

# FALCON TOWNE CENTER PLANNED DEVELOPMENT NO. 77 BASE ZONING DISTRICT: C-2 COMMERCIAL ORDINANCE NO. 25-07-17-28 (ADOPTED 7-17-2025)

City of Corinth • 3300 Corinth Parkway • Corinth, Texas 76208 940-498-3200 • 940-498-7576 Fax • www.cityofcorinth.com

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# CITY OF CORINTH, TEXAS ORDINANCE NO. 25-07-17-28 FALCON TOWNE CENTER PLANNED DEVELOPMENT DISTRICT #77

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S 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 ON APPROXIMATELY ±1.96 ACRES SITUATED IN THE E MARSH SURVEY, ABSTRACT NO. 833, CITY OF CORINTH, DENTON COUNTY, TEXAS FROM ITS CURRENT ZONING DESIGNATION OF C-2 COMMERCIAL TO FALCON TOWNE CENTER PLANNED DEVELOPMENT DISTRICT NO. 77 ("PD-77") WITH A BASE ZONING DISTRICT OF C-2 COMMERCIAL; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A") AND AMENDMENT; APPROVING PLANNED DEVELOPMENT REGULATIONS, A CONCEPT PLAN, CONCEPTUAL LANDSCAPE PLAN AND ARCHITECTURAL BUILDING ELEVATIONS FOR THE PROPERTY AS SET FORTH IN EXHIBITS HERETO; 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 OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Corinth, Texas has adopted a Unified Development Code of the City as part of its Code of Ordinances, 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 approximate ±1.96 acres of land situated in the E Marsh Survey, Abstract No. 833, City of Corinth, Denton County, Texas as more specifically the overall boundary and legal description as specifically described in Exhibit "A" hereto (the "Property"), is currently zoned as C-2 Commercial under the City's Unified Development Code and as designated on the City's Zoning Map; and

WHEREAS, an authorized person having a proprietary interest in the Property has requested a change in the zoning classification of the Property to PD-Planned Development Zoning District with a base zoning district of C-2 Commercial under the City's Unified Development Code ("UDC"), more specifically identified as Falcon Towne Center Planned Development District No. 77 ("PD-77"); 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 zoning for the

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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 Planned Development Standards set forth in **Exhibit "B"** 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 on and 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 to PD-77 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 constitute legislative findings of the City Council, are true and correct and are incorporated into the body of this Ordinance for all purposes.

## SECTION 2. LEGAL PROPERTY DESCRIPTION; AMENDMENT

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 classification on approximately ±1.96 acres of land situated in the E Marsh Survey, Abstract No. 833, City of Corinth, Denton County, Texas, the overall boundary and legal description as more specifically described in **Exhibit "A,"** attached hereto and incorporated herein, and as depicted in Exhibit "B" (the "**Property**"), from its current zoning designation of C-2 Commercial to Falcon Towne Center Planned Development Zoning District No. 77 with a base zoning district of C-2 Commercial ("PD-77"). The Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-77 in accordance with this Ordinance.

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# SECTION 3. PLANNED DEVELOPMENT REGULATIONS

The Planned Development Design Statement and Planned Development Regulations for the Property as set forth in **Exhibit "D"**, (the "**PD Regulations"**), a copy of which is attached hereto and incorporated herein, are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district ("PD-77") with a base zoning district of C-2 Commercial.

## SECTION 4. CONCEPT AND ADDITIONAL PLANS

The Planned Development Concept Plan for the Property as set forth in **Exhibit "C" (the "PD Concept Plan")**, a copy of which is attached hereto and incorporated herein, the Conceptual Landscape Plan providing landscape specifications and details and the tree preservation plan for the Property, attached hereto and incorporated herein as **Exhibit C-1**, (the "Conceptual Landscape Plan"), and **Exhibit "E"**, (the "Architectural Building **Elevations"**), a copy of which is attached hereto and incorporated herein, are each hereby approved and shall be adhered to in the development and use of the Property.

## SECTION 5. LAND USE REGULATIONS/ZONING MAP

- A. Zoning Regulations. Exhibit "C" (the "PD Concept Plan"), Exhibit C-1, (the "Conceptual Landscape Plan"), Exhibit "D", (the "PD Regulations"), and Exhibit "E", (the "Architectural Building Elevations"), 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, this Ordinance, and all Exhibits hereto. This Ordinance and all Exhibits hereto shall remain in effect as set forth herein unless amended by the City Council, or as otherwise provided for in the UDC, as amended. In the event of conflict between the provisions of Exhibit "D" and provisions of any other City zoning regulations, including without limitation the regulations governing the C-2 Commercial zoning district, Exhibit "D" 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. Adoption Process. That the zoning regulations and district herein established for the Property has 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. Amendments. If a change to this Ordinance, including without limitation, the PD Regulations, if any, is requested for the Property, the request shall be processed in accordance with the UDC and other development

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standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval, or as otherwise provided for in the UDC, as amended.

D. Zoning Map. The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to document the change in zoning for the Property from C-2 to PD-77 with base zoning district of C-2 Commercial and shall be identified as PD-77.

# SECTION 6. 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 7. SEVERABILITY

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

# SECTION 8. SAVINGS/CONFLICT

In the event of a direct conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

## SECTION 9. 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)

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for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

# SECTION 10. PUBLICATION/EFFECTIVE DATE

This Ordinance shall take effect upon its publication as required by law. The City Secretary is directed to publish the caption and penalty of this Ordinance as required by the City Charter and state law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS  $17^{\mathrm{TH}}$  DAY OF JULY, 2025.

