



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

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

ORDINANCE NO. 14-04-17-16

PARKSIDE FARMS PLANNED DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

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

SECTION I - LEGAL PROPERTY DESCRIPTION; AMENDMENT

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

SECTION II – LAND USE REGULATIONS

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

SECTION III – CONCEPT PLAN

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

SECTION IV – PENALTY FOR VIOLATIONS

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

SECTION V – SEVERABILITY CLAUSE

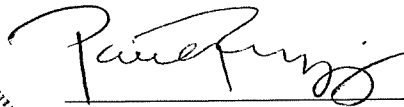
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI – EFFECTIVE DATE

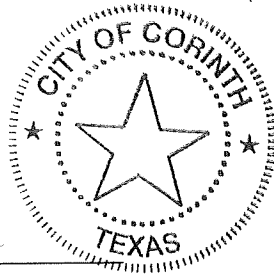
This ordinance shall become effective after approval and publication as provided by law.

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

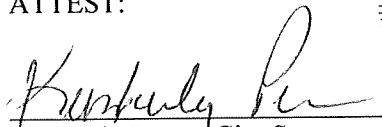
APPROVED:



Paul Ruggiere, Mayor

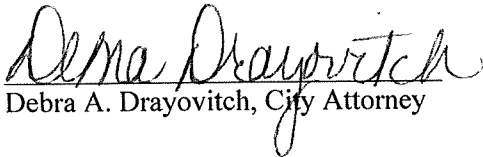


ATTEST:



Kimberly Pence, City Secretary

APPROVED AS TO FORM:



Debra A. Drayovitch, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION AND AMENDED ZONING MAP

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

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

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

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

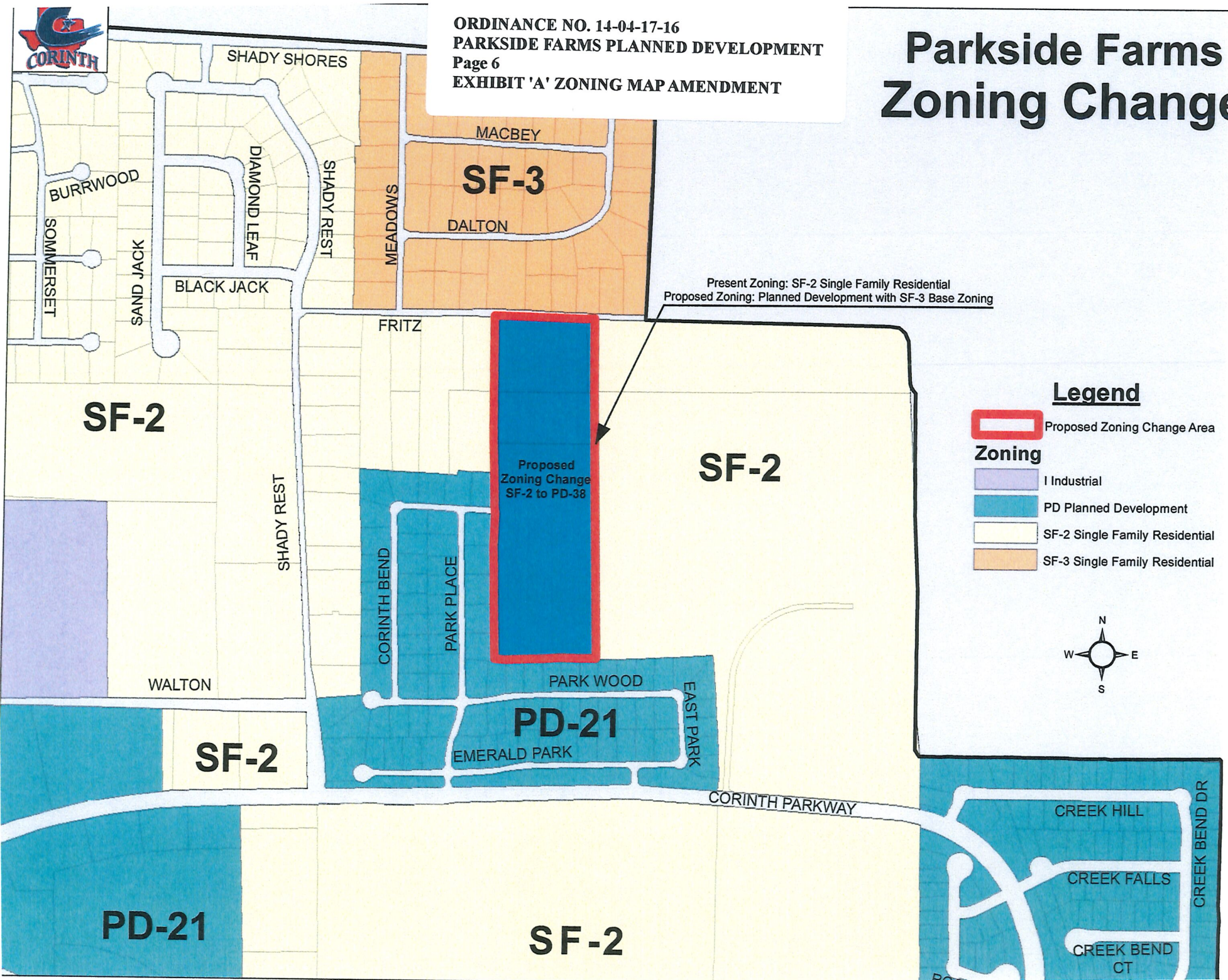
THENCE North 89 degrees 27 minutes 10 seconds West, with the north line of said Block 3, passing a 5/8 inch iron rod found for a distance of 66.21 feet, passing a 5/8 inch iron rod found for a distance of 226.21 feet, passing a 5/8 inch iron rod found for a distance of 306.21 feet, passing a 5/8 inch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

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

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




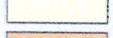
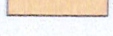


Parkside Farms Zoning Change



Present Zoning: SF-2 Single Family Residential
 Proposed Zoning: Planned Development with SF-3 Base Zoning

Legend

-  Proposed Zoning Change Area
- Zoning**
-  I Industrial
-  PD Planned Development
-  SF-2 Single Family Residential
-  SF-3 Single Family Residential

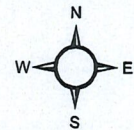


EXHIBIT "B"

LAND USE REGULATIONS

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

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

A. Permitted Uses and Use Regulations

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

B. Dimensional Regulations

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

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

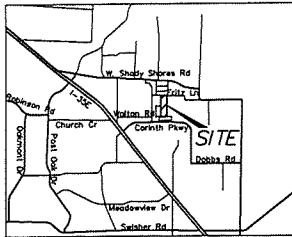
C. Development Standards

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

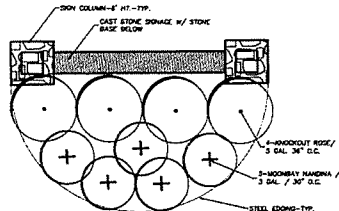
1. See UDC 2.07.07 **Accessory Buildings and Uses**.
2. See UDC 2.09.01 **Landscape Regulations**.
3. See UDC 2.09.02 **Tree Preservation**.
4. See UDC 2.09.03 **Vehicle Parking Regulations**.
5. See UDC 2.09.04 **Building Façade Material Standards** including the following:
6. The exterior facades of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

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

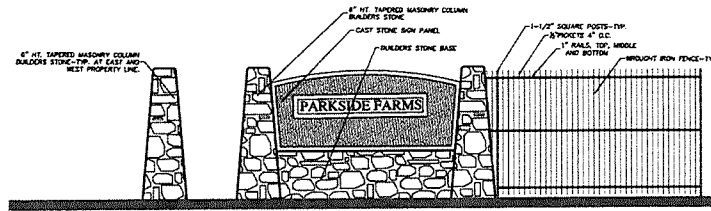
ORDINANCE NO. 14-04-17-16
PARKSIDE FARMS PLANNED DEVELOPMENT
 Page 9
EXHIBIT 'C' CONCEPT PLAN EXHIBITS



