



**ASHFORD PARK  
PLANNED DEVELOPMENT NO. 57  
BASE ZONING DISTRICT: SF-4 SINGLE FAMILY  
RESIDENTIAL  
ORDINANCE NO. 21-02-18-05  
(ADOPTED 2-18-2021)**

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208  
940-498-3200 ▪ [www.cityofcorinth.com](http://www.cityofcorinth.com)

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 21-02-18-05**

**ASHFORD PARK PLANNED DEVELOPMENT DISTRICT #57**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY THE COMPREHENSIVE ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT A," ATTACHED HERETO AND INCORPORATED HEREIN, FROM SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED), SF-2, SINGLE FAMILY RESIDENTIAL (DETACHED), PD-5 (WITH A BASE DISTRICT OF SF-3, SINGLE FAMILY RESIDENTIAL (DETACHED), AND PD-39 (WITH A BASE DISTRICT OF SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED)), TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) ON APPROXIMATELY ±82.96 ACRES (3,613,738 SQUARE FEET) OF LAND IN THE WILLIAM WILSON SURVEY, ABSTRACT NO.1383 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 20.000 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO F.F. TAYLOR FARMS, LP, AS RECORDED IN INSTRUMENT NO. 2019-51093 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING PORTIONS OF A CALLED 7.0 ACRE TRACT OF LAND, A CALLED 8.165 ACRE TRACT OF LAND, AND A CALLED 25.88 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO F.F. TAYLOR FARMS, LP, AS RECORDED IN INSTRUMENT NO. 2009-96645 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING A PORTION OF A CALLED 25.85 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO F.F. TAYLOR FARMS, LP, AS RECORDED IN INSTRUMENT NO. 2016-127848 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, SAME ALSO BEING ALL OF LOT 1 E. BLOUNT SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN CABINET R, PAGE 268 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS; THE PROPERTY IS GENERALLY LOCATED NORTH OF LAKE SHARON DRIVE, SOUTH OF VALLEY VIEW DRIVE, WEST OF NORTH CORINTH STREET, EAST OF EVANS ROAD, AND SOUTH OF CHURCH DRIVE AND IDENTIFIED AS ASHFORD PARK PLANNED DEVELOPMENT DISTRICT NO. 57 ("PD-57"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING SITE INVENTORY ANALYSIS (EXHIBIT "C"); APPROVING CONCEPTUAL SCREENING AND BUFFERING (EXHIBIT "D"); APPROVING PRELIMINARY ESTIMATE OF TREE PRESERVATION CREDITS APPLIED (EXHIBIT "E"); APPROVING COTTAGE LOT DETAILS (EXHIBIT "F"); APPROVING LAND USE REGULATIONS (EXHIBIT "G"); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION

**OCCURS ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING 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 of the City, 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 property is comprised of multiple tracts of land, as described in Exhibit "A" ("Property"), and is currently zoned as SF-4, Single Family Residential (Detached), SF-2, Single Family Residential (Detached), PD-5 (with A Base District of SF-3, Single Family Residential (Detached)), and PD-39 (with a Base District of SF-4, Single Family Residential (Detached)) under the City's Unified Development Code and as designated on the City's Zoning Map; and,

**WHEREAS**, and an authorized person having a proprietary interest in the Property has requested a change in the zoning classification of said Property to PD-Planned Development zoning district with a base zoning of SF-4, Single Family Residential (Detached) under the City's Unified Development Code ("UDC"), more specifically identified as Ashford Park Planned Development District No. 57 ("PD-57"); and

**WHEREAS**, the City Council and the Planning and Zoning Commission of the City of Corinth, having given the requisite notices by publication and otherwise, and each, held due hearings and afforded 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; and

**WHEREAS**, the Planning and Zoning Commission has recommended approval of the requested change in zoning to the Property, and the City Council has determined that the Property has unique characteristics and that zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City's Unified Development Code, in accordance with the standards and specifications set forth herein, including without limitation the Land Use Regulations set forth in **Exhibit "G,"** should be approved; 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 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 neighborhoods; location, 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 proposed district and its peculiar suitability for particular use requested 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 requested Amendment to the City’s Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property 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 1.  
INCORPORATION OF PREMISES**

The above and foregoing recitals are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2  
LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That Ordinance 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to change the zoning classifications on approximately ±82.96 acres of land, described in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”), from SF-4, Single Family Residential (Detached), SF-2, Single Family Residential (Detached), PD-5 (with A Base District of SF-3, Single Family Residential (Detached)), and PD-39 (with a Base District of SF-4, Single Family Residential (Detached) to PD-Planned Development zoning district with a base zoning of SF-4, Single Family Residential (Detached) and identified as Ashford Park Planned Development District No. 57 (“PD-57”) subject to the regulations contained in this Ordinance, , and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property.

**SECTION 3.  
PLANNED DEVELOPMENT CONCEPT PLAN**

The Planned Development Concept Plan for the Property as set forth in **Exhibit “B,”** a copy of which is attached hereto and incorporated herein, is hereby approved.

**SECTION 4  
ADDITIONAL ANCILLIARY CONCEPTUAL PLANS**

Additional ancillary conceptual plans pertaining to site inventory analysis, as set forth in **“Exhibit C,”** conceptual screening and buffering, as set forth in **“Exhibit D,”** preliminary estimate of tree preservation credits applied, as set forth in **“Exhibit E,”** and cottage lot details, as set forth in **“Exhibit F,”** are attached hereto and incorporated herein, and are hereby approved as depicted (**Exhibits “C,” “D,” “E,” and “F”** are collectively herein referred to as the **“Ancillary Conceptual Plans”**).

**SECTION 5.  
LAND USE REGULATIONS**

A. The Zoning and Land Use Regulations set forth in **“Exhibit G,”** attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning of SF-4, Single Family Residential (Detached). In the event of conflict between the provisions of **“Exhibit G”** and provisions of any other City zoning regulations, including

without limitation the regulations governing SF-4, Single Family Residential (Detached) zoning district, “**Exhibit G**” shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

B. That the zoning regulations and districts herein established have been adopted 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. The Planned Development Concept Plan (“**Exhibit B**”), the site inventory analysis (“**Exhibit C**”), conceptual screening and buffering (“**Exhibit D**”) preliminary estimate of tree preservation credits applied (“**Exhibit E**”), cottage lots details (“**Exhibit F**”), and the Land Use Regulations (“**Exhibit G**”) shall control the use and development of the Property in accordance with the provisions of this Ordinance, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan, Ancillary Conceptual Plans, and Land Use Regulations. The PD Concept Plan, Ancillary Concept Plans and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.

If a change to the Concept Plan, and/or associated Ancillary Conceptual Plans, if any, is requested for the Property, the request shall be processed in accordance with the UDC and other development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval.

#### **SECTION 6. PENALTY FOR VIOLATIONS**

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

#### **SECTION 7. SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority’s decisions or enactment.

**SECTION 8.  
CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 9.  
SAVINGS**

All rights and remedies of the City of Corinth, Texas, are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 10.  
EFFECTIVE DATE**

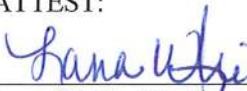
This ordinance shall become effective after approval and publication as provided by law. The City Secretary is directed to publish the caption and penalty of this ordinance two times.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 18<sup>th</sup> DAY OF February, 2021.**

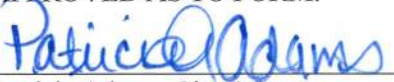
APPROVED:

  
\_\_\_\_\_  
Bill Heidemann, Mayor

ATTEST:

  
\_\_\_\_\_  
Lana Wylie, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Patricia Adams, City Attorney



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING a tract of land situated in the William Wilson Survey, Abstract No.1383, City of Corinth, Denton County, Texas and being all of a called 20.000 acre tract of land as described in a Special Warranty Deed to F.F. Taylor Farms, LP, as recorded in Instrument No. 2019-51093 of the Official Records of Denton County, Texas, and being portions of a called 7.0 acre tract of land, a called 8.165 acre tract of land, and a called 25.88 acre tract of land as described in a Special Warranty Deed to F.F. Taylor Farms, LP, as recorded in Instrument No. 2009-96645 of the Official Records of Denton County, Texas, and also being a portion of a called 25.85 acre tract of land described in a Special Warranty Deed to F.F. Taylor Farms, LP, as recorded in Instrument No. 2016-127848 of the Official Records of Denton County, Texas, same also being all of Lot 1 E. Blount Subdivision, an addition to the City of Corinth, Denton County, Texas, according to the Final Plat thereof recorded in Cabinet R, Page 268 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, common to the southerly northeast corner of Terrace Oaks, Phase One, according to the plat thereof recorded in Document No. 2017-59 of the Plat Records of Denton County, Texas, being on the southerly line of a called 6.000 acre tract of land described as Tract 1 in a deed to Sterling Sacks and spouse, Mina Sacks, as recorded in Instrument No. 2019-83953 of the Official Records of Denton County, Texas;

