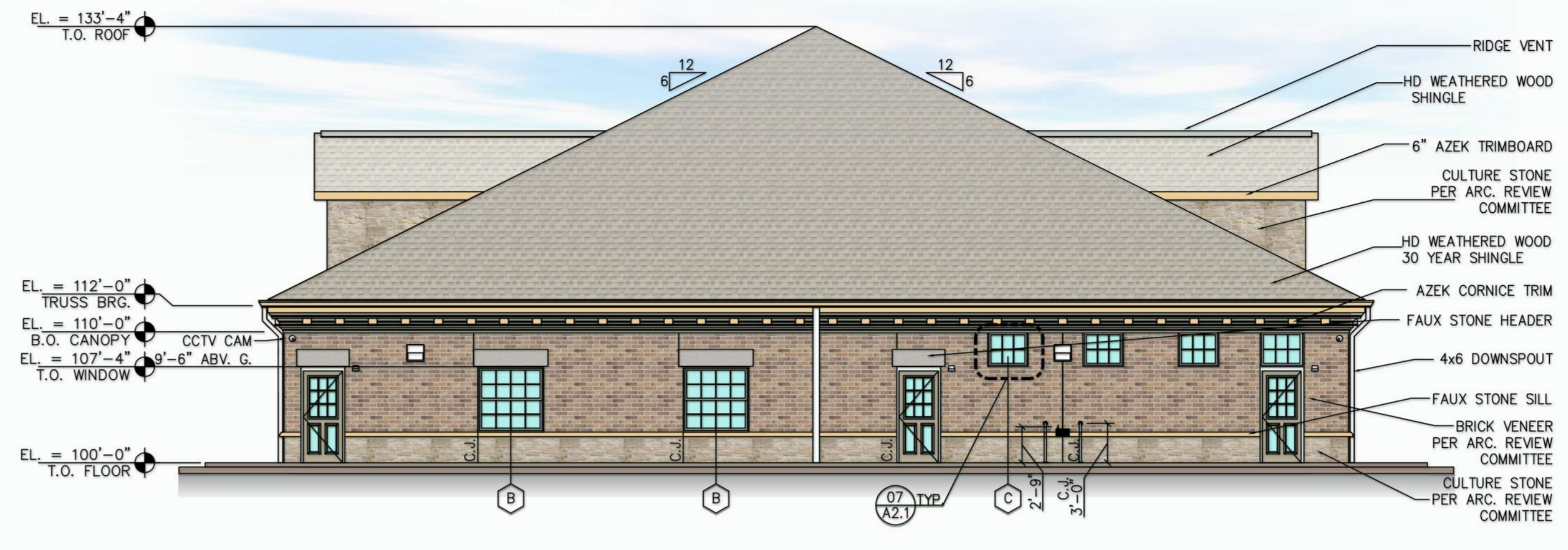
SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