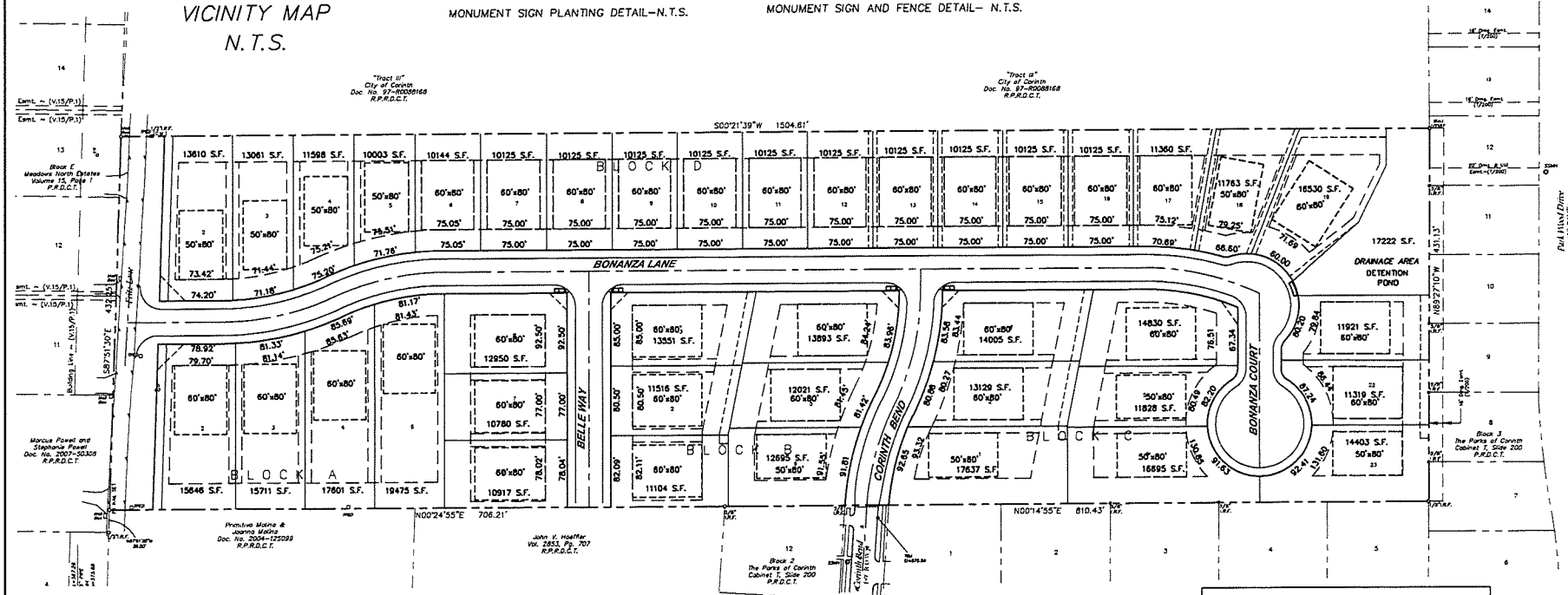
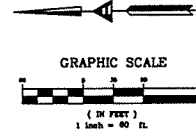
VICINITY MAP
N.T.S.



MONUMENT SIGN PLANTING DETAIL--N.T.S.



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



DEVELOPMENT DATA	
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK (INTERIOR LOT)	7.5'
MINIMUM SIDE YARD SETBACK (CORNER LOT)	15'
MINIMUM REAR YARD SETBACK	30'
LOT DIMENSIONS	
MINIMUM LOT AREA	10,000 S.F.
MAXIMUM LOT SIZE	19,475 S.F.
AVERAGE LOT AREA	12,565 S.F.
MINIMUM LOT WIDTH AT BUILDING LINE	70'
MINIMUM LOT WIDTH AT PROPERTY LINE	60'
MINIMUM LOT DEPTH	135'

Ridinger Associates, Inc.
 Civil Engineers - Planners
 1400 W. 19th St., Suite 101
 Lubbock, Texas 79407
 Tel: 806 (873) 333-8001
 Fax: 806 (873) 333-8011

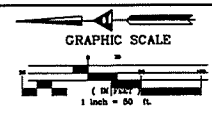
PARKSIDE FARMS
 CORINTH, TEXAS

EXHIBIT B
CONCEPT PLAN

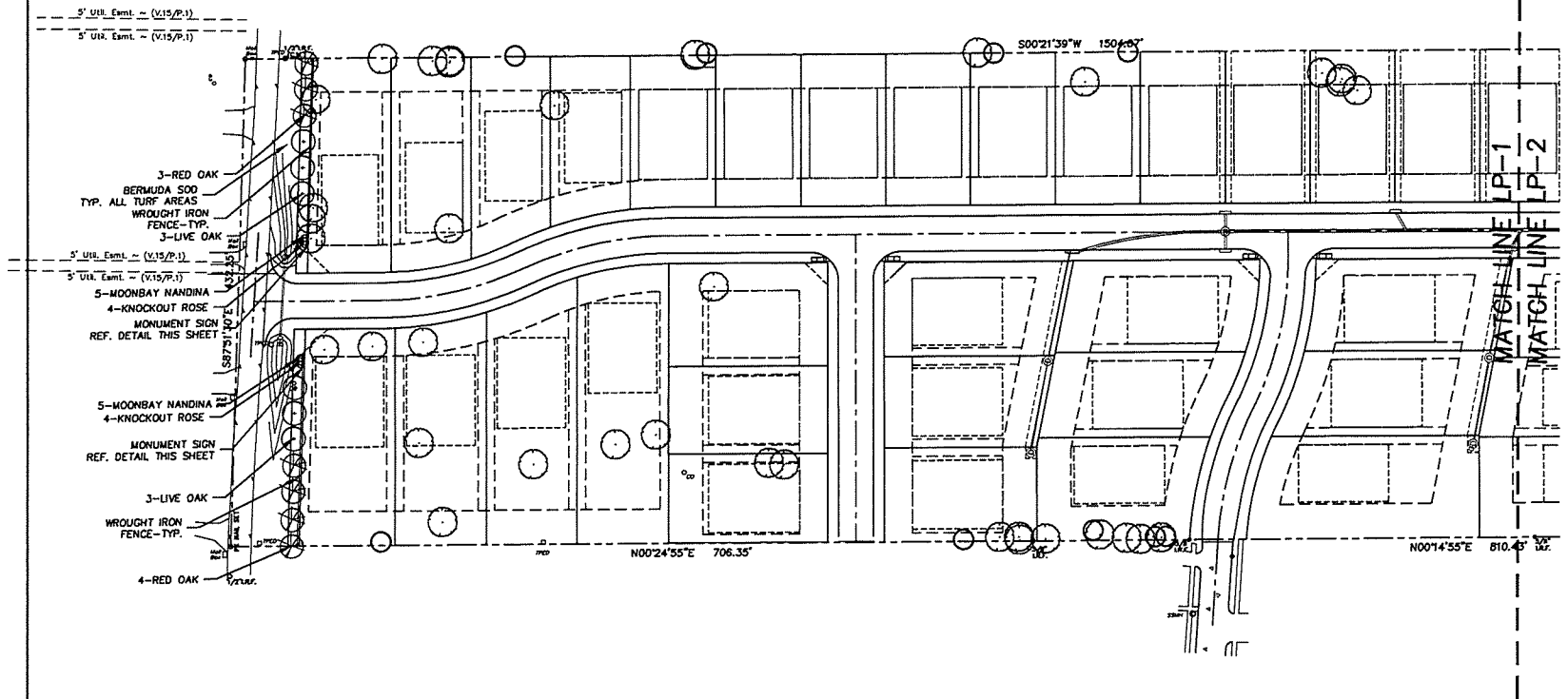
Scale: 1"=60'
 Designed by: LOR
 Drawn by: MAB
 Checked by: LOR
 Date: JUNE 30, 2014
 Project No. 035-012

SHEET
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**ORDINANCE NO. 14-04-17-16
 PARKSIDE FARMS PLANNED DEVELOPMENT
 Page 10
 EXHIBIT 'C' CONCEPT PLAN EXHIBITS**

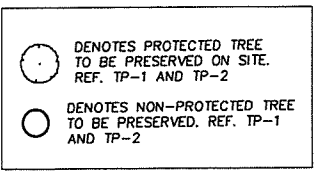


App.	
Revised Lot Low	
Ridinger Associates, Inc. Civil Engineers - Planners 500 E. Commerce Street, Suite 101 Corinth, Texas 75041 Tel. 817.733.3300 Fax 817.733.3311	



- 3-RED OAK
- BERMUDA SOD
- TYP. ALL TURF AREAS
- WROUGHT IRON FENCE-TYP.
- 3-LIVE OAK
- 5'-Utl. Emt. - (V15/P-1)
- 5'-Utl. Emt. - (V15/P-1)
- 5-MOONBAY NANDINA
- 4-KNOCKOUT ROSE
- MONUMENT SIGN
- REF. DETAIL THIS SHEET
- 5-MOONBAY NANDINA
- 4-KNOCKOUT ROSE
- MONUMENT SIGN
- REF. DETAIL THIS SHEET
- 3-LIVE OAK
- WROUGHT IRON FENCE-TYP.
- 4-RED OAK

PROTECTED TREE LEGEND



- PLANT LIST**
- 12- LIVE OAK / QUERCUS VIRGINIANA / 3" CAL. / 5' SP. / 8' HT. / B & B
 - 12- RED OAK / QUERCUS SHUMARDII / 3" CAL. / 5' SP. / 8' HT. / B & B
 - 6-BALD CYPRESS / TAXODIUM DISTICHUM / 3" CAL. / 5' SP. / B & B
 - 3- CEDAR ELM / ULMUS CRASSIFOLIA / 3" CAL. / 5' SP. / 8' HT. / B & B
 - 8-KNOCK OUT ROSE / ROSA SPP. / 5 GAL. / 36" O.C.
 - 10-NANDINA / NANDINA DOMESTICA 'MOONBAY' / 3 GAL. / 30" O.C.
 - BERMUDAGRASS / CYNODON DACTYLON / SOLID SOD