THENCE North 89°24'28" East, along a northerly line of said Lot 1 and the southerly line of said 6.000 acre tract, passing at a distance of 0.80 feet a fence post corner found for the southeast corner of said 6.000 acre tract, common to the southwest corner of Haislip Family Farm, according to the plat thereof recorded in Cabinet I, Page 181 of the Plat Records of Denton County, Texas, and continuing along the same course and along the southerly line of said Haislip Family Farm, for a total distance of 1137.60 feet to a 1/2 inch iron rod found for the southeast corner of said Haislip Family Farm, common to an ell corner of said Lot 1;

THENCE North 0°58'40" East, along a westerly line of said Lot 1 and the easterly line of said Haislip Family Farm, distance of 82.31 feet to a 1/2 inch iron rod found for the northerly northwest corner of said Lot 1;

THENCE North 88°50'31" East, departing the easterly line of said Haislip Family Farm, along a northerly line of said Lot 1, the southerly line of Corinth Amity Village, according to the plat thereof recorded in Cabinet A, Page 99 of the Plat Records of Denton County, Texas, and the southerly line of Corinth Shores Estates, according to the plat thereof recorded in Cabinet A, Page 47 of the Plat Records of Denton County, Texas, a distance of 1438.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1, common to the northwest corner of Lots 1 and 2X, Block A, The Boulevard Apartments Addition, according to the plat thereof recorded in Document No. 2011-208 of the Plat Records of Denton County, Texas;

THENCE South 0°21'39" East, along the easterly line of said Lot 1, the easterly line of said 25.85 acre tract, and the westerly line of said The Boulevard Apartments Addition, a distance of 1009.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly right of way line of Lake Sharon Drive, a variable width right of way;

THENCE along the northerly right of way line of said Lake Sharon Drive, the following:

South 37°23'36" West, a distance of 152.46 feet to a "X" cut set at the beginning of a tangent curve to the right having a central angle of 52°10'43", a radius of 958.00 feet, a chord bearing and distance of South 63°28'57" West, 842.60 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 872.44 feet to a "X" cut set for corner;

South 89°34'19" West, a distance of 1521.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 03°51'10", a radius of 3042.00 feet, a chord bearing and distance of South 87°38'44" West, 204.52 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 204.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 7.0 acre tract;

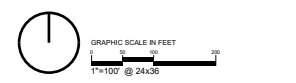
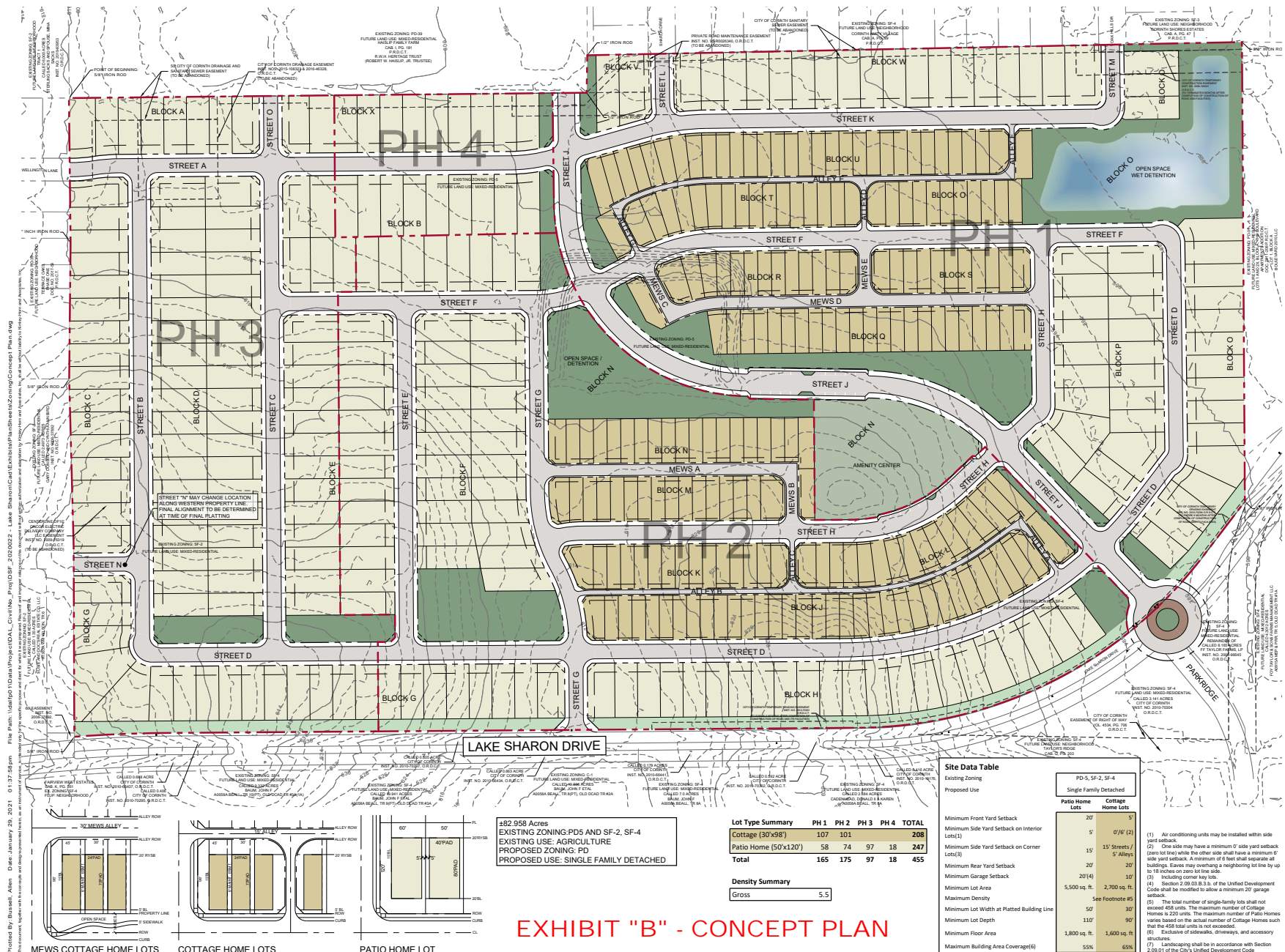
THENCE North 00°12'39" West, departing the northerly right of way line of said Lake Sharon Drive, along the westerly line of said 7.0 acre tract and the easterly line of a called 2.4973 acre tract of land described in a deed to Gary Don Bird and Cynthia Ann Bird, as recorded in Instrument No. 2008-37892, of the Official Records of Denton County, Texas, a distance of 419.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°31'44" West, continuing along the westerly line of said 7.0 acre tract and the easterly line of said 2.4973 acre tract and along the westerly line of said 20.00 acre tract, a distance of 366.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 2.4973 acre tract, common to the southeast corner of Terrace Oaks, Phase 1, according to the Final Plat thereof recorded in Document No. 2017-59, of the Plat Records of Denton County, Texas;

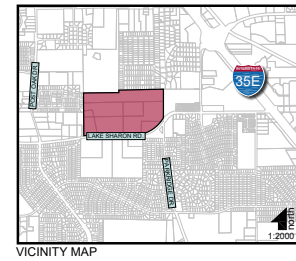
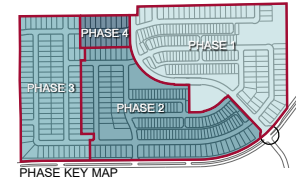
THENCE North 00°35'29" East, continuing along the westerly line of said 20.000 acre tract and along the easterly line of said Terrace Oaks, a distance of 299.37 feet to the northwest corner of said 20.00 acre tract, common to the southwest corner of said Lot 1, from which, a 1/2 inch iron rod found for witness bears North 35°34' West, 0.4 feet;

THENCE North 0°38'52" West, along the westerly line of said Lot 1 and continuing along the easterly line of said Terrace Oaks, a distance of 317.97 feet to the POINT OF BEGINNING and containing 82.958 acres (3,613,659 square feet) of land, more or less.





Phase	Area	Dwelling Units	Required OS	Proposed MDA OS
1	31.76 Ac.	385 Units	1.75 Ac.	Amenity Center Trails - Lake Sharon (107' width x 139.5')
2	28.30 Ac.	375 Units	0.39 Ac.	Trails - Parkridge (8' width x 407.8')
3	19.47 Ac.	97 Units	0.15 Ac.	Trails - Lake Sharon (107' width x 139.5' linear land)
4	3.82 Ac.	18 Units	0.13 Ac.	Trails - Parkridge (8' width x 407.8')
<b>Total</b>	<b>83.35 Ac.</b>	<b>485 Units</b>	<b>0.11 Ac.</b>	<b>11.82 Ac.</b>



**LAKE SHARON DRIVE**

482.958 Acres  
 EXISTING ZONING: PD5 AND SF-4  
 EXISTING USE: AGRICULTURE  
 PROPOSED ZONING: PD  
 PROPOSED USE: SINGLE FAMILY DETACHED

Lot Type Summary	PH 1	PH 2	PH 3	PH 4	TOTAL
Cottage (30'x98')	107	101			208
Patio Home (50'x120')	58	74	97	18	247
<b>Total</b>	<b>165</b>	<b>175</b>	<b>97</b>	<b>18</b>	<b>455</b>