1 SOUTH ELEVATION (FRONT)
A2.1 SCALE: 1/8" = 1'-0"

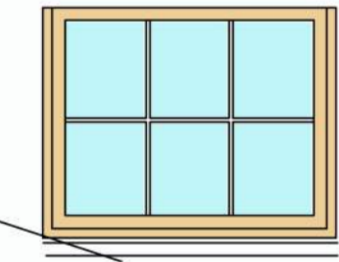


2 NORTH ELEVATION (BACK)
A2.1 SCALE: 1/8" = 1'-0"

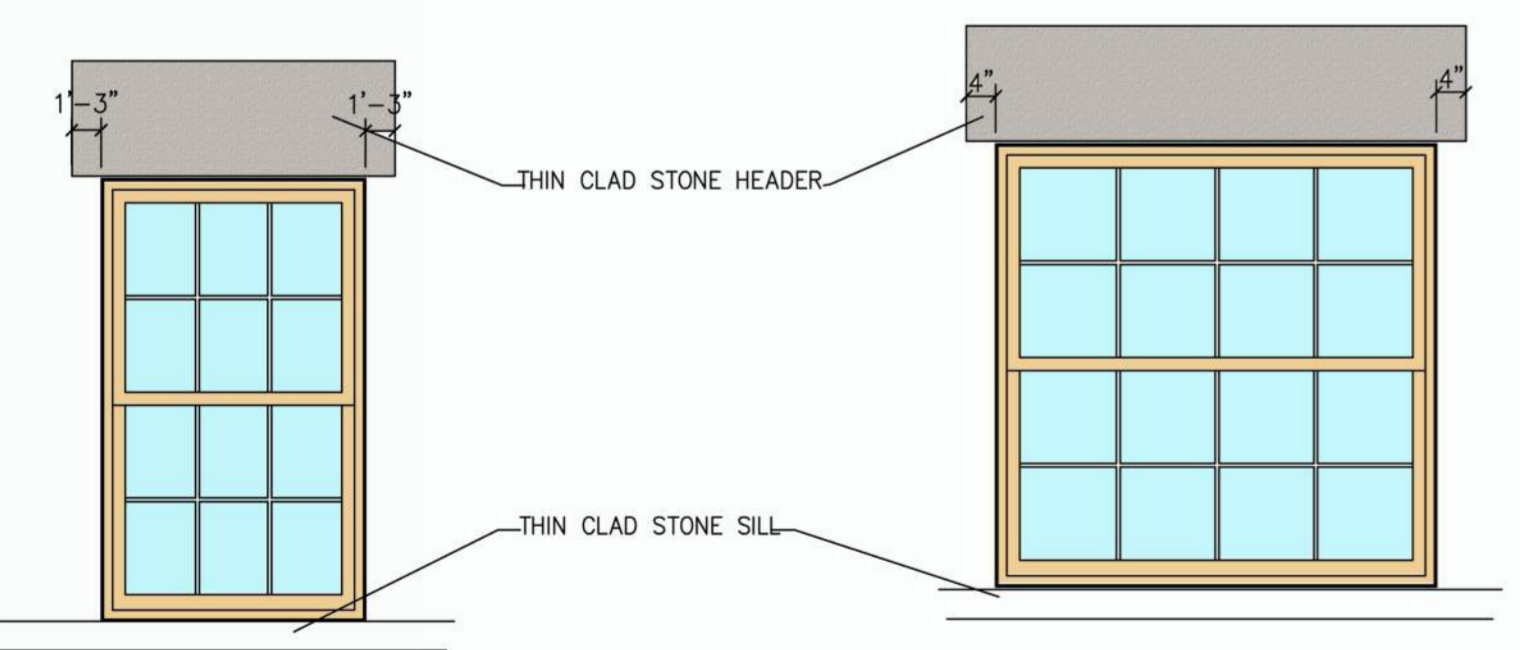
MATERIAL SPECIFICATION

NO.	MATERIAL IMAGE	MATERIAL NAME	SPECIFICATION
1		BRICK VENEER	CEDAR VALLEY-ACME BRICK
2		CULTURE STONE	GRANBURY REGULAR CHOPPED GRAY
3		ROOF SHINGLE	HD WEATHERED WOOD SHINGLES
4		AZEK CORNICE TRIM	PT-1, WHITE IN COLOR

	SOUTH	%	NORTH	%	WEST	%	EAST	%
TOTAL FACADE AREA (SF)	1277.40 SF	100.00	1012.85 SF	100.00	1823.07 SF	100.00	1846.18 SF	100.00
DOORS/WINDOWS	160 SF	12.52	155 SF	15.30	315 SF	17.28	339 SF	18.36
FACADE AREA (SF) MINUS DOORS/WINDOWS	1117.40 SF	-	857.85 SF	-	1508.07 SF	-	1507.18 SF	-
BRICK VENEER	442.88 SF	34.67	455.03 SF	44.93	783.91 SF	43.00	785.17 SF	42.53
STONE	459.05 SF	35.94	224.35 SF	22.15	402.74 SF	22.09	401.59 SF	21.75
AZEK TRIM	215.47 SF	16.87	178.47 SF	17.62	321.42 SF	17.63	320.42 SF	17.36