APPROVED: Bill Heidemann

Bill Heidemann, Mayor

ATTOEDSIGNED by:

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Lana Wylie, City Secretary

APPROVED AS TO FORM:
Patricia Adams

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Patricia A. Adams, City Attorney

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## EXHIBIT "A" LEGAL DESCRIPTION

Legal description of land:

BEING a tract of land situated in the E Marsh Survey, Abstract No. 833, and being a portion of the land described in a deed to 2181 & Parkridge Joint Venture, as recorded in Instrument Number 97-0048070, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod with a red plastic cap stamped "WAI" set for the southerly corner of a corner cut-offline located at the intersection of the northerly right of way line of FM 2181 (100-foot ROW) and the westerly right of way line of Parkridge Drive (a variable width right of way);

THENCE along said corner cut-offline North 57 deg 37 min 50 sec West a distance of 121.60 feet to a PK Nail set for corner in the approximate centerline of said Parkridge Drive.

THENCE along the approximate centerline of said Parkridge Drive North 28 deg 14 min 54 sec West a distance of 208.99 feet to a PK Nail set for corner.

THENCE departing the approximate centerline of said Parkridge South 88 deg 53 min 00 sec East a distance of 469.05 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI" set for corner in the southerly line of Lot 1, Block 1 of Lake Dallas ISD School Addition an addition to the City of Corinth according to the plat recorded in Cabinet N, Page 291 of the Plat Records of Denton County, Texas.

THENCE departing the southerly line of said Lake Dallas ISD School Addition South 01 deg 04 min 19 sec West a distance of 245.02 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI" set for corner in the northerly right of way line of said FM 2181.

THENCE along the northerly right of way line of said FM 2181 North 88 deg 55 min 41 sec West a distance of 262.80 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.202 acres or 95,942 square feet of land, more or less. SAVE AND EXCEPT 0.2022 acres of land, more or less, described in that certain Permanent Right-of-Way Deed conveyed to the City of Denton, recorded September 13, 2010 in Denton County Clerk's File No. 2010-90306.