ST. CLAIR DESIGN GROUP, INC.
 Landscape Architecture
 P.O. Box 1000
 1100 W. Loop West
 Houston, Texas 77201
 Tel: 281.485.8888
 Fax: 281.485.8889

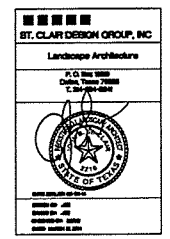
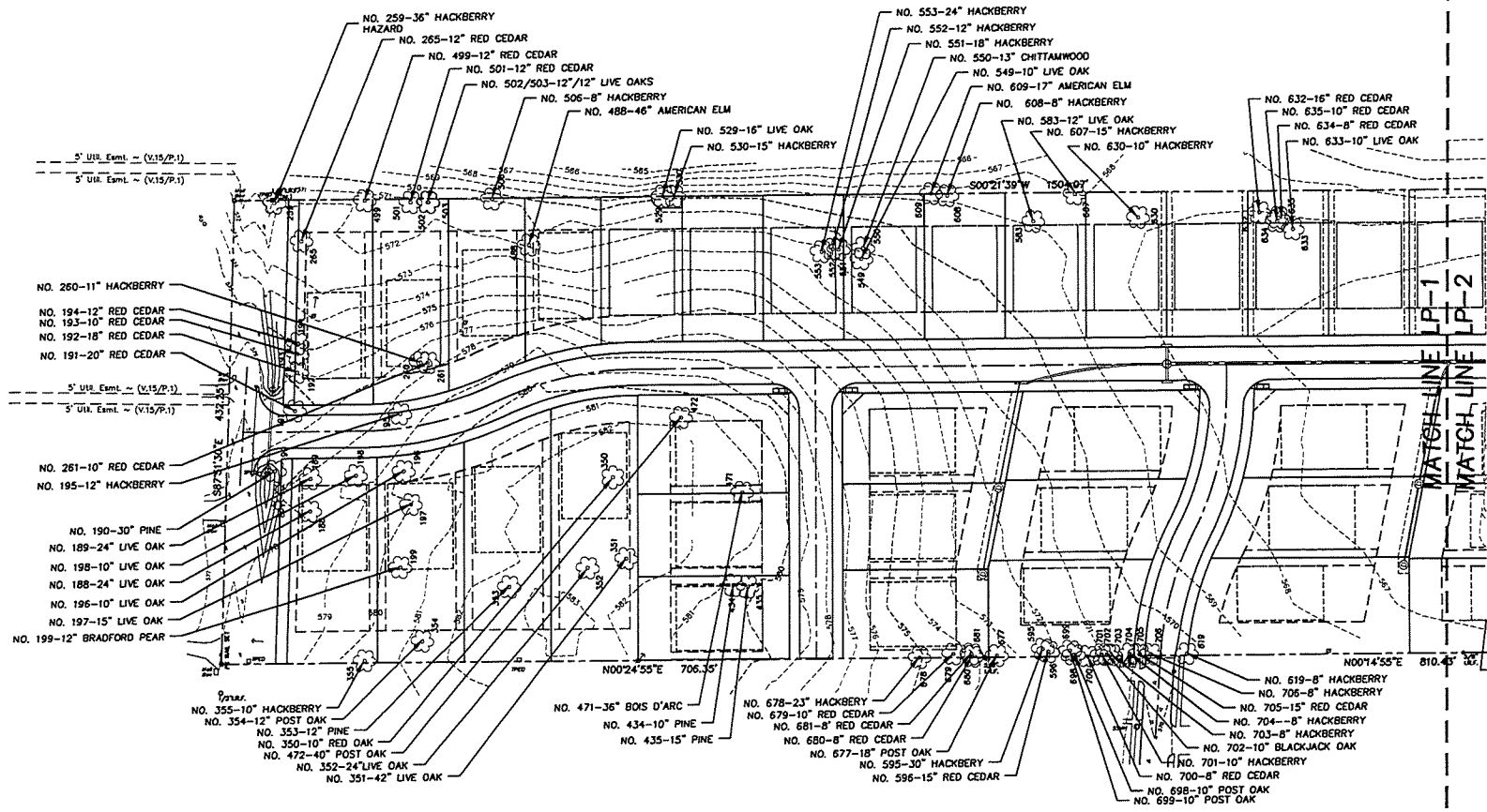
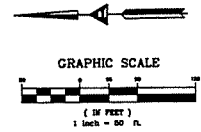
**LANDSCAPE PLAN
 PARKSIDE FARMS**
 14.986 Acres out of the
 M.E.P. & P.R.R. Co. Survey, Abst. No. 950 and
 J.M Walton Survey, Abst. No. 1390
 City of Corinth,
 Denton County, Texas

**PARKSIDE FARMS
 CORINTH, TEXAS**

LANDSCAPE PLAN

Scale: 1"=50'-0"
Designed by: JES
Drawn by: JES
Checked by: SDGG
Date: JULY 28, 2014
Project No. 033-012
SHEET
LP-1
of 2

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 EXHIBIT 'C' CONCEPT PLAN EXHIBITS



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

App.	
Revised Lot Low	
Ridinger Associates, Inc. Civil Engineers - Planners 500 E. Commerce Street, Suite 101 Irving, Texas 75038 Tel: 972.273.3333 Fax: 972.273.3333	

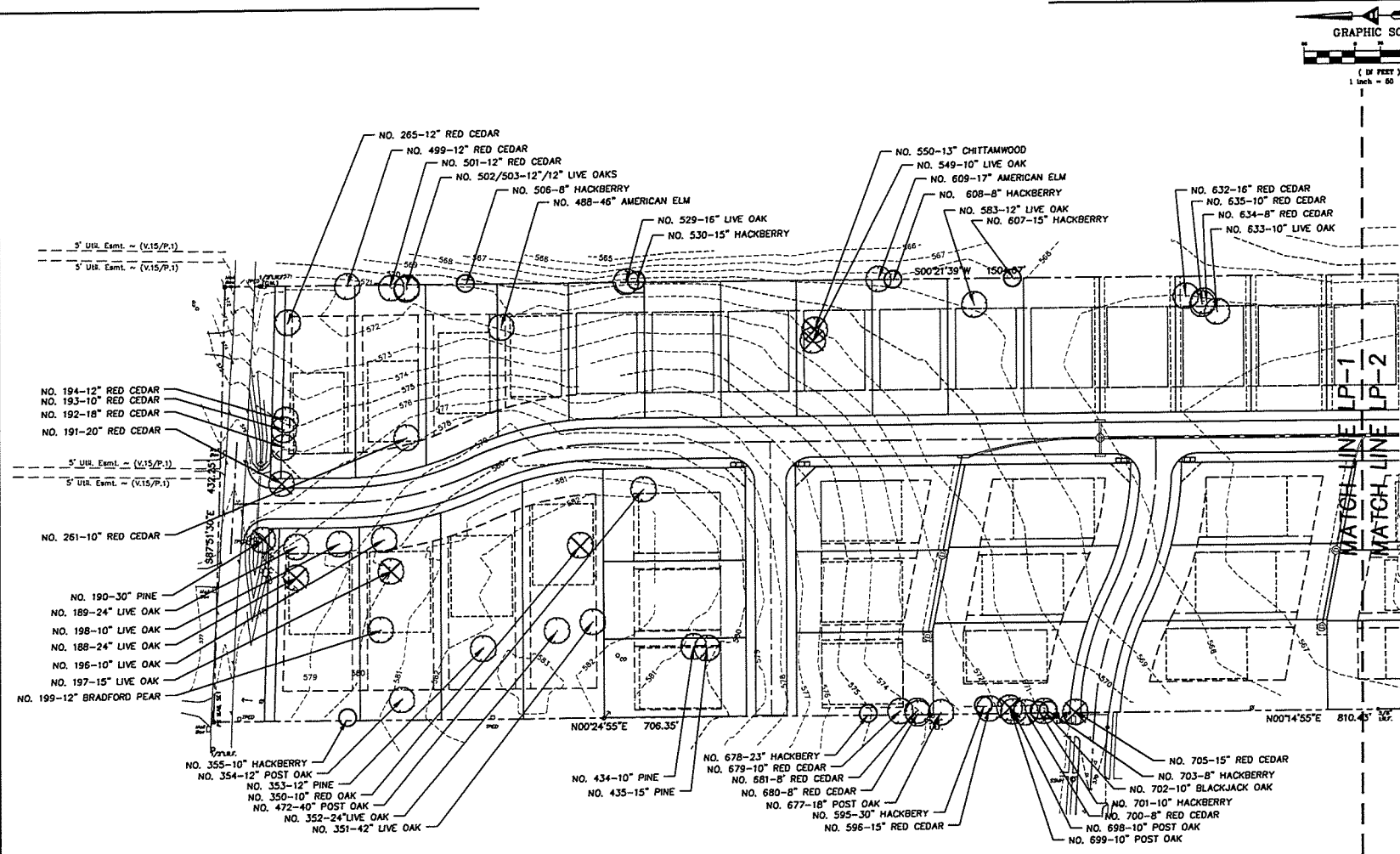
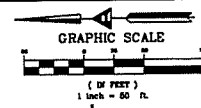
PARKSIDE FARMS
 CORINTH, TEXAS

TREE SURVEY

Scale: 1" = 50'-0"
 Designed by: JGS
 Drawn by: JGS
 Checked by: SCUG
 Date: MARCH 10, 2014
 Project No. 035-012

SHEET
TS-1
 of 2

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



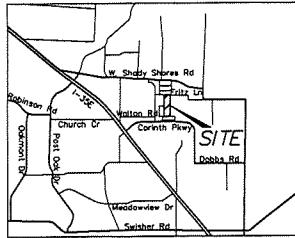
PROTECTED TREE LEGEND

- DENOTES PROTECTED TREE TO BE PRESERVED ON SITE.
- DENOTES PROTECTED TREE TO BE REMOVED.
- DENOTES NON-PROTECTED TREE TO BE PRESERVED.