Density Summary	Value
Gross	5.5

**Site Data Table**

Proposed Use	PD-5, SF-3, SF-4	
	Patio Home Lots	Cottage Home Lots
Minimum Front Yard Setback	20'	5'
Minimum Side Yard Setback on Interior Lots(1)	5'	0'/0'
Minimum Side Yard Setback on Corner Lots(3)	15'	5' Alleys
Minimum Rear Yard Setback	20'	20'
Minimum Garage Setback	20'(4)	10'
Minimum Lot Area	5,500 sq. ft.	2,700 sq. ft.
Maximum Density	See Footnote #5	
Minimum Lot Width at Flatted Building Line	50'	30'
Minimum Lot Depth	110'	90'
Minimum Floor Area	1,800 sq. ft.	1,600 sq. ft.
Maximum Building Area Coverage(6)	55%	65%

- Air conditioning units may be installed within side yard setback.
- Each side may have a minimum 6' side yard setback (zero lot line) while the other side shall have a minimum 0' side yard setback. A minimum of 6 feet shall separate all buildings. Eaves may overhang a neighboring lot line by up to 18 inches on each lot line.
- Including corner key lots.
- Section 5.09 B.3.3. of the Unified Development Code shall be modified to allow a minimum 20' garage setback.
- The total number of single-family lots shall not exceed 485 units. The maximum number of Cottage Homes is 220 units. The maximum number of Patio Homes varies based on the actual number of Cottage Homes such that the 485 total units is not exceeded.
- Exclusion of sidewalks, driveways, and accessory structures.
- Landscaping shall be in accordance with Section 5.09(1) of the City's Unified Development Code.

File Path: \\aford\10data\Project\CD\1\Main\_Phase\_2\020227 - Lake Sharon\Civil\Exhibit\Par\08\SiteZoning\Concept Plan.dwg  
 Plotted By: Bussell, Allen Date: January 20, 2024, 01:37:56pm  
 Project Name: Site Plan and Zoning Information for Ashford Park

**EXHIBIT "B" - CONCEPT PLAN**

**CONCEPT PLAN**  
**Ashford Park**  
 BEING tracts of land situated in the William Wilcox Survey, Abstract No.1383, and being approximately 82.958 acres in the City of Corinth, Denton County, Texas  
 January 2021

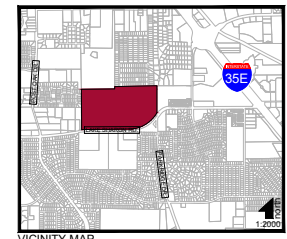
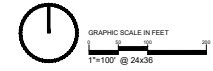
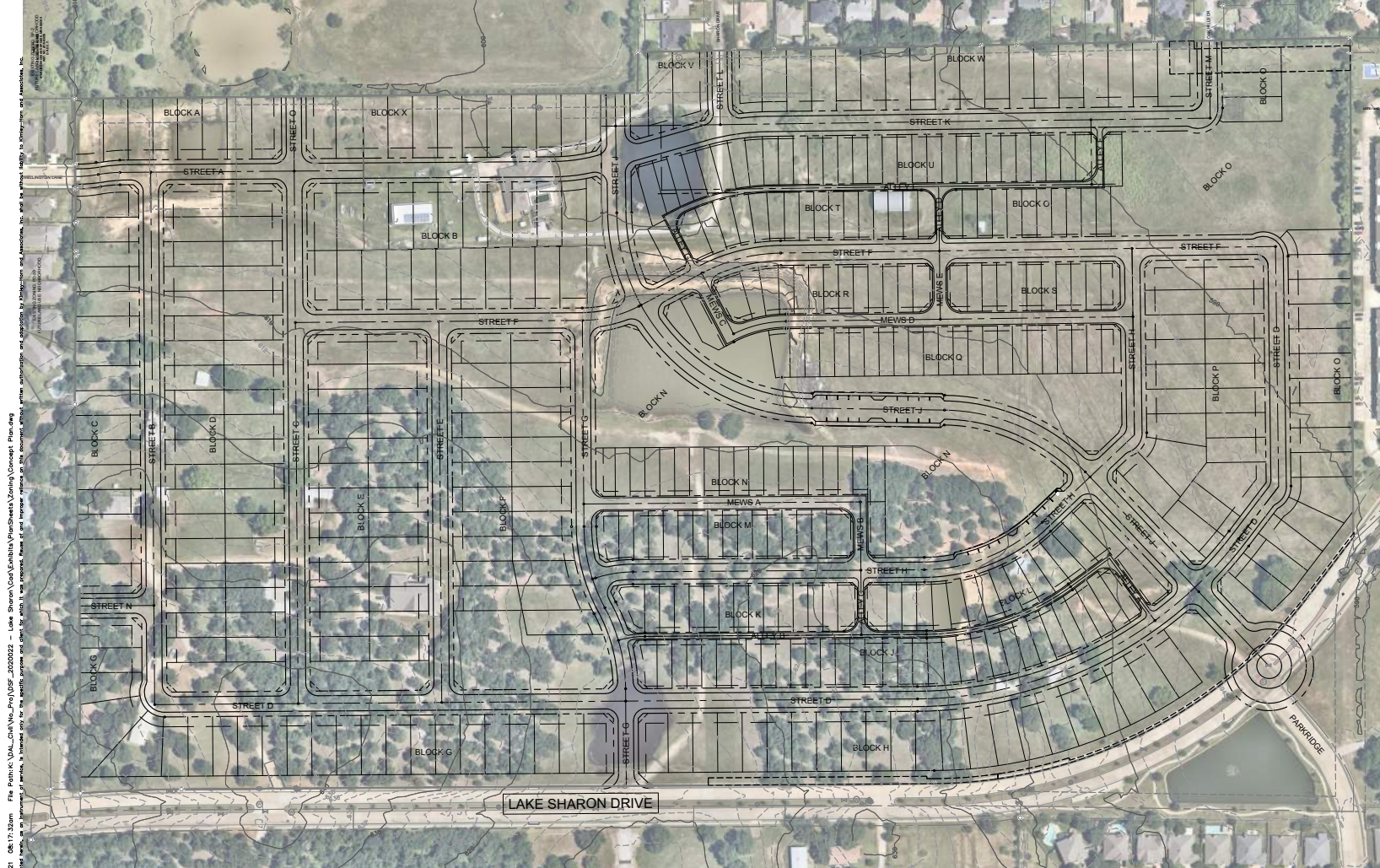
**APPLICANT:** Merritt Homes  
 Matthew Pagora  
 2840 Cypress Hesters Blvd  
 Dallas, TX 75292  
 P 972-876-6102  
 C 947-878-9439  
 E mepagora@merrithomes.com

**OWNERS:** Elm M. & Darlene S. Blout Co.  
 2250 Sharon Dr.  
 Corinth, TX 75210  
 P 214-422-8099  
 E ermg@blout.net

**ENGINEER / SURVEYOR:** Kimley-Horn and Associates  
 State of Texas Registration No. P-128  
 13450 Noid Road  
 Two Galleria Office Tower  
 Suite 100  
 Dallas, TX 75240  
 P 469-154-8720  
 M 817-303-4312  
 P 214-538-8997  
 E bob.horn@kimleyhorn.com

**Kimley-Horn**





Plotted By: Mody, Bryan Date: January 29, 2021 08:17:32am File Path: \\C:\DAL\_Civil\No\_Proj\USE\_20200222 - Lake Sharon\Civil\Utility\PlanSheet\Utility\Concept Plan.dwg  
 This document, together with the contracts and design presented herein, all in connection with the project, is intended only for the specific purpose and plan for which it was prepared. Plans of our licensees are not to be construed as a representation of our firm, and no licensee shall be held responsible for any errors or omissions in this document.