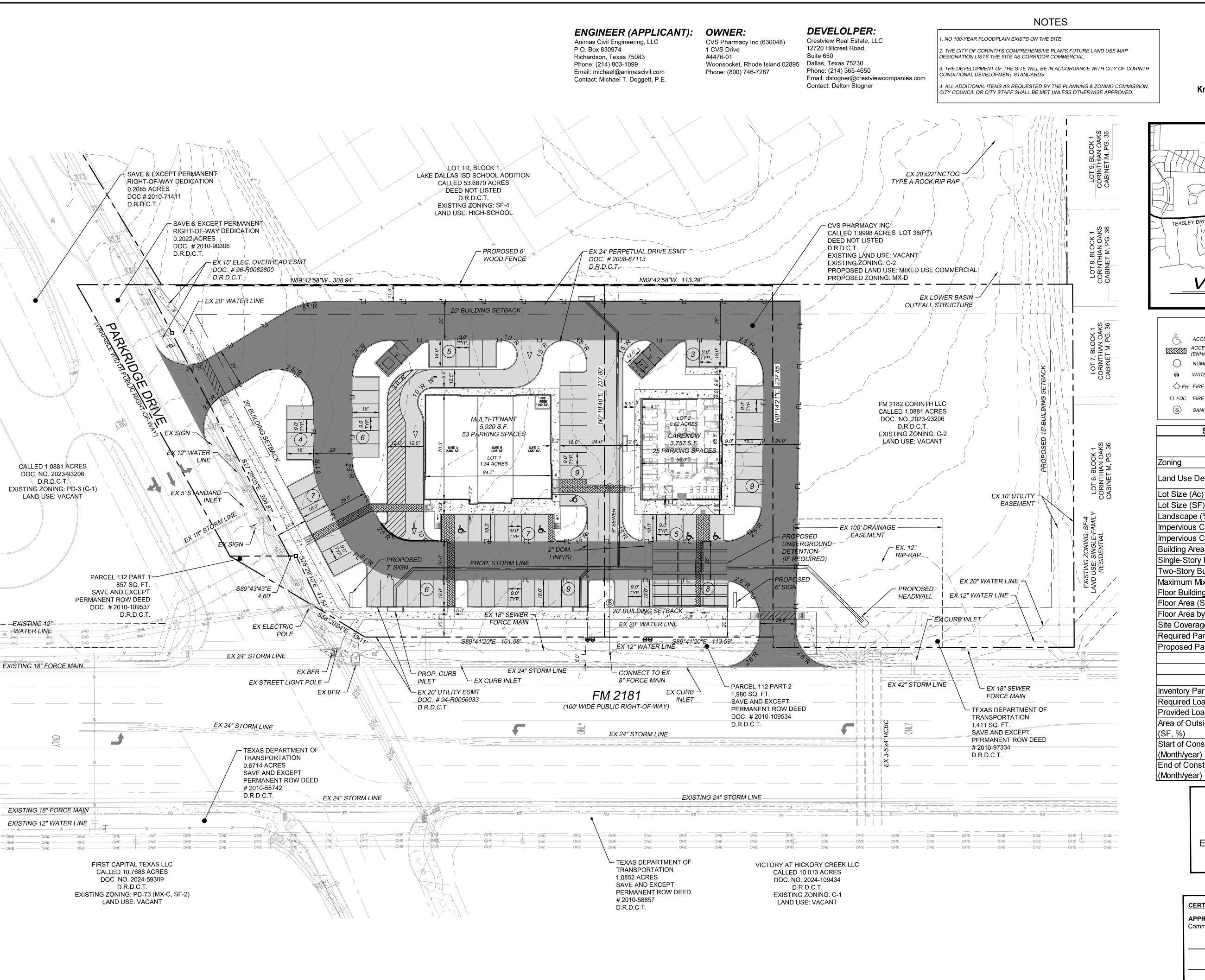
and

SAVE AND EXCEPT those certain tracts of land described in that certain Deed conveyed to the State of Texas recorded November 2, 2010 in Denton County Clerk's File No. 2010-109534.

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# EXHIBIT "B" PROPERTY DEPICTION

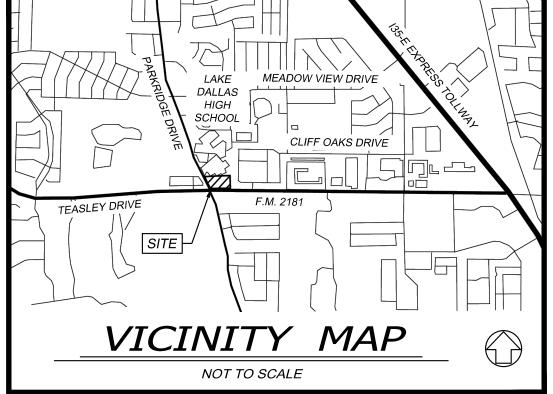








GRAPHIC SCALE 30'



<u>LEGEND</u>						
Š	ACCESSIBLE PARKING SYMBOL	TYP.	TYPICAL			
	ACCESSIBLE ROUTE (ENHANCING PAVING)	ВМ	BENCH MARK			
	NUMBER OF PARKING SPACES	Ĝ	GAS LINE MARKER			
•	WATER METER	FL—	FIRE LANE			
	FIRE HYDRANT	FL-				
♡ FDC	FIRE DEPARTMENT CONNECTION		PROPOSED SIDEWALK			
S	SANITARY SEWER MANHOLE	BFR	BARRIER FREE RAMP			

SITE DATA SUMI	MARY TABLE	•
	Proposed	Proposed
	Lot 1	Lot 2
Zoning	PD (C-2)	PD (C-2)
Land Use Designation	Multi-Tenant	Commercial
Land Ose Designation	Commercial	(CareNow)
Lot Size (Ac)	1.34	0.62
Lot Size (SF)	58209	26978
Landscape (%)	32.7%	25.9%
Impervious Coverage (SF)	39168	19987
Impervious Coverage (%)	67.3%	74.1%
Building Area (SF)	5920	3757
Single-Story Buildings (EA)	1	1
Two-Story Buildings (EA)	0	0
Maximum Mixed-Use First	20	20
Floor Building Height (FT)	20	20
Floor Area (SF)	5920	3757
Floor Area by Use	5920	3757
Site Coverage (%)	10.2%	13.9%
Required Parking Spaces	48	13
Proposed Parking Spaces		
Standard	50	23
Handicap	3	2
Total	53	25
Inventory Parking	0	0
Required Loading Spaces	0	0
Provided Loading Spaces	0	0
Area of Outside Storage	0	0
(SF, %)		U
Start of Construction	TBD	TBD
(Month/year)	100	100
End of Construction	TBD	TBD
(Month/year)	''	ן טטי

PD CONCEPT PLAN NEC F.M. 2181 & PARKRIDGE DR. A0833A E. MARSH, TR 38(PT) 1.96 ACRES, OLD DCAD TR #8 EDWIN MARSH SURVEY ABSTRACT NO. 833 CITY OF CORINTH DENTON COUNTY, TEXAS

CERTIFICATE OF A	PROVAL					
APPROVED the Commission of the C	day of, 20 by the Plani	ning and Zoning				
Commission of the C	y or commun, rexas.					
Director of Planning and Development						
	City Secretary					