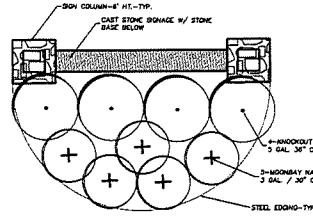
ST. CLAR DESIGN GROUP, INC.
 Landscape Architecture
 P.O. Box 1888
 Dallas, Texas 75278
 T. 972.442.1888
 F. 972.442.1889
 www.stclar.com

TREE PROTECTION PLAN
PARKSIDE FARMS
 14,986 Acres out of the
 M.E.P. & P.R.R. Co. Survey, Abst. No. 950 and
 J.M. Walton Survey, Abst. No. 1390
 City of Corinth,
 Denton County, Texas

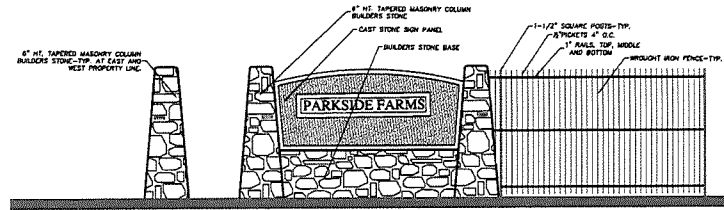
App.	
Revised Lot Line	No. 1724/14
Ridinger Associates, Inc. Civil Engineers - Planners	
1000 N. Loop West, Suite 101 Irving, Texas 75039 Tel: 972.253.3300 Fax: 972.253.3300	
PARKSIDE FARMS CORINTH, TEXAS	
TREE PROTECTION PLAN	
Scale: 1" = 50'-0"	Designed by: JBS
	Drawn by: JBS
	Checked by: SCOG
	Date: MAY 28, 2014
	Project No. 035-012
SHEET TP-1	
OF 2	



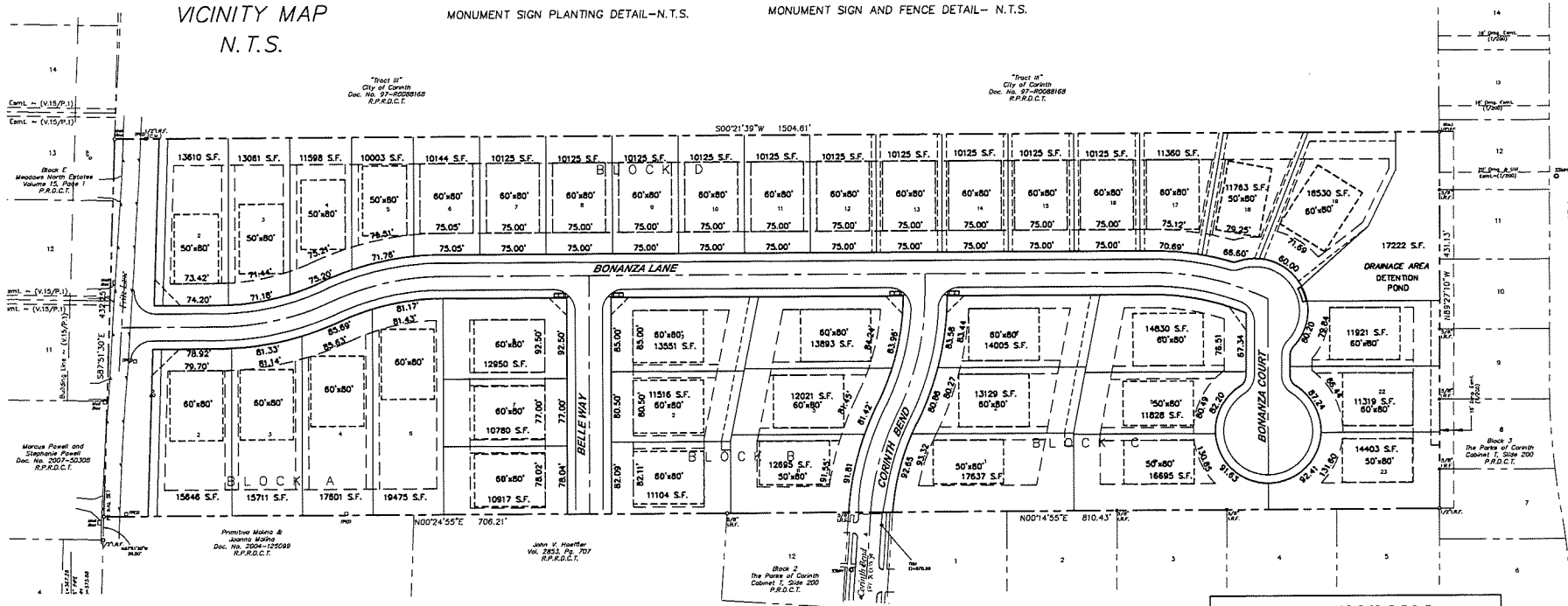
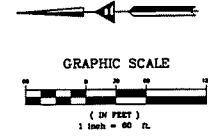
VICINITY MAP
N.T.S.



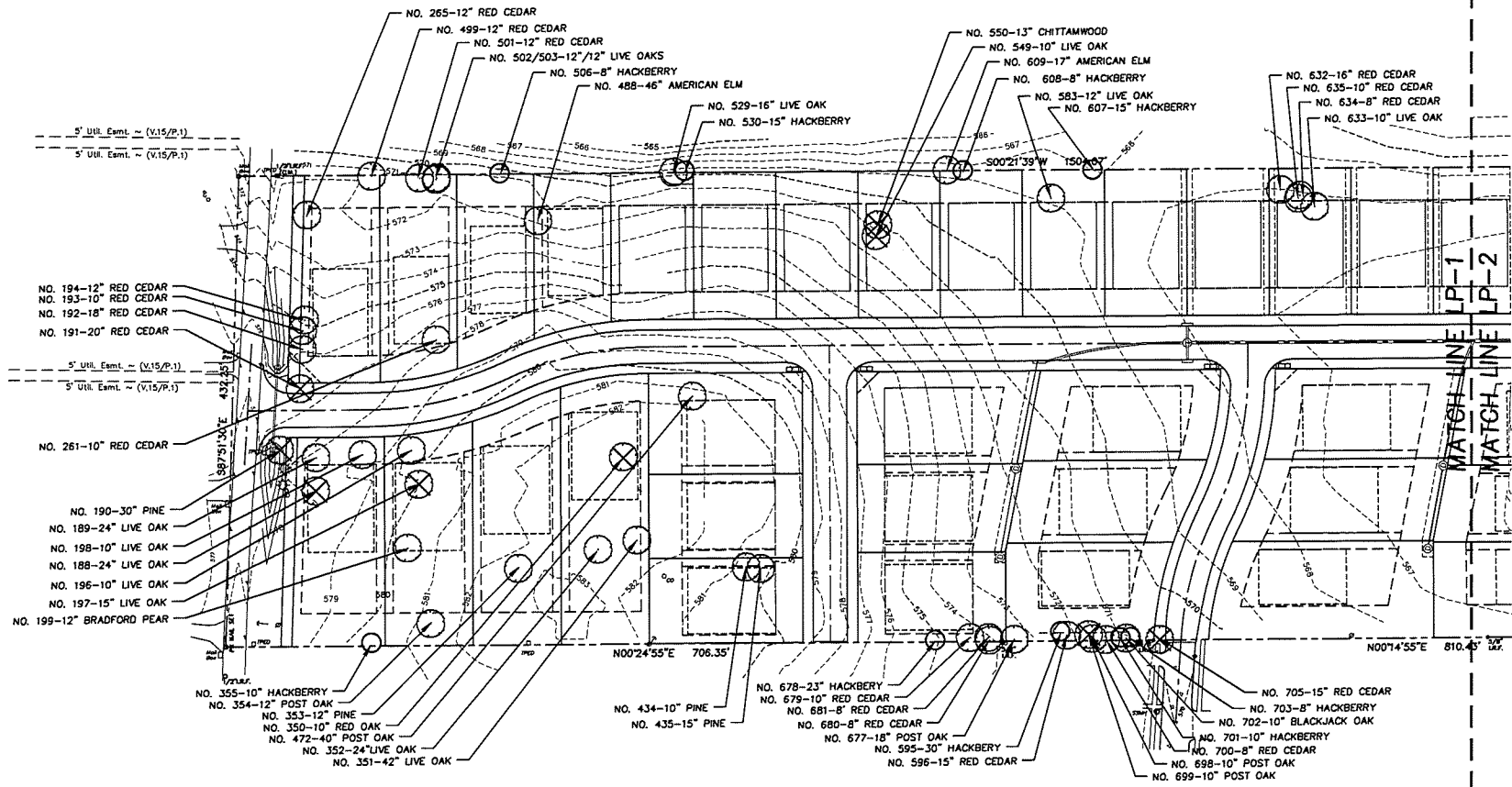
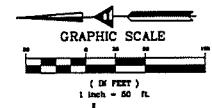
MONUMENT SIGN PLANTING DETAIL - N.T.S.