## EXHIBIT "C" - SITE INVENTORY ANALYSIS (CONCEPT PLAN OVERLAY)

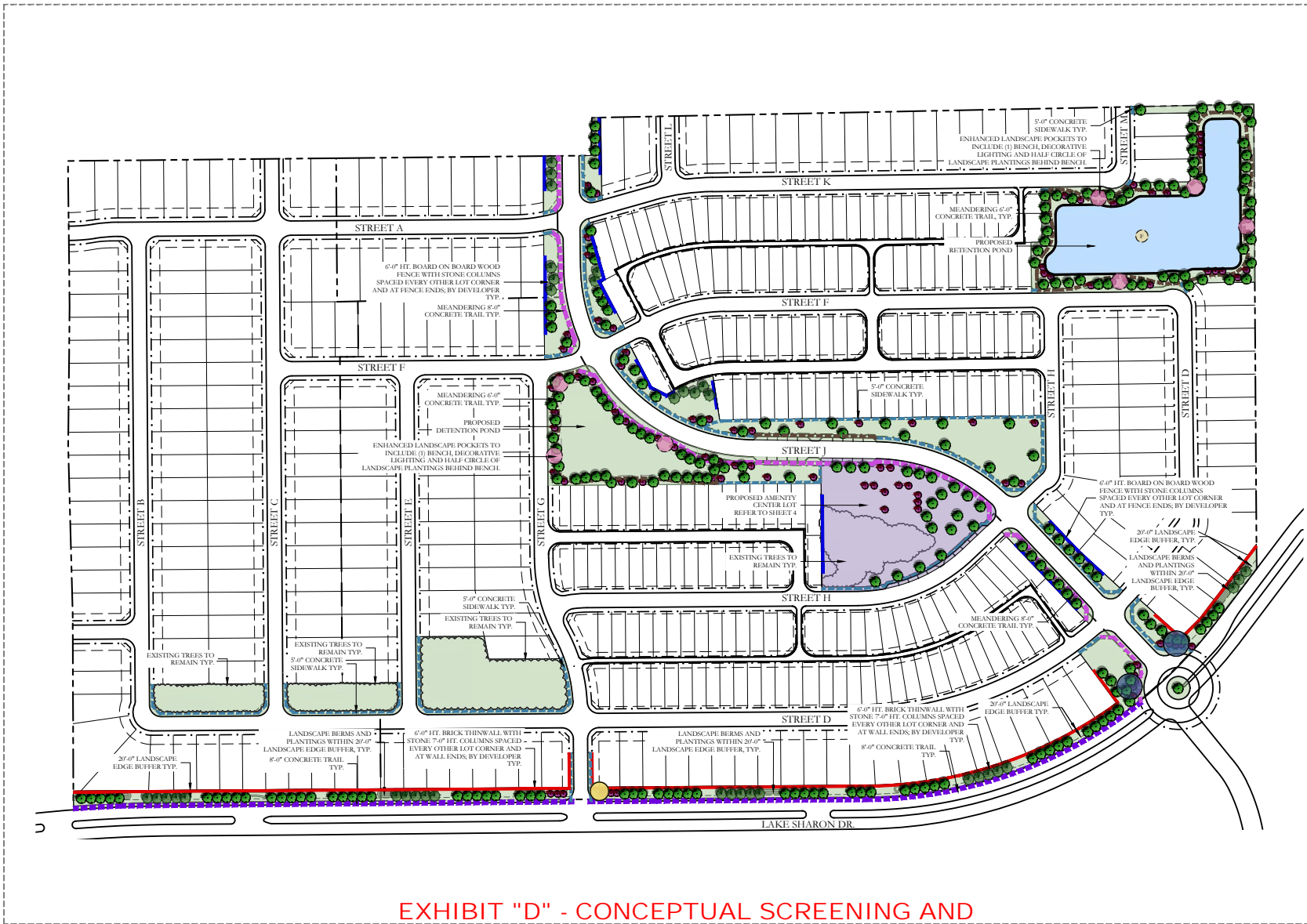
### SITE INVENTORY ANALYSIS

# Ashford Park

BEING tracts of land situated in the William Wilson Survey, Abstract No. 1383, and being approximately 82.958 acres in the City of Corinth, Denton County, Texas January 2021

<b>APPLICANT:</b> Heritage Homes Matthew Pagora 8840 Cypress Waters Blvd Dallas, TX 75225 P 972-585-6302 E 847-878-9439 E matthew.pagora@heritagehomes.com	<b>OWNERS:</b> Elmo M. & Durlene S. Blout Co. 2550 Sharon Dr. Corinth, TX 75230 P 214-422-8099 E elmo@blout.net	<b>ENGINEER / SURVEYOR:</b> Kimley-Horn and Associates State of Texas Registration No. P-5028 13655 Road Road Two Galleria Office Tower Suite 700 Dallas, TX 75240 P 469-954-6750 M 817-301-4332 Contact: Bryan Moody, PE E btaylor@khorntech.com
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**CALLOUTS LEGEND:**

- 6.0' HT. BRICK SCREENING WALL WITH 7.0' HT. STONE COLUMNS SPACED EVERY OTHER LOT CORNER AND AT WALL ENDS, BY DEVELOPER.
- 6.0' HT. BOARD ON BOARD WOOD FENCE WITH 7.0' HT. STONE COLUMNS SPACED EVERY OTHER LOT CORNER AND AT WALL ENDS, BY DEVELOPER.
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- 5.0' WIDTH CONCRETE SIDEWALK.
- MEANDERING 6.0' WIDTH CONCRETE TRAIL.
- MEANDERING 8.0' WIDTH CONCRETE TRAIL.
- 10.0' WIDTH CONCRETE TRAIL.
- HOA COMMON AREA LOTS
- PROPOSED AMENITY CENTER SITE.
- PROPOSED RETENTION POND
- POND FOUNTAIN
- ENHANCED LANDSCAPE POCKETS TO INCLUDE (1) BENCH, DECORATIVE LIGHTING AND HALF CIRCLE OF LANDSCAPE PLANTINGS BEHIND BENCH.
- 3" CALIPER SHADE TREE, SPECIES TBD.
- 3" CALIPER EVERGREEN TREE/LIVE SCREEN, SPECIES TBD.
- 2" CALIPER ORN. TREE, SPECIES TBD.

**LANDSCAPE PROVIDED:**

**LAKE SHARON DRIVE**

A. 1- 3" CAL SHADE TREE / 30 LF OF SCREEN WALL 2,600 LF / 30 LF = 86.6- 3" CAL SHADE TREES REQUIRED PROVIDED: 93 - 3" CAL SHADE TREE.

**STREET J**

A. 1- 3" CAL SHADE TREE / 30 LF OF WOOD FENCE ALONG STREET FRONTAGE. 1,125 LF / 30 LF = 37.5 - 3" CAL SHADE TREES REQUIRED PROVIDED: 39 - 3" CAL SHADE TREE.

**RETENTION POND**

A. 1- 3" CAL SHADE TREE / 30 LF OF 6.0' CONCRETE TRAIL. 1- 2" CAL ORN TREE / 2- 3" CAL SHADE TREE REQUIRED. 1,600 LF / 30 LF = 53.4- 3" CAL SHADE TREES REQUIRED. 34 SHADE TREES / 2 = 17- 2" CAL ORN TREE REQUIRED. PROVIDED: 34 - 3" CAL SHADE TREES AND 27 - 2" ORNAMENTAL TREES

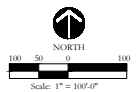
**DETENTION POND**

A. 1- 3" CAL SHADE TREE / 30 LF OF 6.0' CONCRETE TRAIL. 1- 2" CAL ORN TREE / 2- 3" CAL SHADE TREE REQUIRED. 1,622 LF / 30 LF = 54.1- 3" CAL SHADE TREES REQUIRED. 34 SHADE TREES / 2 = 17- 2" CAL ORN TREE REQUIRED. PROVIDED: 34 - 3" CAL SHADE TREES AND 17 - 2" ORNAMENTAL TREES