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TX F-26500

EC F.M. KKRIDGE RINTH,

> ONC  $\ddot{O}$

ACE PROJECT:
01505
DATE
JUNE 2025
SCALE
AS SHOWN
DRAWN BY:
MD

SHEET NUMBER

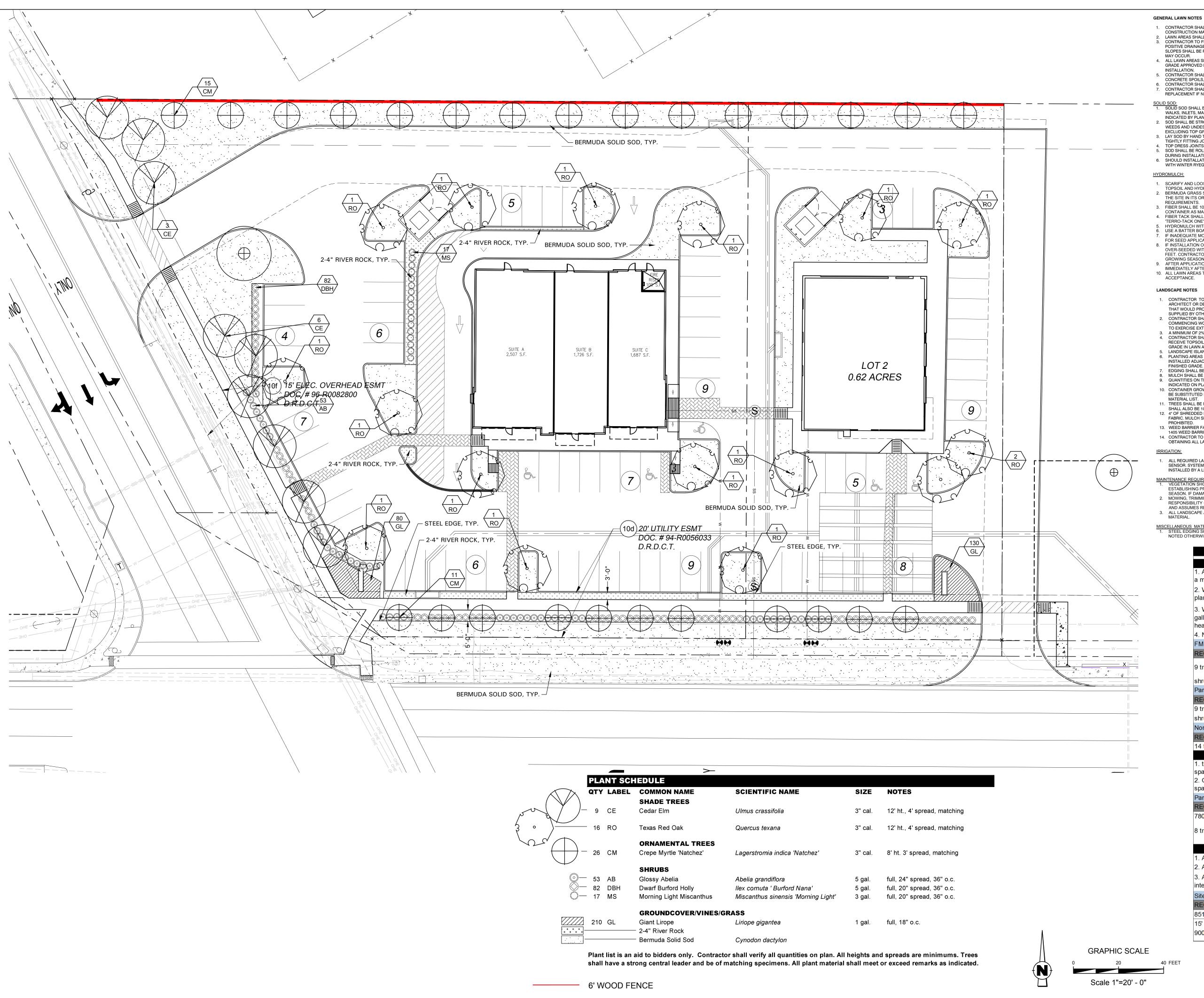
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NEC F.M. PARKRIDO CORINTH,

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- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER
- MAY OCCUR.

  4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH
- GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION. 10. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
   CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE
- SOLID SOD:

  1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS
- INDICATED BY PLAN.
   SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
   LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
   TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
   SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DIRIGINISTALLATION PROCESS.
- DURING INSTALLATION PROCESS. 6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION. 2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW
- REQUIREMENTS.

  3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED
- CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.

  4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE
- TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.

  IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE
- FOR SEED APPLICATION.

  8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.

  9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS
- IMMEDIATELY AFTER INSTALLATION TO SATURATION.

  10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL

- 1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS
- 2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED
- GRADE IN LAWN AREAS. 5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE 7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
   QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS
- INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

  10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS
- PROHIBITED.

  13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.

  14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR
- OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- . ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

# MAINTENANCE REQUIREMENTS: 1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS 1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES DECULAR MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER
- MISCELLANEOUS MATERIALS:

  1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

# LANDSCAPE TABULATIONS for CORINTH, TEXAS

1. A landscaped buffer shall be provided adjacent to all streets and be a minimum of 15' wide for collector street, 10' for local street. 2. Within the landscape edge, one shade tree, 3" cal. shall be planted every 30 l.f.

3. Where parking lots and drives abut the landscape edge, shrubs, 5 gallon in size, to provide a contiguous buffer along the parking for

# 4. North property line - 1 tree shall be provided every 30 l.f.

# FM 2181= 275 l.f. / 2750 landscape edge

ILCOULLD	THOUBLE
9 tree, 3" cal.	11 ornamental trees, 3" cal.d to utility easement
shrub screen	shrub screen
Parkridge Drive= 275 I.f./ 2750 la	ndscape edge
REQUIRED	PROVIDED
9 tree, 3" cal.	9 trees, 3" cal.
shrub screen	shrub screen
North Property Line - 415 Lf	

14 tree, 3" cal. PARKING LANDSCAPE

1. there shall be 10 s.f. of interior landscape area for each parking 2. One shade tree, 3" caliper, shall be planted for every 10 parking

PROVIDED

15 ornamental trees, 3" cal.