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



DEVELOPMENT DATA	
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK (INTERIOR LOT)	7.5'
MINIMUM SIDE YARD SETBACK (CORNER LOT)	15'
MINIMUM REAR YARD SETBACK	30'
LOT DIMENSIONS	
MINIMUM LOT AREA	10,000 S.F.
MAXIMUM LOT SIZE	19,475 S.F.
AVERAGE LOT AREA	12,565 S.F.
MINIMUM LOT WIDTH AT BUILDING LINE	70'
MINIMUM LOT WIDTH AT PROPERTY LINE	60'
MINIMUM LOT DEPTH	135'



- NO. 194-12" RED CEDAR
- NO. 193-10" RED CEDAR
- NO. 192-18" RED CEDAR
- NO. 191-20" RED CEDAR
- NO. 261-10" RED CEDAR
- NO. 190-30" PINE
- NO. 189-24" LIVE OAK
- NO. 198-10" LIVE OAK
- NO. 188-24" LIVE OAK
- NO. 196-10" LIVE OAK
- NO. 197-15" LIVE OAK
- NO. 199-12" BRADFORD PEAR

- NO. 355-10" HACKBERRY
- NO. 354-12" POST OAK
- NO. 353-12" PINE
- NO. 350-10" RED OAK
- NO. 472-40" POST OAK
- NO. 352-24" LIVE OAK
- NO. 351-42" LIVE OAK

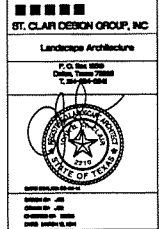
- NO. 434-10" PINE
- NO. 435-15" PINE

- NO. 678-23" HACKBERRY
- NO. 679-10" RED CEDAR
- NO. 681-8" RED CEDAR
- NO. 680-8" RED CEDAR
- NO. 677-18" POST OAK
- NO. 595-30" HACKBERRY
- NO. 596-15" RED CEDAR

- NO. 705-15" RED CEDAR
- NO. 703-8" HACKBERRY
- NO. 702-10" BLACKJACK OAK
- NO. 701-10" HACKBERRY
- NO. 700-8" RED CEDAR
- NO. 698-10" POST OAK
- NO. 699-10" POST OAK

PROTECTED TREE LEGEND

- DENOTES PROTECTED TREE TO BE PRESERVED ON SITE.
- DENOTES PROTECTED TREE TO BE REMOVED.
- DENOTES NON-PROTECTED TREE TO BE PRESERVED.



**TREE PROTECTION PLAN
PARKSIDE FARMS**

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

App.	
Revised Loc. Line	
No. 1/2/1/4	

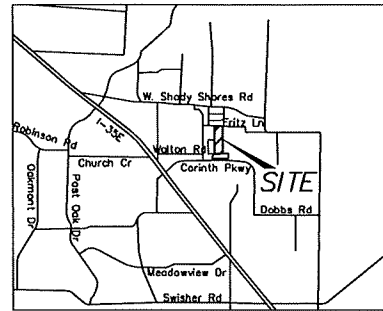
Ridinger Associates, Inc.
Civil Engineers - Planners
P.O. Box 1000
Lawrence, Texas 75826
Phone: (409) 335-8971

**PARKSIDE FARMS
CORINTH, TEXAS**

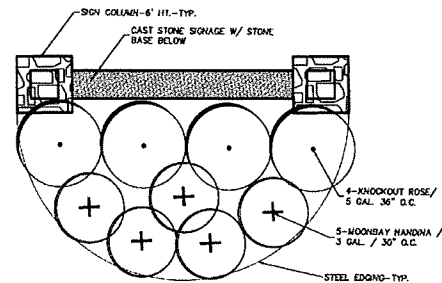
TREE PROTECTION PLAN

Scale: 1" = 50'-0"
Designed by: ABS
Drawn by: ABS
Checked by: SCOG
Date: MAY 28, 2014
Project No. 0335-012

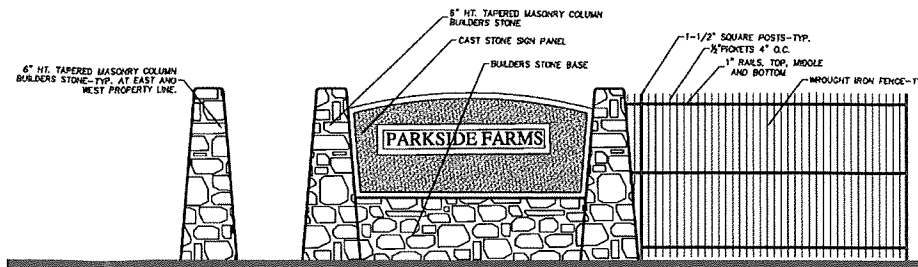
SHEET
TP-1
OF 2



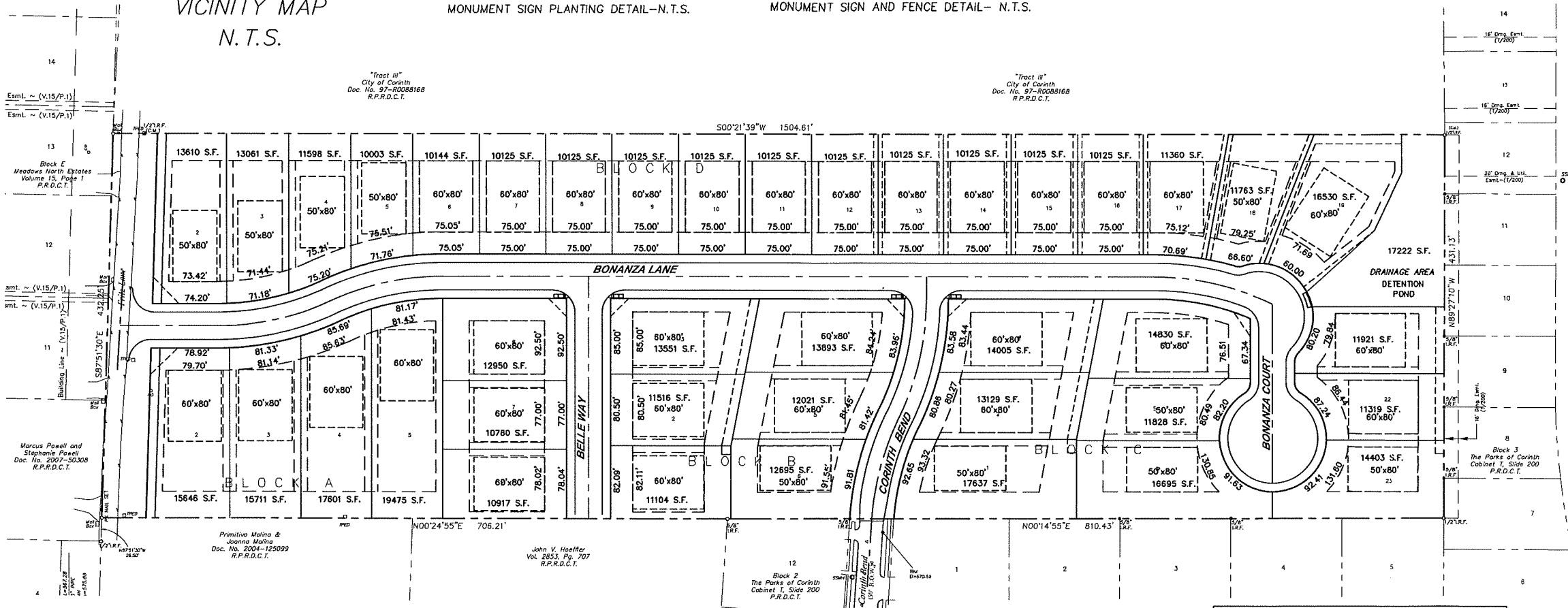
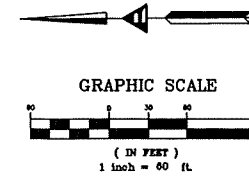
VICINITY MAP
N.T.S.



MONUMENT SIGN PLANTING DETAIL-N.T.S.