**EXHIBIT "D" - CONCEPTUAL SCREENING AND BUFFERING-SHEET 1 OF 4**

**ASHFORD PARK / CONCEPTUAL SCREENING AND BUFFERING**

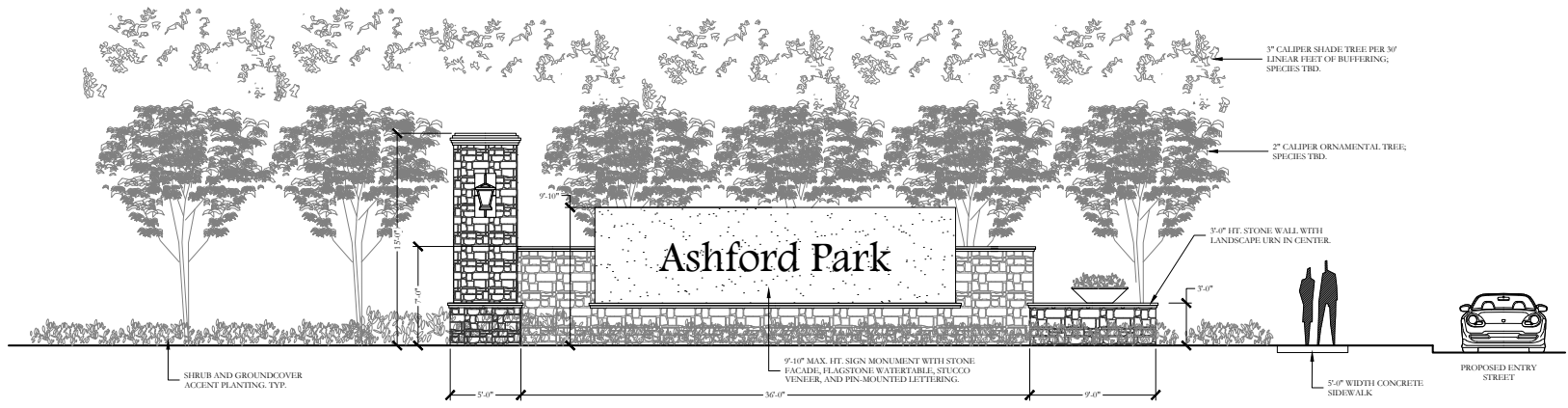
City of Corinth, Denton County, Texas



SHEET 1 OF 4  
City Submitted 01-29-2021

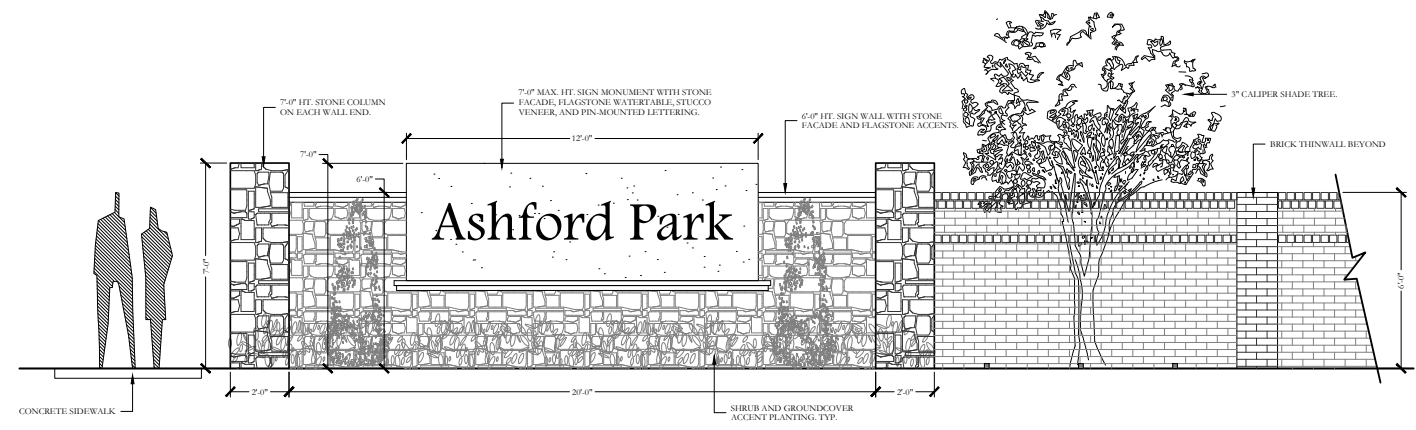






1 VARIABLE HEIGHT MAIN ENTRY SIGN MONUMENT ELEVATION

SCALE: 1/4" = 1'-0"



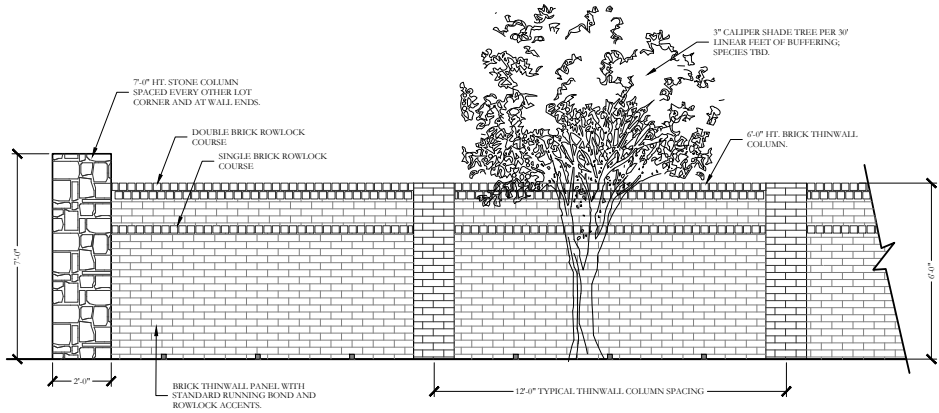
2 SECONDARY ENTRY SIGN MONUMENT ELEVATION

SCALE: 1/2" = 1'-0"

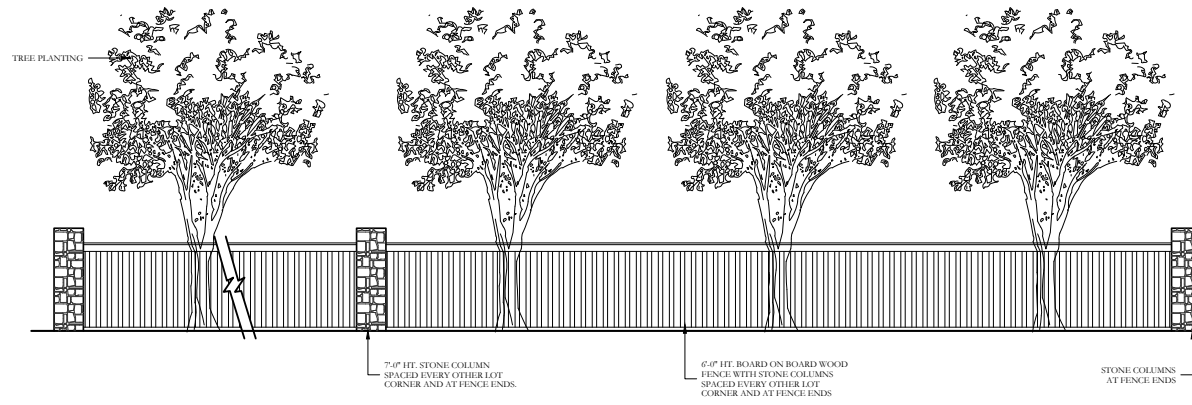
**EXHIBIT "D" - CONCEPTUAL SCREENING AND BUFFERING-SHEET 2 OF 4**

ASHFORD PARK / CONCEPTUAL SCREENING AND BUFFERING

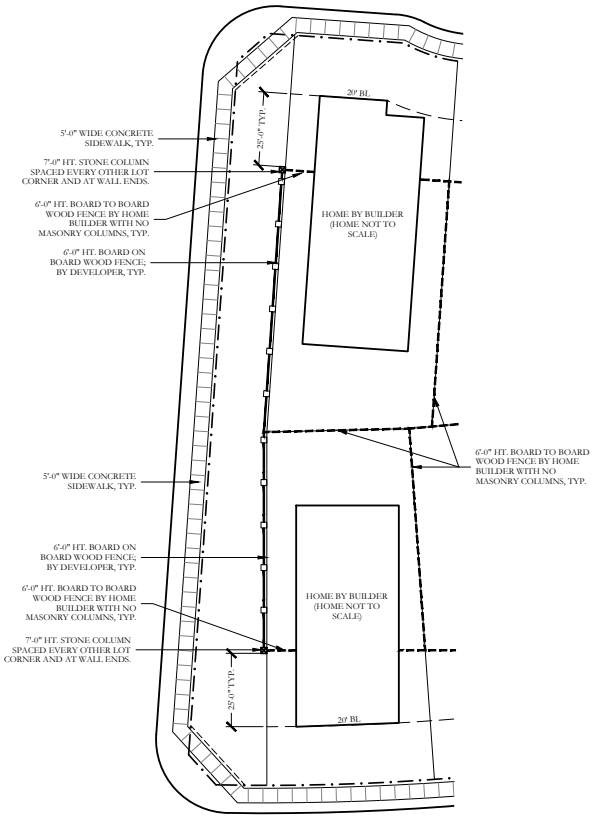
NOTE: ALL PLANS SHOWN HEREIN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



1 6'-0" HT. BRICK SCREENING WALL WITH 7'-0" HT. MASONRY COLUMNS  
ELEVATION SCALE: 1/2" = 1'-0"



2 6'-0" HT. BOARD ON BOARD FENCE WITH 7'-0" HT. MASONRY COLUMNS  
ELEVATION SCALE: 1/4" = 1'-0"