Parking Spaces: 78 PROVIDED 5974 s.f. 780 s.f. 1 existing tree, 16 proposed 8 tree, 3" cal. trees, 3" cal. (one per island)

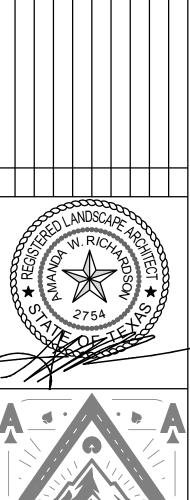
# **CORNER LOTS** 1. A minimum of 10% of the site area shall be landscaped.

2. A 15' wide landscape edge shall be located along right of way. 3. A minimum landscape area of 900 s.f. shall be located at the intersection of the corner lot.

# Site area: 85,190 s.f.

REQUIRED	PROVIDED		
8519 s.f. (10%)	21,904 s.f. (25.7%)		
15' edge	15' edge		
900 s.f.	900 s.f.		





**CIVIL ENGINEERING** 

2181 & 3E DR. TEXAS NEC F.M. PARKRID( CORINTH,

ANDSCAPE PLAN

L1.02

# SECTION 32 9300 - LANDSCAPE

# PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING 1.2 REFERENCE DOCUMENTS
- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK
- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
  - PLANTING (TREES, SHRUBS, GRASSES)
  - BED PREP AND FERTILIZATION NOTIFICATION OF SOURCES
  - WATER AND MAINTENANCE UNTIL ACCEPTANCE GUARANTEE
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

## 1.4 REFERENCES A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN

- ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES. C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

# 1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA. C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE. SUBMIT REQUEST FOR SUBSTITUTION.
- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID
- AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS. DRIVES

# 1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, HE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

## 1.8 MAINTENANCE AND GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS. C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR
- MAINTENANCE. D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

- SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
- E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD. F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY
- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED. J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS. M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY
  - HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST B RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

- A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON. WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED
- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF
- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM,

INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

# 1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED
- WORK AND SUPERVISION BY A FOREMAN. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- NEVER CUT LEADER

(3) 2" DIA. X 8' LENGTH

LARGE METAL "T" POSTS

PLACE TWO ON PREVAILING

IN UNDISTURBED SOIL

WIND SIDE OF TREE

(PAINTED BLACK)

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE. SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE
- USED IN LIEU OF THE SPECIFIED PLANT F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS
- G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.
- 1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

#### 1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS. B. DELIVERY

- 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER, PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE. 2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE
- 3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY. 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
- 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE. 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE. 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING

## PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS. PART 2 - PRODUCTS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BI INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN
- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FUL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
- D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS. E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL
- MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED. EXCEPT THE
- PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF
- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

- ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED
- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- K. TREE TRUNKS TO BE STURDY. EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND. L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS,
- SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED. M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE
- AS FOLLOWS: SIX INCHES ABOVE THE BOOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER. AND TWELVE INCHES ABOVE THE
- ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT,
- MEASURED FROM THE TOP OF THE ROOT BALL. O ANY TREE OR SHRIJB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY
- COVERED, SHALL BE REJECTED. P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS SOD SHALL BE CUT FROM HEALTHY. MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

# 2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

#### 1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED

- 2. PHYSICAL PROPERTIES AS FOLLOWS: a. CLAY – BETWEEN 7-27%
- b. SILT BETWEEN 15-25%
- c. SAND LESS THAN 52% 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT. 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL

TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE

- ABOVE REQUIREMENTS. B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
- C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS. H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY
- DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC

#### 2.3 MISCELLANEOUS MATERIALS A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL. B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE;

- REFER TO DETAILS. C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)
- D. SAND UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND. E. GRAVEL: WASHED NATIVE PEA GRAVEL. GRADED 1" TO 1.5"
- F. DECOMPOSED GRANITE BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC

HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES. PART 3 - EXECUTION

# 3.1 PREPARATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS: 1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
- 2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY. C. GRASS AREAS:
- 1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

# 3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE CONSTRUCTION HAS BEEN SATISFACTORILY

- ACCOMPLISHED B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHL PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN. D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION
- AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS. E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED,
- NEVER SLICK OR GLAZED. F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER ( $\frac{3}{4}$ ") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS
- G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS. THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.
- H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP  $rac{1}{3}$  OF THE BALL, AS WELL AS ALL NYLON PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.
- DO NOT WRAP TREES. J. DO NOT OVER PRUNE.
- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
- L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT. N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS
- FOR BEST APPEARANCE. O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED

- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR
- Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED. THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THI REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE
- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS. S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE
- LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
- 1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES. 2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED

IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED,

- ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION. 1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT
- 2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL 3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

# 3.3 CLEANUP AND ACCEPTANCE

CONTRACTOR.

- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES STORAGE AREAS FOR ALL MATERIALS. SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES. C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
- D. UPON COMPLETION OF THE WORK. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN. FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

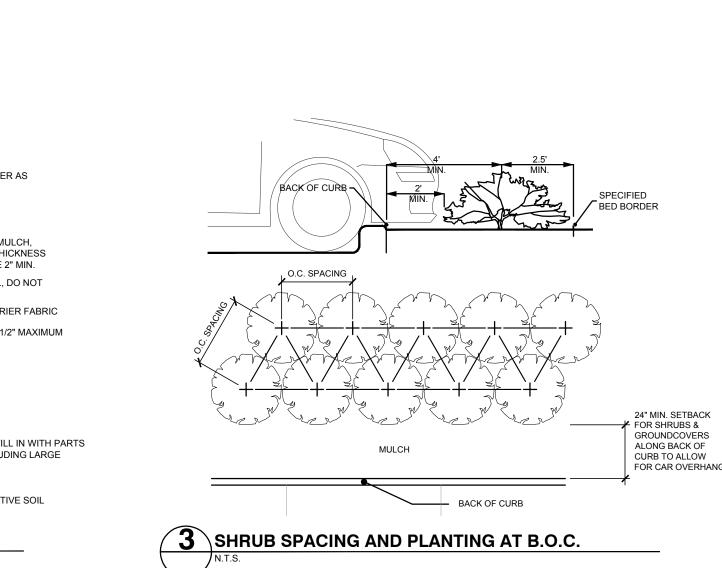
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE

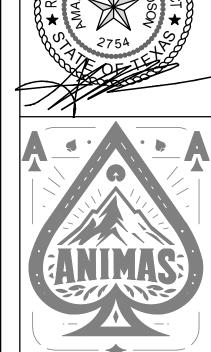
CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE

AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS. F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND

# GUARANTEE PERIODS WILL COMMENCE

**END OF SECTION** 

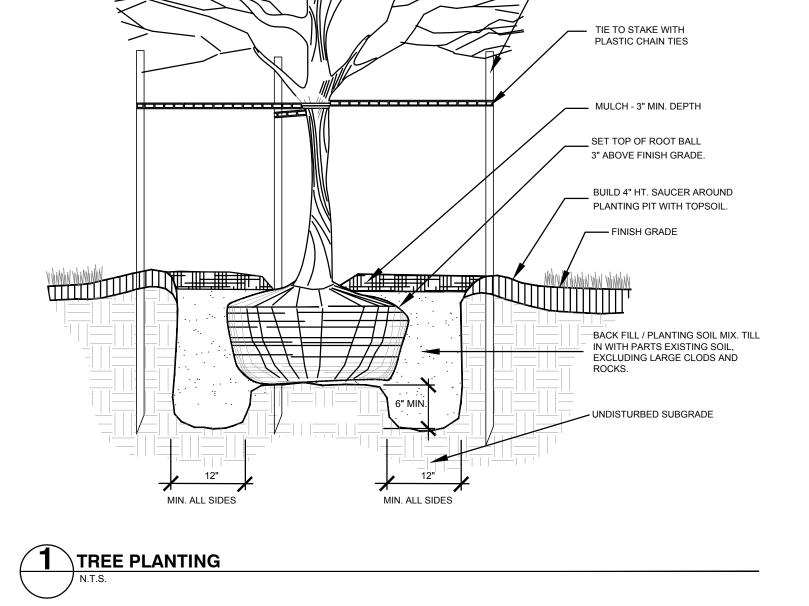


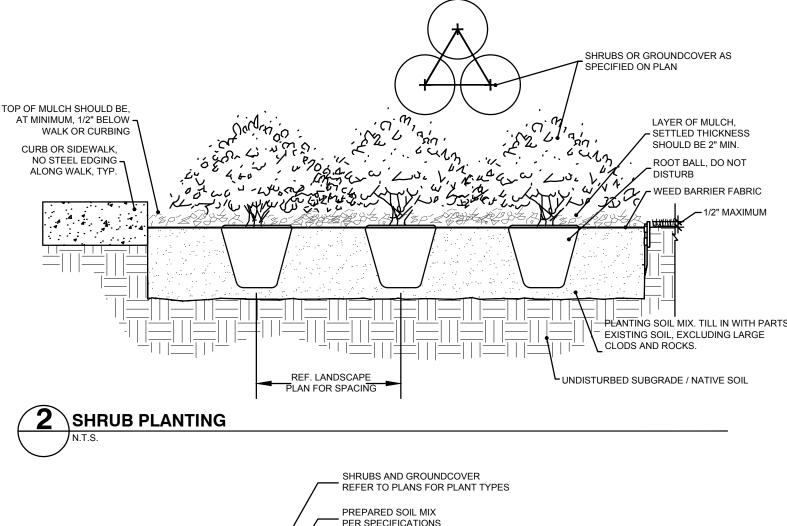


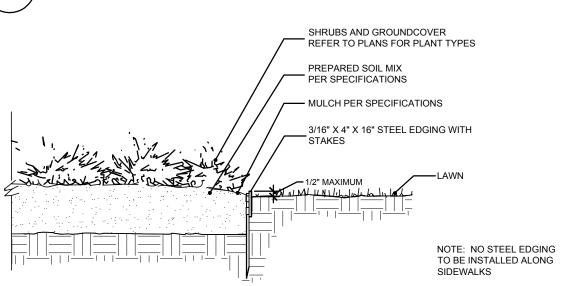
**CIVIL ENGINEERING** 

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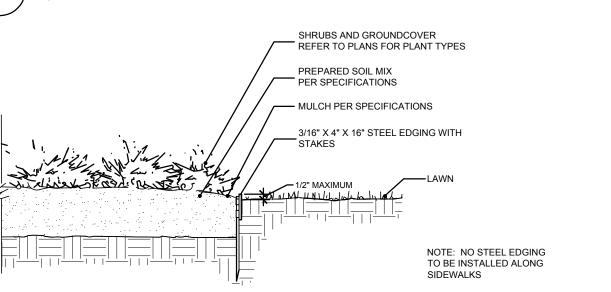
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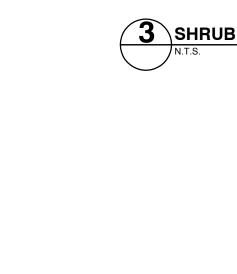