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



DEVELOPMENT DATA	
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK (INTERIOR LOT)	7.5'
MINIMUM SIDE YARD SETBACK (CORNER LOT)	15'
MINIMUM REAR YARD SETBACK	30'
LOT DIMENSIONS	
MINIMUM LOT AREA	10,000 S.F.
MAXIMUM LOT SIZE	19,475 S.F.
AVERAGE LOT AREA	12,565 S.F.
MINIMUM LOT WIDTH AT BUILDING LINE	70'
MINIMUM LOT WIDTH AT PROPERTY LINE	60'
MINIMUM LOT DEPTH	135'

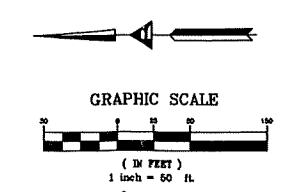
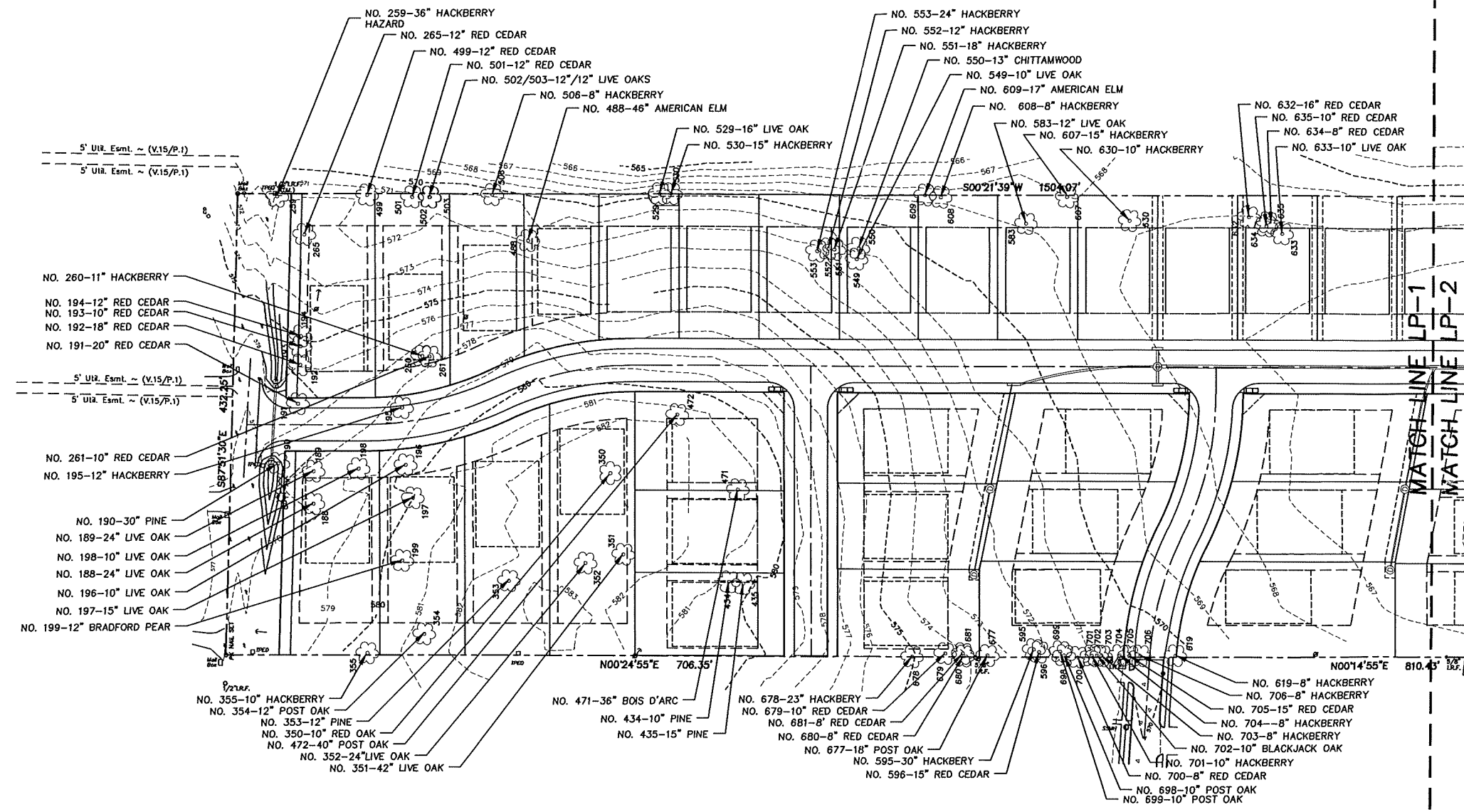
Ridinger
Associates, Inc.
Civil Engineers - Planners
Firm No. 1849
500 S. Emerald Lane, Suite 101
Lumberton, Texas 75077
Tel. No. (972) 333-8000
Fax No. (972) 333-8011

PARKSIDE FARMS
CORINTH, TEXAS

EXHIBIT B
CONCEPT PLAN

Scale: 1"=60'
Designed by: LDR
Drawn by: MAB
Checked by: LDR
Date: JUNE 30, 2014
Project No. 035-012

SHEET
1
1



No. 1	2/24/14	Revised Lot Line	App.
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Ridinger Associates, Inc.
 Civil Engineers - Planners
 250 S. Edwards Lane, Suite 101
 Lewisville, Texas 75007
 Tel. No. (972) 353-9000
 Fax No. (972) 353-8011

PARKSIDE FARMS
 CORINTH, TEXAS

TREE SURVEY

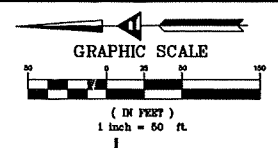
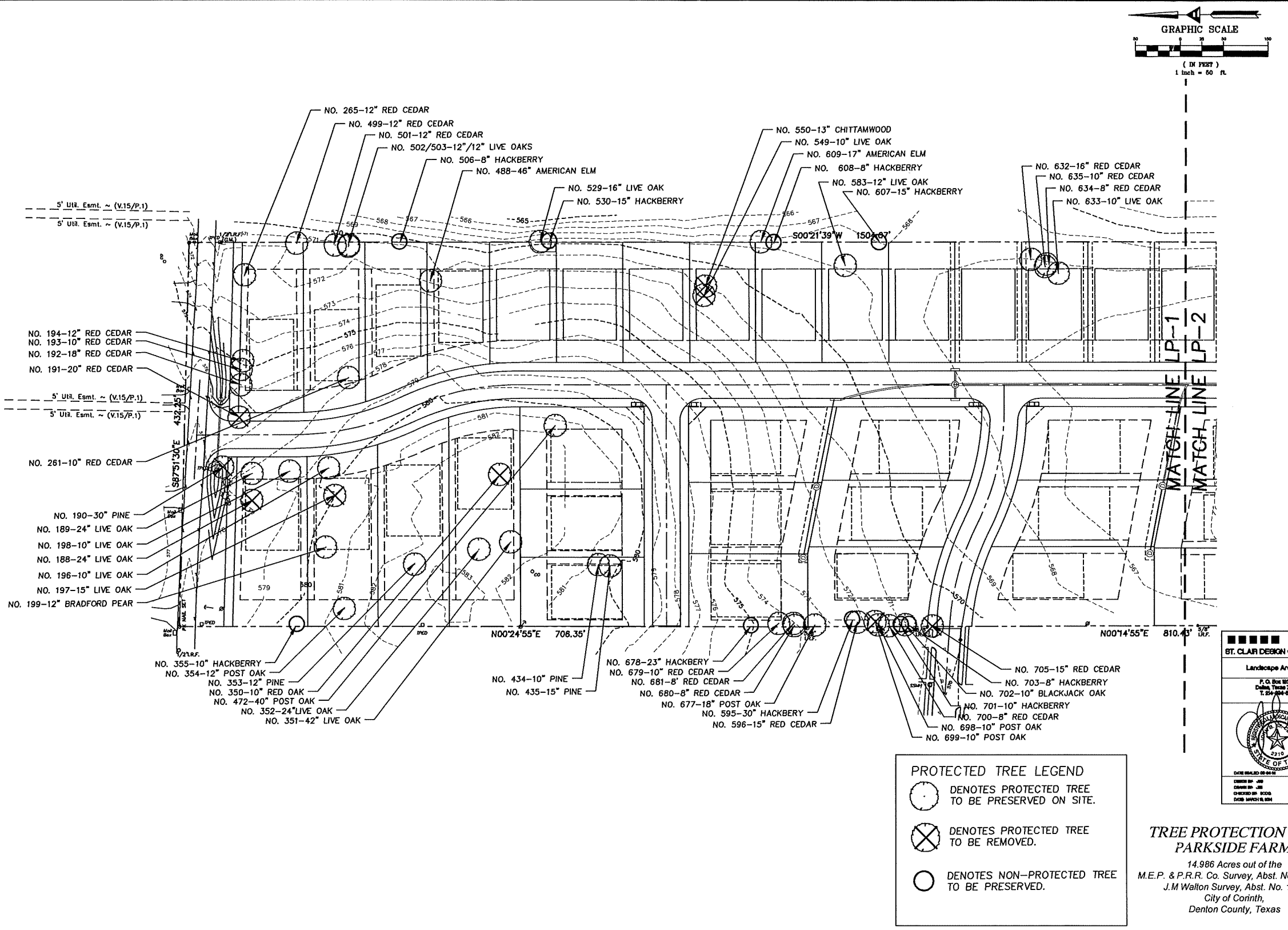
ST. CLAIR DESIGN GROUP, INC.
 Landscape Architecture
 P. O. Box 9280
 Dallas, Texas 75216
 T. 214-461-0044