3 TYPICAL PRIVATE FENCE LAYOUT  
PLAN SCALE: 1" = 20'-0"

**EXHIBIT "D" - CONCEPTUAL SCREENING AND BUFFERING-SHEET 3 OF 4**

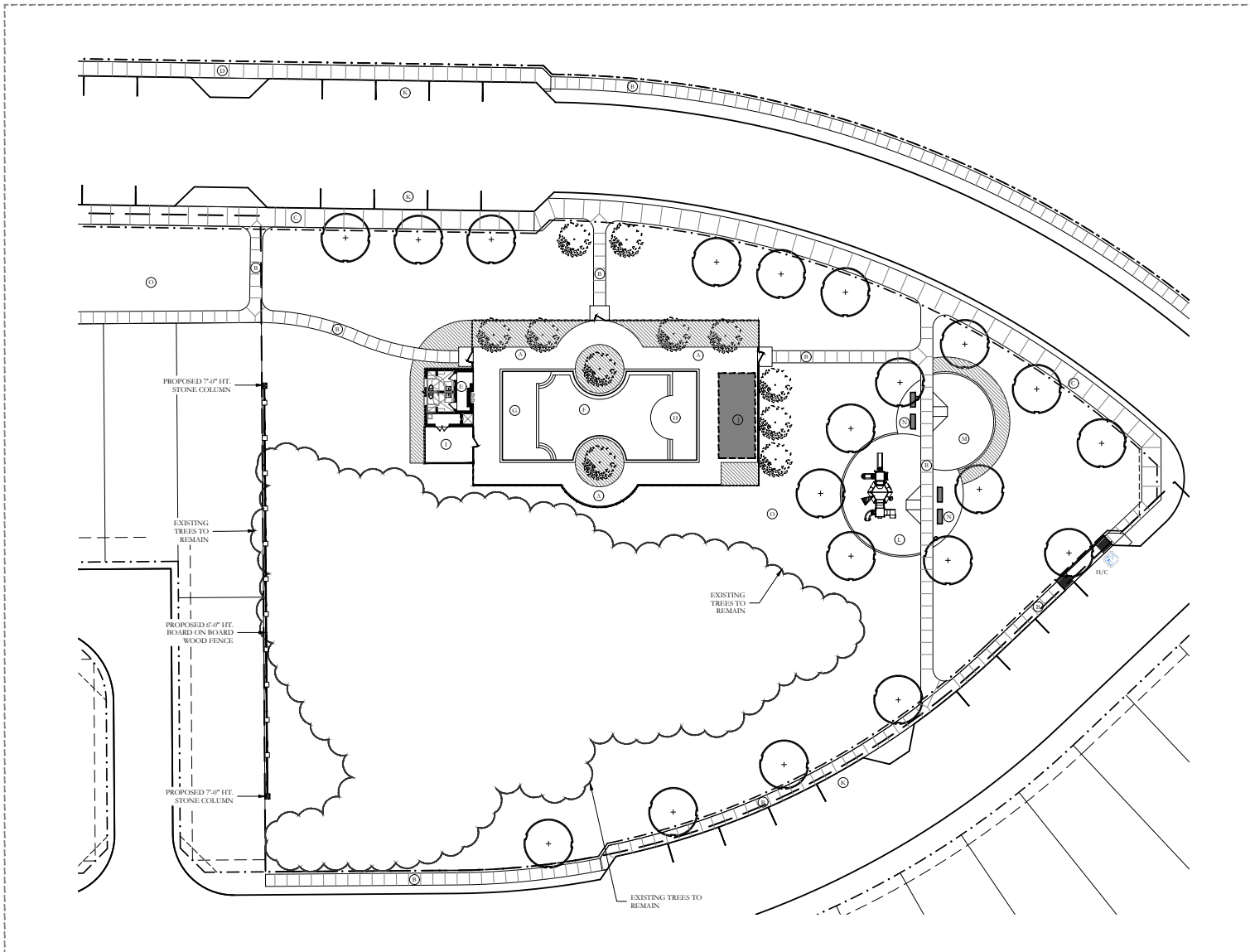
**ASHFORD PARK / CONCEPTUAL SCREENING AND BUFFERING**

City of Corinth, Denton County, Texas

NOTE: ALL PLANS SHOWN HEREIN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



SHEET 3 OF 4  
City Submittal 01-29-2021



**CALLOUTS LEGEND:**

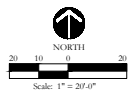
⊙	CONCRETE POOL DECK	⊕	3" CALIBER SHADE TREE; SPECIES TBD.
⊖	5'-0" CONCRETE SIDEWALK	⊗	2" CALIBER ORNAMENTAL TREE; SPECIES TBD.
⊕	8'-0" CONCRETE TRAIL	▨	FEATURE LANDSCAPE BED. FEATURE LANDSCAPE BEDS MAY INCLUDE RIVER ROCK AND BOULDER MASSES.
⊖	6'-0" CONCRETE TRAIL		
⊕	RESTROOM FACILITY		
⊖	SWIMMING POOL		
⊕	CHILDREN'S POOL AREA		
⊖	TANNING LEDGE		
⊕	POOL EQUIPMENT ENCLOSURE		
⊖	CEDAR SHADE STRUCTURE		
⊕	PROPOSED PARALLEL PARKING (10 PARKING STALLS)		
⊖	PLAYGROUND		
⊕	TOT LOT PLAY AREA		
⊖	BENCH AND TRASH RECEPTACLE		
⊕	OPEN PLAY AREA		

NOTE: ALL PLANS SHOWN HEREIN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE AMENITY CENTER SITE LOCATION IS SUBJECT TO CHANGE.

**EXHIBIT "D" - CONCEPTUAL SCREENING AND BUFFERING-SHEET 4 OF 4**

**ASHFORD PARK / CONCEPTUAL AMENITY CENTER**

City of Corinth, Denton County, Texas



SHEET 4 OF 4  
City Submittal 01-29-2021

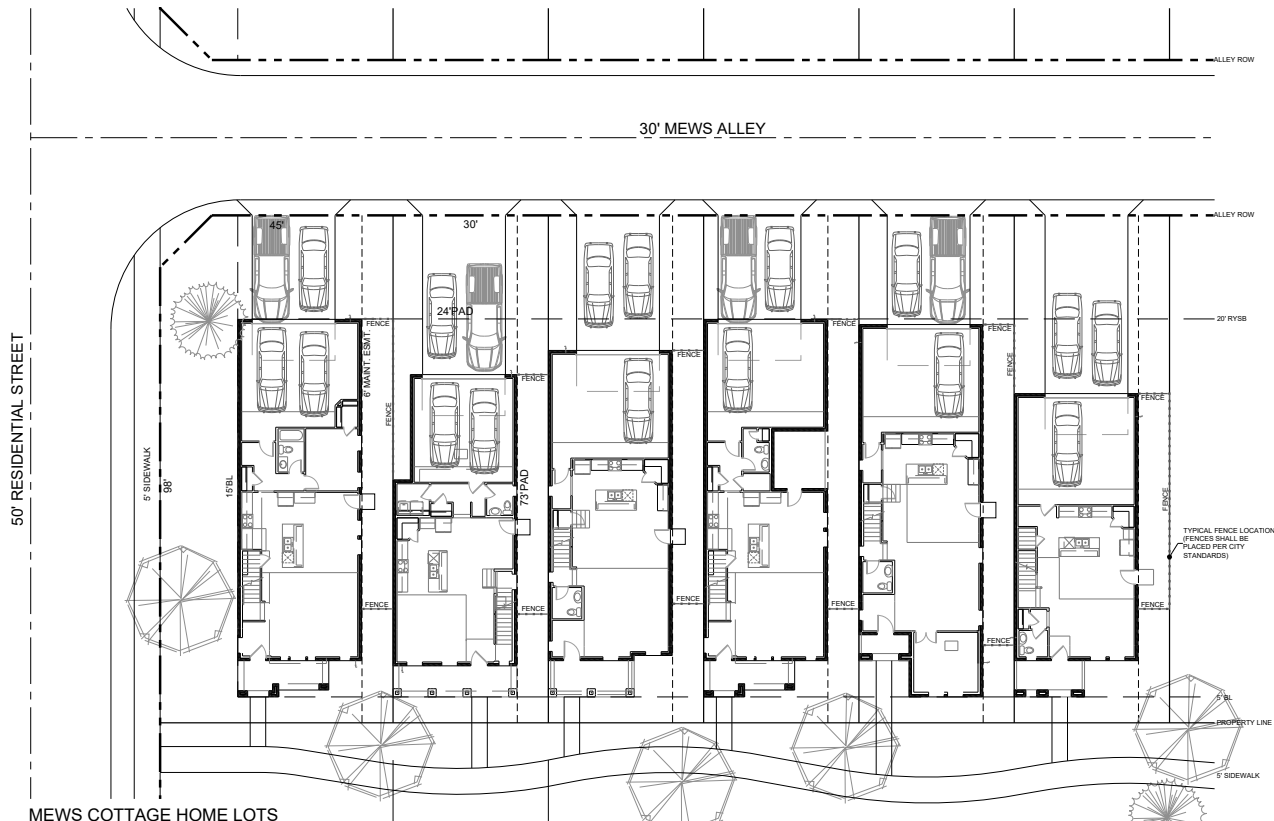


**EXHIBIT “E”  
PRELIMINARY ESTIMATE OF TREE PRESERVATION CREDITS APPLIED**

**Preliminary Estimate of Tree Preservation Credits Applied** *(subject to change at time of Alternative Compliance Application Approval by City Council)*

SUMMARY	CALIPER INCHES	PERCENT
TOTAL TREE CI	19872.2	100%
REMOVED TREE CI	16860.9	85%
SAVED TREE CI	3011.3	15%
<b>PRESERVATION CREDITS</b>		
BASE 1:1 CREDIT	3011.1	15%
BONUS –GROVE/HABITAT PRESERVATION CREDIT - ADD 10% BASE CREDIT	4968.05	25%
SLIDING SCALE CREDIT – 3:1, 2:1 & 0.5:1 based on size of trees/type preserved	8747.7	Multiplier of 2.93
<b>LANDSCAPE CREDITS</b>		
LANDSCAPE CREDITS – MEWS LOTS & OPEN SPACE PLANTINGS	1996	
<b>ROW CREDITS</b>		
ROW CREDIT – BASED ON <b>15%</b> OF SAVED TREES (minimum to receive credit) <small>Note - This percent will increase at the same rate that the number of CI saved on the site increases</small>	540	15% Credit is based on CI Removed from ROW only
<b>TENTATIVE CREDIT - SUMMARY</b>		
	<b>Total:</b>	<b>Fee: \$150.00</b>
Subtotal CI Credits:	16251.75	
Total CI Removed:	16860.90	
CI Required to Mitigate:	609.15	\$91,372

Printed By: Burswell, Allen Date: January 06, 2024 04:47:35pm File Path: \\atlprod1\0\usa\Project\DAL\_Civil\No\_Proj\DS\_F\_20240222 - Lake Sharon\GIS\AEC\khs\aa\Parish\sheet\22x34.dwg  
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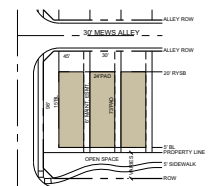
MIEWS COTTAGE HOME LOTS



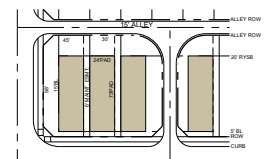
MIEWS COTTAGE HOME ELEVATIONS



## EXHIBIT "F" - COTTAGE LOT DETAILS

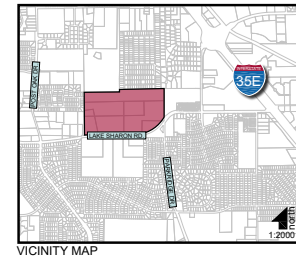


MIEWS COTTAGE HOME LOTS



COTTAGE HOME LOTS

Note:  
 Lot dimensions are typical. See Plan Development Standards for minimum lot dimensions.