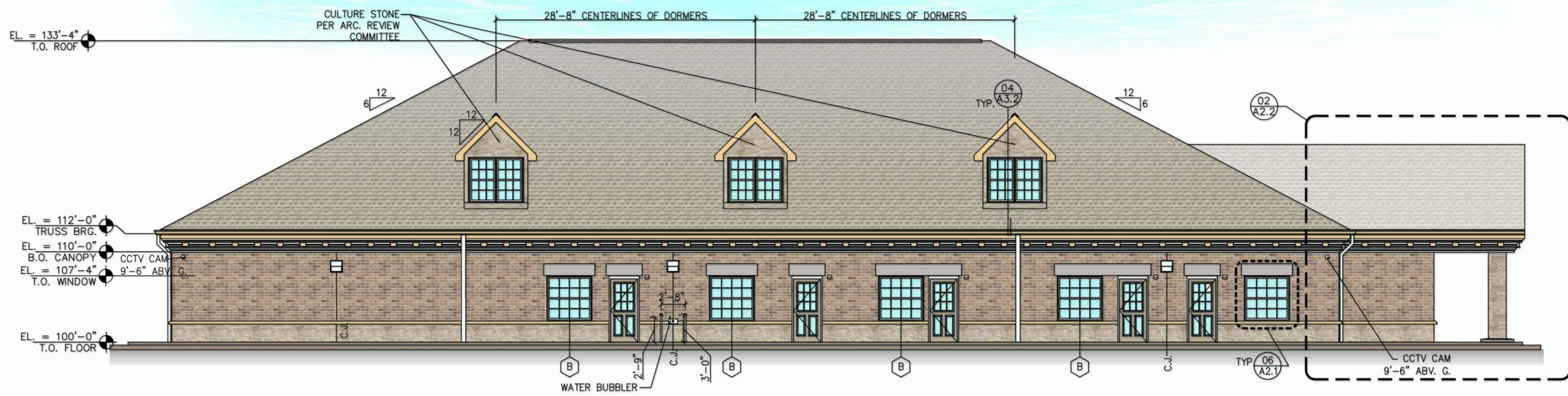


7 WINDOW ELEVATION (C)
A2.1 N.T.S.

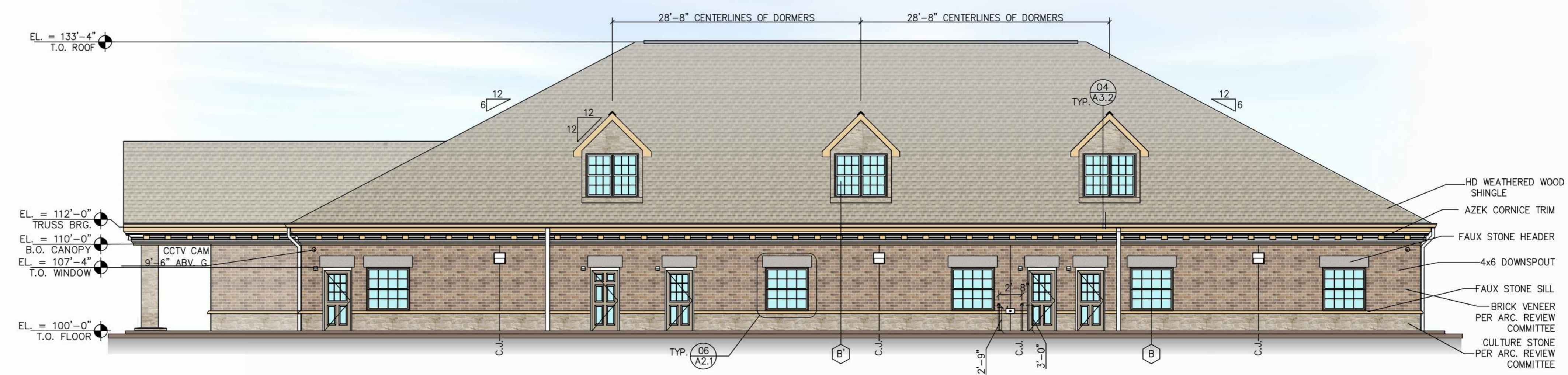


5 WINDOW ELEVATION (A)
A2.1 N.T.S.

6 WINDOW ELEVATION (B)
A2.1 N.T.S.



3 WEST ELEVATION (SIDE)
A2.1 SCALE: 1/8" = 1'-0"



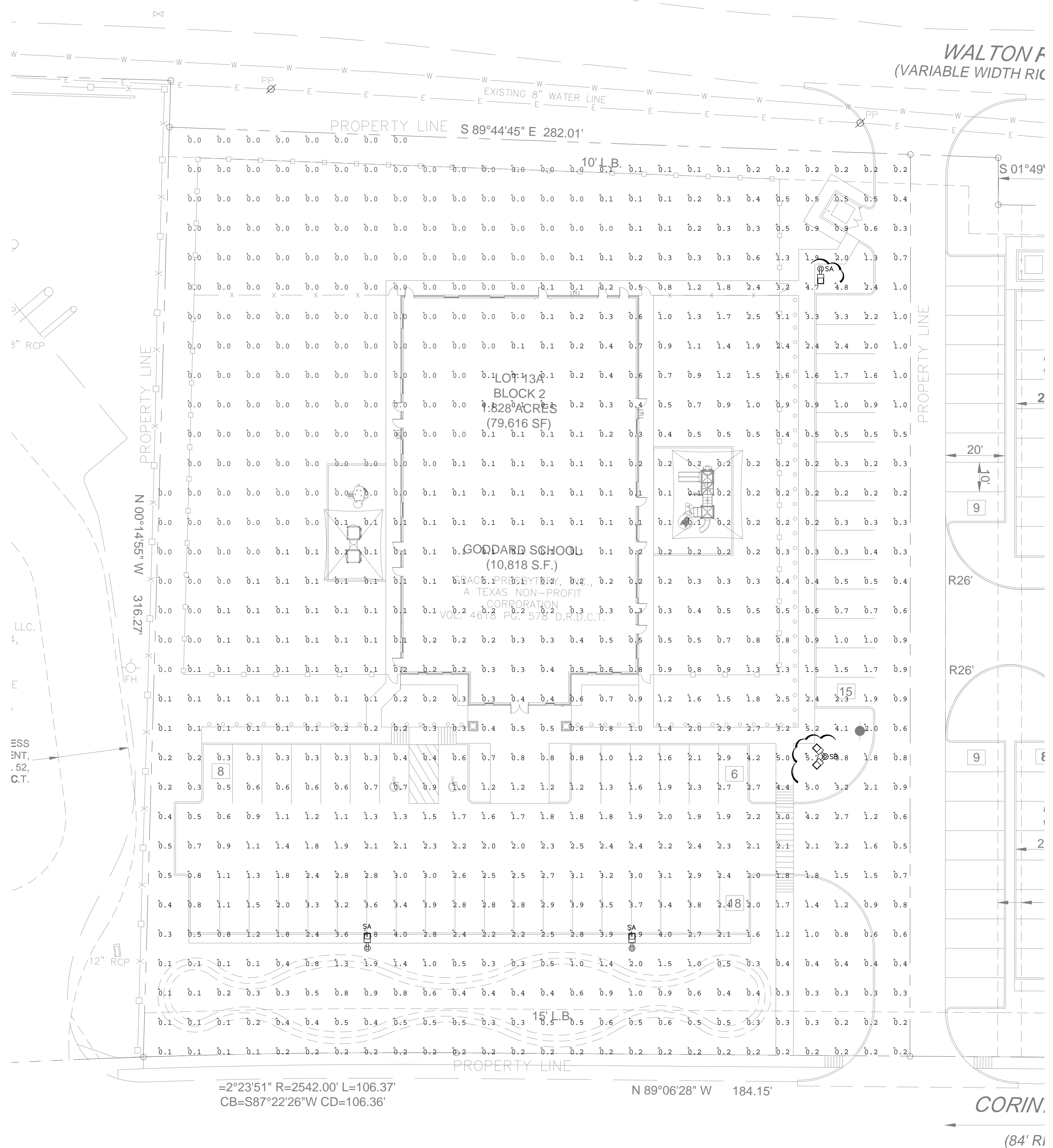
4 EAST ELEVATION (SIDE)
A2.1 SCALE: 1/8" = 1'-0"

NOTE : THE DUMPSTER ENCLOSER ELEVATIONS SHALL MATCH TO THE BUILDING MATERIALS.
THE ENTRANCE OF THE BUILDING SHALL BE ACCENTED WITH BOTH FINISHES AND PLANTING TO VISUALLY READ AS AN ENTRY STATEMENT.
DOWNSPOUTS ON ELEVATIONS ARE FOR INFORMATION PURPOSE ONLY. LOCATION SHALL BE DECIDED ON FIELD.

NO.	DATE	REVISION

EXTERIOR ELEVATIONS

PROJECT NO.:	02/01/2018
DATE:	
DRAWN BY:	
CHECKED BY:	



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Photometric	Illuminance	Fc	0.75	5.7	0.0	N.A.

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
6	KAD_LED_60C_700_30K_R3_MVOLT	SINGLE	1.000	KAD LED 60C 700 30K R3 MVOLT	134	14864

1 PHOTOMETRIC PLAN
SCALE: 1-20"=1'-0"



No.	DATE	DESCRIPTION	BY



FEB. 20, 2018

 MEP GREEN DESIGNS & BUILD, PLLC
 REGISTRATION #: F-10982
 17047 Ed Carmine Road, #211
 Houston, TX 77055
 Tel: (281)-786-1195
 Fax: (281)-282-9144
 www.mepgreendesigns.com

GODDARD SCHOOL
 CITY OF CORINTH, TEXAS

PROJECT No.	DATE	DRAWN BY	CHECKED BY
02/14/2018	PL	DV	

SHEET # **E5.1** REVISION #