DATE: MARCH 10, 2014
 PROJECT NO. 035-012

TREE SURVEY
PARKSIDE FARMS
 14,986 Acres out of the
 M.E.P. & P.R.R. Co. Survey, Abst. No. 950 and
 J.M Walton Survey, Abst. No. 1390
 City of Corinth,
 Denton County, Texas

Scale: 1" = 50'-0"
 Designed by: JBS
 Drawn by: JBS
 Checked by: SDCG
 Date: MARCH 10, 2014
 Project No. 035-012

SHEET
TS-1
 OF 2



App.	
No. 1 P/24/14 Revised Lot Line	

Ridinger Associates, Inc.
 Civil Engineers - Planners
 P.M. No. 1989 License No. 5464
 License No. 72097
 Leander, Texas

PARKSIDE FARMS
 CORINTH, TEXAS

TREE PROTECTION PLAN

ST. CLAIR DESIGN GROUP, INC.
 Landscape Architecture
 P.O. Box 1629
 Dallas, Texas 75225
 T. 214-969-6424

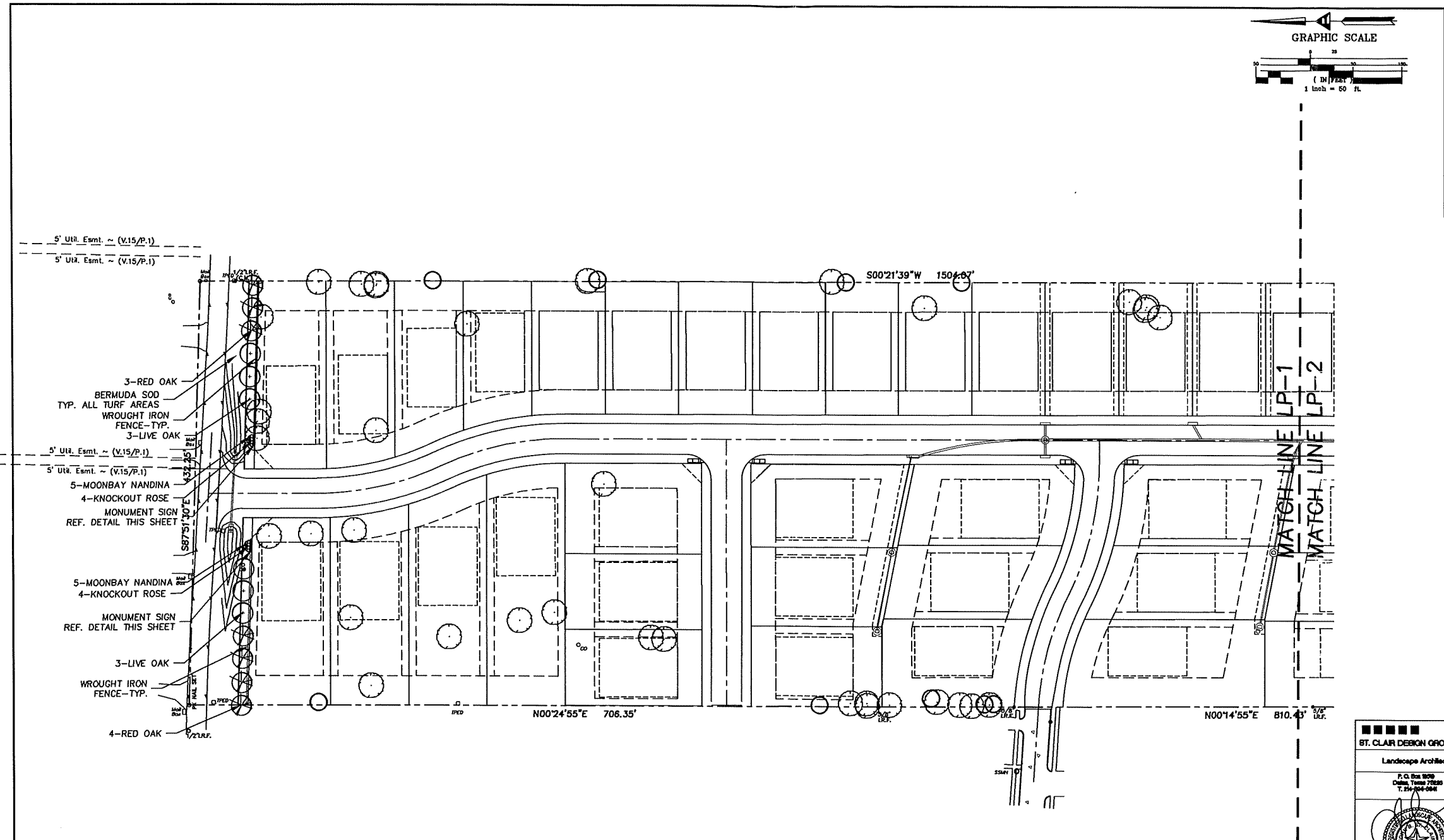
DATE ISSUED: 05-28-14
 DRAWN BY: JBS
 CHECKED BY: SCGG
 DATE: MAY 28, 2014

PROTECTED TREE LEGEND

- DENOTES PROTECTED TREE TO BE PRESERVED ON SITE.
- DENOTES PROTECTED TREE TO BE REMOVED.
- DENOTES NON-PROTECTED TREE TO BE PRESERVED.

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

Scale: 1" = 50'-0"
Designed by: JBS
Drawn by: JBS
Checked by: SCGG
Date: MAY 28, 2014
Project No. 035-012
SHEET TP-1
OF 2



5' Util. Esmt. ~ (V.15/P.1)
 5' Util. Esmt. ~ (V.15/P.1)



5' Util. Esmt. ~ (V.15/P.1)
 5' Util. Esmt. ~ (V.15/P.1)

5-MOONBAY NANDINA
 4-KNOCKOUT ROSE
 MONUMENT SIGN
 REF. DETAIL THIS SHEET

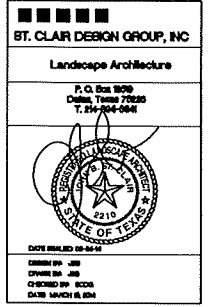
3-LIVE OAK
 WROUGHT IRON
 FENCE-TYP.

4-RED OAK

PROTECTED TREE LEGEND

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

- PLANT LIST**
- 12- LIVE OAK / QUERCUS VIRGINIANA / 3" CAL. / 5' SP. / 8' HT. / B & B
 - 12- RED OAK / QUERCUS SHUMARDII / 3" CAL. / 5' SP. / 8' HT. / B & B
 - 6- BALD CYPRESS / TAXODIUM DISTICHUM / 3" CAL. / 5' SP. / B & B
 - 3- CEDAR ELM / ULMUS CRASSIFOLIA / 3" CAL. / 5' SP. / 8' HT. / B & B
 - 8- KNOCK OUT ROSE / ROSA SPP. / 5 GAL. / 36" O.C.
 - 10- NANDINA / NANDINA DOMESTICA 'MOONBAY' / 3 GAL. / 30" O.C.
 - BERMUDAGRASS / CYNODON DACTYLON / SOLID SOD