VICINITY MAP

### COTTAGE LOT DETAILS

# Ashford Park

BEING tracts of land situated in the William Wilson Survey, Abstract No.1383, and being approximately 82.958 acres in the City of Corinth, Denton County, Texas  
 December 2020

<b>APPLICANT:</b> Merritage Homes Matthew Pagora 2840 Cypress Waters Blvd Dallas, TX 76092 P 972-580-6302 C 947-578-9439 E mmatt@meritage.com @meritagehomes.com	<b>OWNERS:</b> Elmo M. & Darlene S. Blout Co. 2250 Sharon Dr. Corinth, TX 76210 P 214-422-8099 E elmo@blout.net	<b>ENGINEER / SURVEYOR:</b> Kimley-Horn and Associates State of Texas Registration No. F 928 21433 Noel Road Suite 100 Dallas, TX 75240 P 469-954-8720 M 817-302-4332 Contact: Bryan Moody, PE E bmoody@kimley-horn.com
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**EXHIBIT “G”  
LAND USE REGULATIONS**

**SECTION 1: BASE DISTRICT**

**A. Purpose**

The regulations set forth herein (Exhibit “G”) provide development standards for single-family residential uses within the Ashford Park Planned Development District No. 57 (“PD-57”). The boundaries of PD-57 are identified by metes and bounds on the Legal Description, **Exhibit “A”** to this Ordinance (“PD-57 or the “Property”), and the Property shall be developed in accordance with these regulations and the PD Concept Plan as depicted on **Exhibit “B”** and associated Ancillary Concept Plans as depicted in **Exhibits “C, D, E and F”** to this Ordinance. A use that is not expressly authorized herein is expressly prohibited in this PD-57.

**B. Base District**

The “SF-4” Single-Family Residential District (Detached) regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

**SECTION 2: USES AND AREA REGULATIONS**

**A. Purpose**

PD-57 is intended to provide for a quality development of a residential community taking advantage of the location and the concepts outlined in Envision Corinth 2040 Comprehensive Plan by promoting variation in single-family dwelling types (Patio Home Lots (See Exhibit “B” – Concept Plan) and Cottage Home Lots/Cottage Home Mews Lots (see Exhibit “F” – Cottage Lot Details)), providing a network of common open spaces, trails, preserving groves of mature trees, maintaining a density of 5.5 dwelling units per acre, and providing neighborhood scale detention facilities that serve as amenities with trails and street frontage.

**B. Permitted Uses and Use Regulations**

In the PD-57 District, no building, or land shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the SF-4 Single Family Residential District (Detached) regulations of the Unified Development Code or as otherwise permitted by this PD Ordinance. The Permitted Uses in the SF-4 Single Family Residential District (Detached) as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted in the PD-57 District.

Additionally, to afford a focal point to the Ashford Park neighborhood, an Amenity Center use shall be permitted as presented in **Exhibit “D,”** to this PD-57 Ordinance in accordance with Site Plan review and approval. All building codes and other applicable regulations of the City shall apply to the Amenity Center.

**C. Dimensional Regulations**

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the base zoning district SF-4 Single Family Residential (Detached) shall apply, except as modified below:

1. **UDC Section 2.08 Dimensional Regulations** shall be modified from the base zoning district of SF-4 to **allow for two lot types, “Cottage Home” and “Patio Home”** and shall comply with the requirements identified in **Table A**, below.

**Table A – Dimensional Requirements**

	Base	Modified Standards	
	SF-4 (Base Zoning)	Patio Home Lots	Cottage Home Lots
Minimum Front Yard Setback	25'	20'	5'
Minimum Side Yard Setback on Interior Lots <sup>(1)</sup>	5'	5'	0'/6' <sup>(2)</sup>
Minimum Side Yard Setback on Corner Lots <sup>(3)</sup>	15'	15'	15' Streets/5' Alleys
Minimum Rear Yard Setback	20'	20'	20'
Minimum Garage Setback	25'	20' <sup>(4)</sup>	20'
Minimum Lot Area	7,500 sq. ft.	5,500 sq. ft.	2,700 sq. ft.
Maximum Density		See Footnote #5	
Minimum Lot Width at Platted Building Line	70'	50'	30'
Minimum Lot Depth	100'	110'	90'
Minimum Floor Area	1,500 sq. ft.	1,800 sq. ft.	1,600 sq. ft.
Maximum Building Area Coverage <sup>(6)</sup>	30%	55%	65%

- 1) Air conditioning units may be installed within side yard setback.
- 2) One (1) side may have a minimum zero foot (0') side yard setback (zero lot line) while the other side shall have a minimum six foot (6') side yard setback. A minimum of six feet (6') shall separate all buildings. Eaves may overhang a neighboring lot line by up to eighteen inches (18") on a zero lot line side.
- 3) Corner key lots shall have a side yard setback on the street side equal to the front yard setback.
- 4) Section 2.09.03.B.3.b. of the UDC is hereby modified to allow a minimum twenty-foot (20') garage setback, provided that the garage is in line or setback from the front façade.
- 5) The total number of single-family lots shall not exceed 455 units with a maximum density of 5.5 dwelling units per acre. The maximum number of Cottage Homes is 208 units. The location of cottage homes may not be along the Property boundary, except along the eastern Property boundary adjacent to the existing multi-family development and townhouse tract.
- 6) Maximum building area coverage shall be exclusive of sidewalks, driveways, and accessory structures.

**D. Development Standards**

The Development Standards described in Section 2.04.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the SF-Single Family District (Detached) shall apply to all development within PD-57, except as otherwise stated herein:

The following sections of the City of Corinth Unified Development Code (“UDC”), as modified below, shall serve as the development standards for PD-57:

**Ashford Park Planned Development Requirements and Modified Standards**

1. **UDC Section 2.09.01.2.B.(a)(1) Landscaping Regulations for Attached and Detached Single Family Developments** shall apply, except that, a modification to specifically **permit the landscaping**

**tree planting calculations as required for the 30' Cottage Lots to be planted within the Mews open space lots along Parkridge Drive and around the perimeter open space detention areas of the Property.** is hereby granted, subject to the following conditions:

- a. Tree caliper inches required by this section (Section 2.09.01.2.B.(a)(1)) for front yard shade tree plantings within the 30' Cottage lots maybe permitted to be planted within the Mews Open Space Lots along Parkridge Drive (Street J as shown on Exhibit "B" – Concept Plan)) and around the perimeter of open space detention areas, and in such cases, will not be required to be located within the front yards of 30' Cottage lots provided that mix of ornamental trees, shrubs, and shade trees are planted in a manner that creates variety and rhythm along the cottage home lot streetscape through variation in dwelling setbacks and/or product placement to afford the planting of a minimum one (1) shade tree for every three lots along the Cottage Home Lot blocks. Compliance with the regulations for Required trees per the UDC and this Ordinance may also be satisfied by tree planting in the rear yard when practical.
2. **UDC Section 2.09.02 Tree Preservation Regulations** shall apply, except that a modification to specifically **permit the following credits to be applied**, is hereby granted, subject to the following conditions:
- a. Protected Trees, as defined in the UDC, shall be preserved and shall be identified in the Tree Survey and Protection Plan as part of an Alternative Compliance Application (reviewed by and subject to the approval of the Corinth City Council) at or prior to time of Preliminary Plat application based on the existing treed areas to remain as shown on **Exhibits "B, C, D"** to this Ordinance. Additionally, **Exhibit "E"** presents a preliminary estimate of Tree Preservation Credits as may be applied based on common open space lots shown on **Exhibits B, C, and D**, depicting groves of mature trees ("existing trees to remain"). **Exhibit "E"** provides the rationale for applying credits and assumptions provided by the Developer based on a Tree Survey and shall be used in conjunction with the Alternative Compliance Application Worksheet in determining final mitigation requirements based on trees saved on site.
  - b. The existing groves of Protected Trees as located within the Homeowners' Association open space lots (*as shown in green with notations indicating existing trees to remain*) along the north side of Street D and at the southern end of Blocks D, E, and F, as well as the existing grove of Protected Trees being saved and within the Amenity Center (as referenced on Exhibit "D").
  - c. Protected Trees preserved on site shall be maintained and replaced in kind by the Homeowners' Association in the event of removal, destruction, decline, or death as provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.
  - d. The following credits shall be offered for Tree Preservation when a minimum of fifteen percent (15%) of total caliper inches of Protected trees on site are preserved in deeded open space lots that shall remain in perpetuity and cared for by the Homeowner's Association. In such instances the following credits may be applied:
    - i. **Saved Tree Base Credit** offered at a rate of 1:1 (1 inch for every 1 inch preserved) when a minimum of fifteen percent (15%) of the total caliper inches on site are saved.
    - ii. **Bonus Grove/Habitat Preservation Credit** of ten percent (10%) may be added to the "Saved Tree Base Credit" offered when protected trees saved are preserved in substantial "groves" and that provide wildlife habitat.
    - iii. **Sliding Scale Credit** (3:1, 2:1 and 0.5:1 based on the size of tree/type of tree preserved as noted below:
      - a) Healthy post oak trees preserved, six (6) caliper inches and larger, shall receive a credit at a rate of 3:1 (3 inches for every 1 inch preserved)