 $m{4}$  STEEL EDGING DETAIL







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#### **EXHIBIT "D"**

#### "DEVELOPMENT STANDARDS"

## PD DESIGN STATEMENT AND DEVELOPMENT REGULATIONS)

#### **SECTION 1: OVERVIEW**

A. Project Name: Falcon Towne Center

**B. Owner/Developers:** Grey Stogner/Crestview Companies

C. Project Acreage and Location: 1.96 Acres, Northeast Corner of Parkridge Drive & FM 2181, City of Corinth, TX

# D. Project Overview

This Planned Development (PD) request applies to a single parcel of land located at the northeast corner of Parkridge Drive and FM 2181 in the City of Corinth, Texas. The property is currently zoned C-2 (Commercial) and it is proposed to be subdivided into two individual commercial lots as part of this development.

#### E. Project Description

The PD overlay zoning will enable coordinated development across both lots, allowing for shared access, integrated circulation, and enhanced landscaping. The proposed uses are compatible with the City's Envision Corinth 2040 Comprehensive Plan and will enhance the character and services offered at this prominent intersection.

Lot 1: Multi-tenant building with a drive-through restaurant

Lot 2: Care Now facility

## **SECTION 2: PURPOSE AND BASE DISRICT**

#### A. Purpose

The regulations set forth herein provide development standards for commercial uses within the Falcon Towne Center District (PD). The boundaries of the PD are identified by metes and bounds on the Legal Description, Exhibit "A" and depicted in Exhibit "B" to this Ordinance (the "Property"). The Property shall be developed in accordance with this Exhibit "D", the Planned Development Design Statement and Development Regulations, the Planned Development "PD" Concept Plan as depicted on Exhibit "C", the Conceptual Landscape Plan Exhibit "C-1", and Architectural Building Elevations, Exhibit "E".. Any use that is not expressly authorized herein is expressly prohibited in this PD.

#### B. Base District

In this PD, the "C-2" Commercial District regulations of the Corinth Unified Development Code (UDC), Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the PD 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 3: USES AND AREA REGULATIONS**

## A. Permitted Uses and Use Regulations

In the proposed PD, no building or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the C-2 Commercial District regulations of the UDC or otherwise permitted or prohibited by this PD Ordinance. Permitted Uses in the C-2 Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the proposed PD District except as modified below.

The following additional uses shall be permitted within this Planned Development:

- 1. Restaurant with Drive-Through Service
- 2. Restaurant with Drive-Through Service Only

The following uses shall be prohibited within this Planned Development:

- 1. Ambulance Service
- 2. Automobile or Other Motorized Vehicle Sales and Service
- 3. Automobile Parts Store
- 4. Automobile Service Garage (Major)
- 5. Automobile Service Garage (Minor)
- 6. Car Wash, Full Service
- 7. Car Wash, Self Service
- 8. Exterminating Company
- 9. Gas or Oil Well Production
- 10. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
- 11. Commercial Laundry
- 12. Laundry, Self Service
- 13. Manufactured Home Sales
- 14. Taxi Garage, Dispatch
- 15. Vape and Vape Paraphernalia shops

## B. Dimensional Regulations

UDC Subsection 2.08.05 Nonresidential Dimensional Regulations Chart for the C-2 Commercial District shall apply, except as modified in Table A – Dimensional Requirements below:

Regulation:	C-2 Base District:	Proposed Dimensional Standards/Modifications:
Minimum Front Yard Setback	40'	20'
Minimum Side Yard Setback:	0'/15' adjoining residential	0'/15' adjoining residential
Interior Lot	, ,	
Corner Lot	10'/15' adjoining residential	10'/15' adjoining residential
Minimum Rear Yard Setback	20'	20'
Minimum Lot Area	30,000 sq. ft	15,000 sq. ft
Minimum Lot Width:	175'	100'
Minimum Lot Depth	120'	120'

Docusign Envelope ID: C2E52D6E-794E-4588-A48B-FEEB2ADF1524

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Maximum Height	2½ Stories/40' or SUP	2½ Stories/40' or SUP		
(feet/stories)				
Maximum Building Area (all	50%	50%		
buildings)				

## C. Development Standards

Except as otherwise set forth in this section, the Development Standards of Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the C-2 Commercial District, shall apply to the Property:: .

- 1. UDC Subsection 2.07.07 Accessory Buildings and Uses shall apply.
- UDC Subsection 2.09.01.A Nonresidential Landscaping Requirements shall apply, except as modified below:
  - a. Landscaping shall be provided and installed in accordance with the number, location, and types of planting material depicted on **Exhibit "C-1" Conceptual Landscape Plan.**
- 3. **UDC Subsection 2.09.02 Tree Preservation** shall apply.
- 4. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply, except as modified in the table below:

Use	Base Regulation	Proposed Parking Standards/Modification
Restaurant with or without Drive Through Service	1 space for each 100 sq. ft. of floor space	1 space for each 125 sq. ft. of floor area
Restaurant with Outdoor Seating Area	1 space for every 3 seats under maximum seating arrangements, minimum of 5 spaces. Outdoor seating areas under 500 sq. ft. do not have an additional parking requirement	1 space for each 125 sq. ft. of floor area. Outdoor seating areas under 500 sq. ft. do not have an additional parking requirement

a.