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

App.	
Revised Lot. Line	No.1 E/24/14

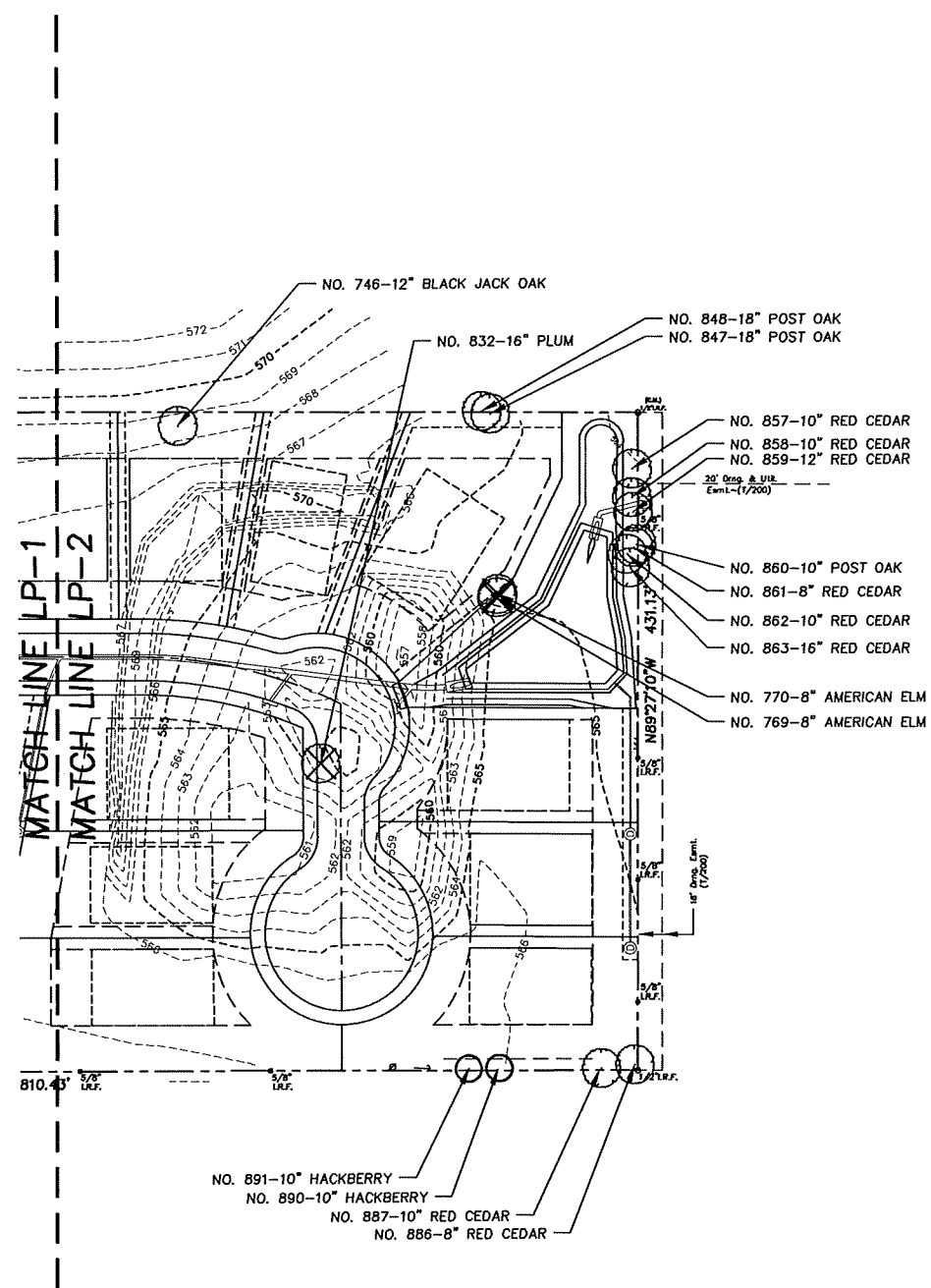
Ridinger Associates, Inc.
 Civil Engineers - Planners
 Firm No. 1969
 License, State of
 Louisiana, No. 75087
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011

**PARKSIDE FARMS
 CORINTH, TEXAS**

LANDSCAPE PLAN

Scale: 1" = 60'-0"
 Designed by: JBS
 Drawn by: JBS
 Checked by: SCOG
 Date: MAY 28, 2014
 Project No. 035-012

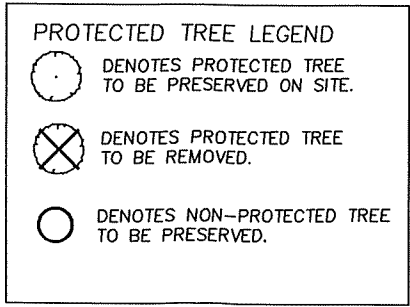
SHEET
P-1
 OF 2



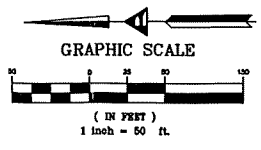
TREE PROTECTION TABLE

TREE NO.	SIZE	COMMON NAME / BOTANICAL NAME	STATUS	STATUS
188	24"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
190	24"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
191	30"	PINE / PINUS SP.	PROTECTED	TO BE REMOVED
192	18"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	TO BE REMOVED
193	10"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
194	12"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
196	10"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
197	18"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	TO BE REMOVED
198	10"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
199	12"	BRAEFORD PEAR / PRUNUS SP.	PROTECTED	PRESERVE
201	10"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
202	12"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
300	10"	RED OAK / QUERCUS SHARROF	PROTECTED	PRESERVE
301	42"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
302	24"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
303	12"	PINE / PINUS SP.	PROTECTED	PRESERVE
304	12"	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
305	10"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
434	10"	PINE / PINUS SP.	PROTECTED	PRESERVE
435	15"	PINE / PINUS SP.	PROTECTED	PRESERVE
472	40"	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
486	48"	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	PRESERVE
490	12"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
501	12"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
502	12"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
503	12"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
504	8"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
528	18"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
530	15"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
531	10"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
532	13"	CHITTAWOOD / RAMBLA LAMARCKII	PROTECTED	FALLEN - TO BE REMOVED - NO MITIGATION
533	12"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
589	30"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
598	15"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
607	15"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
608	8"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
609	17"	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	PRESERVE
632	14"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
633	10"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED	PRESERVE
634	8"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
635	10"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
677	18"	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
678	23"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
679	10"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
680	8"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
681	8"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
686	10"	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
689	10"	POST OAK / QUERCUS STELLATA	PROTECTED	FALLEN - TO BE REMOVED - NO MITIGATION
700	8"	HACKBERRY / CELTIS SP.	PROTECTED	PRESERVE
701	10"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
702	10"	BLACK JACK OAK / QUERCUS MARLANDICA	PROTECTED	PRESERVE
703	8"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
705	18"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
706	12"	BLACK JACK OAK / QUERCUS MARLANDICA	PROTECTED	DINGING - TO BE REMOVED - NO MITIGATION
749	8"	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	TO BE REMOVED
770	8"	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	TO BE REMOVED
832	18"	AMERICAN PLUM / PRUNUS MEXICANA	PROTECTED	TO BE REMOVED
847	18"	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
848	18"	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
857	10"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
858	18"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
859	12"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
860	10"	POST OAK / QUERCUS STELLATA	PROTECTED	PRESERVE
861	8"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
862	10"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
863	18"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
868	8"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
867	10"	RED CEDAR / JAMPERUS VIRGINIANA	PROTECTED	PRESERVE
890	10"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
891	10"	HACKBERRY / CELTIS SP.	NOT PROTECTED	PRESERVE
NO TAG	15"	LIVE OAK / QUERCUS VIRGINIANA	PROTECTED NEXT TO 196	PRESERVE

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



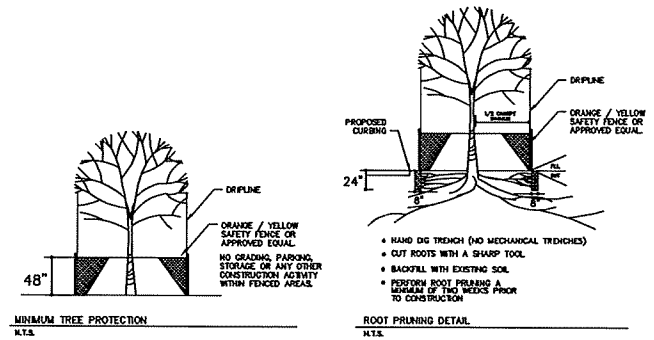
TREE MITIGATION:
110" CALIPER INCHES OF TREE MITIGATION ARE REQUIRED.
REFER TO LANDSCAPE PLAN LP-1 FOR MITIGATION TREES.



TREE PRESERVATION NOTES

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

- PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
- THE DEVELOPER SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4) FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRP LINE.
- DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE DEVELOPER SHALL PROHIBIT CLEARING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE DEVELOPER SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO TILL OR EXCAVATION MAY OCCUR WITHIN THE DRP LINE OF A TREE TO BE PRESERVED UNLESS THERE IS A SPECIFIC APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WALLS. MAJOR CHANGES OF GRADE (6" INCHES OR GREATER) WILL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOTS. IN ADDITION, THE DEVELOPER SHOULD ADHERE TO THE FOLLOWING GUIDELINES TO PROTECT THE TREES TO BE PRESERVED:
 - WITH MAJOR GRADE CHANGES, A REINFORCED RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE CITY SHOULD BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRP LINE. RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES PRESERVED.
 - AT NO TIME SHOULD A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED CLOSER THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.
 - ROOT PRUNING MAY BE NECESSARY WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED.
 - IF A PATIO, SIDEWALK, DRIVE, PARKING LOT, OR OTHER PAVED SURFACE MUST BE PLACED WITHIN THE DRP LINE OF AN EXISTING TREE, MATERIAL SUCH AS A POROUS PAVEMENT OR OTHER APPROVED CONSTRUCTION METHOD THAT WILL ALLOW THE PASSAGE OF WATER AND OXYGEN MAY BE REQUIRED.



ST. CLAIR DESIGN GROUP, INC.
Landscape Architecture
P. O. Box 9030
Dallas, Texas 75226
T. 214-449-0648

DATE ISSUED: 05-28-2014
DESIGNED BY: JBS
DRAWN BY: JBS
CHECKED BY: SCDC
DATE: MAY 28, 2014
PROJECT NO. 035-012

Ridinger Associates, Inc.
Civil Engineers - Planners
1000 West Loop South, Suite 101
Lewisville, Texas 75007
Tel. No. (972) 303-8801
Fax No. (972) 303-8811

PARKSIDE FARMS
CORINTH, TEXAS

TREE PROTECTION PLAN

Scale: 1"=50'-0"
Designed by: JBS
Drawn by: JBS
Checked by: SCDC
Date: MAY 28, 2014
Project No. 035-012

SHEET
TP-2
OF 2

TREE PROTECTION PLAN
PARKSIDE FARMS
14,986 Acres out of the
M.E.P. & P.R.R. Co. Survey, Abst. No. 950 and
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