- b) All other healthy preserved protected trees, six (6) caliper inches and larger, shall receive a credit at a rate of 2:1 (2 inches for every 1 inch preserved)
  - c) All preserved trees not considered as Protected, six (6) caliper inches and larger, shall receive a credit at a rate of 0.5:1 (0.5 inch for every 1 inch preserved)
  - iv. **Right-of-Way (ROW) Credit** – At the discretion of the City Council, ROW credit may be offered, and if so it shall be provided in direct relationship to the caliper inches of Protected trees saved on site. This credit will increase in direct proportion to the number of caliper inches saved on site (base credit).
  - v. **Landscape Credit** – At the discretion of the City Council, a landscape credit may be granted to permit the caliper inches as required by Section 2.09.01.2.B.(a) (1) to be satisfied by the planting of replacement trees (shade trees only) as required under UDC Section 2.09.02. Alternative Compliance – Tree Preservation, thereby reducing the required caliper inches for replacement trees in direct proportion to tree caliper inches required in Landscaping Requirements (Section 2.09.01.2.B.(a) (1)) for the portion of the tract designated with 30’ lot widths (Cottage Home Lots) only. This provision will be reviewed and finalized at the time of Alternative Compliance-Tree Preservation Application as presented in a Tree Protection Plan detailing proposed replacement of protected trees removed on site.
3. **UDC Section 3.05.10 Park and Trail dedication for Residentially Zoned Property** shall apply, and the requirements shall be determined satisfied upon compliance with the following conditions and as presented in Exhibits “B” and “D”:
- a. Homeowner’s Association Open Space areas shall be reserved and deeded as “common open space” for the enjoyment of the Ashford Park residents and noted as such in the restrictive covenants.
  - b. Required common open spaces shall be provided for at a minimum as shown in Exhibits “B and D”, which is based on the requirements of UDC Section 3.05.10, where a minimum of 9.16 acres park and/or trail land is to be deeded at a rate of one (1) acre per fifty (50) dwelling units assuming 455 dwelling units.
  - c. Specifically, Exhibits “B and D” show a total of 11.82 acres of common open space land broken out as follows:
    - i. 4.32 acres designated for detention basins (*for stormwater management purposes*)
    - ii. 7.5 acres being comprised of a combination of linear open spaces, trails, an Amenity Center lot (including the construction of amenities (**See Exhibit “D”, Sheet 4 of 4**) which includes a playground, swimming pool, restroom facility, trails, parking, and the preservation of the exiting tree grove), and three (3) open space lots set aside to as passive recreation to preserve the existing groves of protected trees and associated habitat.
    - iii. The two (2) detention basin areas (totaling 4.3 acres) as shown on Exhibit “D” and located at the eastern end of Block O and the northern portion of Block N are included in the overall open space calculations and shall be designed based on the following criteria:
      - a) Wet detention areas shall be improved to include a six foot (6’) meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. The pond shall include a fountain feature.
      - b) Dry detention areas shall be improved to include a six foot (6’) meandering trail around the perimeter that includes defined landscaped pockets to include sitting

areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. Further, a minimum of twenty-five percent (25%) of the pond perimeter shall have a 10:1 side slope with the remaining area not to exceed a maximum side slope of 4:1. The flat bottom of the basin shall be kept manicured, maintained, and in a condition that will not promote standing water, and be of a sufficient size to accommodate active play space no less than ¼ acre (10,890 sf) in area. Alternative perimeter side slopes may be considered by the City at the time of preliminary plat based on best engineering practices and safety.

- iv. Protected Tree groves as shown on Exhibit “D” along Street D and at the southern end of Block D, Block E, and Block F shall be perpetually preserved as natural open space areas. No trees shall be removed unless determined to be a hazard by a Certified Arborist or Landscape Architect and replaced in kind at a 1:1 ratio per caliper inches removed. Such protections and limitations on any future development shall be further defined and documented the HOA restrictive covenants.
  - v. Developer shall construct a ten foot (10’) wide concrete trail along Lake Sharon Drive in accordance with ADA standards. A pedestrian public access easement shall be provided should the final design of the trail may meander outside of the public right-of-way and into the required twenty foot (20’) landscaped buffer edge.
  - vi. Developer shall construct an eight foot (8’) wide concrete trail along Parkridge Drive (extension) or Street J, in accordance with ADA standards. A pedestrian public access easement shall be provided should the final design of the trail may meander outside of the public right-of-way and into the required 20’ landscaped buffer edge.
  - vii. Trails, sidewalks, and amenities located within the common open space shall be maintained and replaced in kind in the event to removal, disrepair, and/or destruction as provided for the restrictive covenants. The detail of such ownership and maintenance obligation shall be set forth in the covenants and shall be recorded prior to recording of the Final Plat for Phase 1.
  - viii. Required landscape plantings and locations of required amenities shall be further defined at time of Landscape Plan submission for each phase.
  - ix. All common open space lots shall be owned and maintained by the Homeowners’ Association.
4. **UDC Section 3.05.13 Street Design Criteria** shall apply, except that a modification to specifically permit **on-street parking along a section of Parkridge Drive**, is hereby authorized, subject to compliance with the following conditions:
- a. Provide a variable right-of-way width along Parkridge Drive from 60’ to 70’ in the limited section with the on-street parallel parking located outside of the 36’ wide travel lane (two 18’ wide travel lanes)
  - b. On-Street parallel parking section shall be generally limited to the straight section of Parkridge and be a maximum of 20 spaces (10 on each side of Parkridge Drive)
    - i. Parking space area: 22’ length x 8’ width with 0.5’ for curb (22’x 8.5’)
    - ii. Maximum of 5 spaces located in tandem with a bulb-out designated for shade tree (10’ in length x 8’ (generally) in width)
  - c. Sidewalk (east side) and trail (west side) of Parkridge Drive shall be located at back of curb within the length of the section provided for on-street parking.

5. **UDC Section 3.05.05 Alleys** apply except that shall be modified to add provisions for a Mews Alley section. Mews Alleys shall be provided where “Cottage Home” lots front onto open spaces and fire access to such lots is provided from the alley. Mews alleys shall have a thirty foot (30’) right-of-way with a minimum twenty-four foot (24’) edge to edge concrete paving (reference Exhibits “B” and “D”).
6. **UDC Sections UDC Section 4.02.10.B and 4.02.11.E Fencing requirements** shall apply, excepted as follows:
  - a. Where residential lots side to Parkridge Drive, the Developer shall be allowed to construct a six foot (6’) high board on board fence with masonry columns spaced every other lot corner and at fence ends to satisfy screening requirements. The columns at fence ends shall be constructed as illustrated in Exhibit “D”, Sheet 3, Item #3 – Typical Private Fence Layout. Further, where residential lots side onto Parkridge Drive, no fence shall be erected in front of the screening fence column as described above.
  - b. All Mews Cottage Home lots (those that front onto an open space) facing Parkridge Drive shall not be required to provide screening along the front of said lots.
  - c. A five foot (5’) wall/fence maintenance easement shall be provided on lots that back or side to Lake Sharon Drive and Parkridge Drive (Street J) where an HOA fence or wall exists.

### SECTION 3: OTHER

A. **Phasing.** PD-57 is proposed to be developed in four (4) phases as depicted in Exhibit “B.”

1. **Common Open Space.** Where it may be necessary at the time of Preliminary Plat to make adjustments to phase lines as currently defined to accommodate best practices in engineering and construction, the overall open space acreage (*where open space areas as proposed were used to offer Tree Preservation credits and satisfy required Park and Trail land dedication*), shall not be reduced below the minimum of 11.82 acres (14% of total acres) as currently shown on Exhibits “B and D.” Further, no more than 15% of the required open space may be reduced within a given phase unless being added to an earlier phase and the overall open space acreage is still maintained or exceeded.
2. **Installation of Landscape Edge Buffer.** Regarding the timing of the landscape edge buffer installation along Parkridge Drive (Street J), the Developer shall provide landscape buffer improvements at the time of each phase with the exception of the Blount Property (Phase 4) and the west side of Parkridge Drive from the round-about up to the Amenity Center (Block N (Phase 2)). For the foregoing excepted areas, the landscape edge buffer and sidewalk/trail shall be installed at the time of construction for Parkridge Drive extension.
3. **Public Improvements.** Phase 1 shall require the extension and acceptance of improvements of Parkridge Drive from the roundabout/intersection with Lake Sharon Drive to the northern property boundary. Early construction of model homes may occur as detailed in the approved Developer Agreement.