- 5. UDC Subsection 2.09.04 Building Façade Material Standards shall apply, except as modified below:
  - a. Building elevations, type of building materials, and percentages of said materials shall be in general conformance with **Exhibit E Architectural Building Elevations**
- 6. UDC Subsection 2.09.05 Residential Adjacency Standards shall not apply.
- 7. UDC Subsection 2.09.06 Nonresidential Architectural Standards shall apply.
- 8. UDC Subsection 2.09.07 Lighting and Glare Regulations shall apply.
- 9. UDC Subsection 4.01 Sign Regulations shall apply, except as follows:

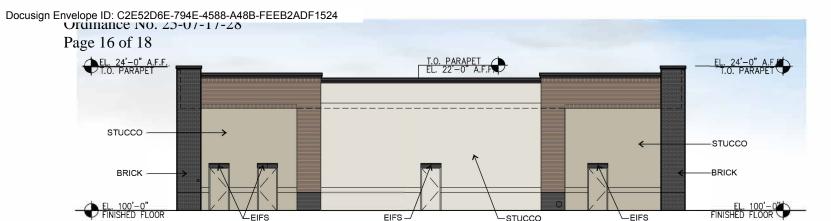
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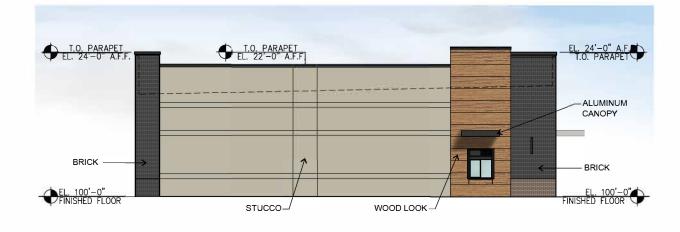
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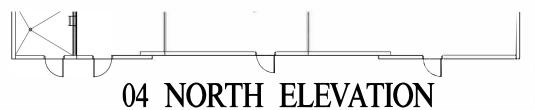
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a. The maximum height of monument signs will be seven (7) feet so long as the sign architectural materials and design match the building, and external lighting is provided that highlights the panels. The minimum distance between monument signs will be reduced to one hundred and seventy-five (175) feet.

10. UDC Subsection 4.02 Fence and Screening Regulations shall apply.







1/16"=1'-0"

		WE		SCIUTH		NORTH		EAST	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	1574		2210		1912		1593	
	WINDOWS & DOORS	22		622		97		153	
	TOTAL LESS WINDOWS & DOORS	1552.0		1588		1815		1440	
ú	BRICK	267	17.20	484	30.48	524	28.87	272	18.8
WCSW	STONE	0	0.00	0	0.00	0	0.00	0	0.0
PRIMARY MASONRY	STUCCO	1027	66.17	707	44.52	1214	66.89	1088	75.5
	PRIMARY MASONRY	1294.0	83.4	1191.0	75.0	1738.0	95.8	1360.0	94.
SECONDARY	METAL PANEL	6	0.39	62	3.90	0	0.00	15	1.04
	EIFS	35	2.26	160	10.08	77	4.24	65	4.5
	WOOD LOOK	217	13.98	175	11.02	0	0.00	0	0,0
	SECONDARY TOTAL	258.0	16.6	397.0	25.0	77.0	4.2	80.0	5.6
	TOTAL	1552.0	100	1588.0	100	1815.0	100	1440.0	100

# 03 WEST ELEVATION

1/16"=1'-0"



# 02 SOUTH ELEVATION

all signage shown is for reference only and will be subject to a separate permit per the UDC Signage regulations

FOR ILLUSTRATIVE PURPOSES ONLY NOT FOR LEASING DIMENSIONS OR CONSTRUCTION. ALL DIMENSIONS SUBJECT TO CHANGE.



# 01 EAST ELEVATION

1/16"=1'-0"

FM 2181 & PARKRIDGE DR.

CRESTVIEW

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEVO1

JOB NO: 25-031
ISSUE DATE: 04/29/2025
SCALE:AS NOTED

GSOARCHITECTS

DALLAS, TX
972.385.9651

www.GSOarchitects.com

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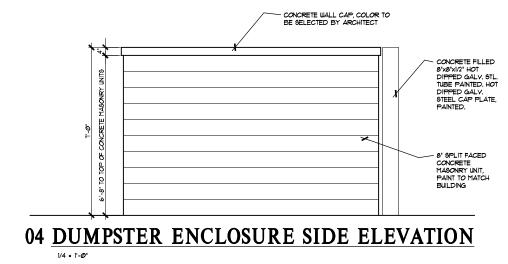
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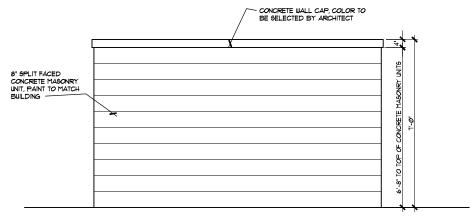
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LINDSAY WORKS

PRELIMINARY ELEVATIONS

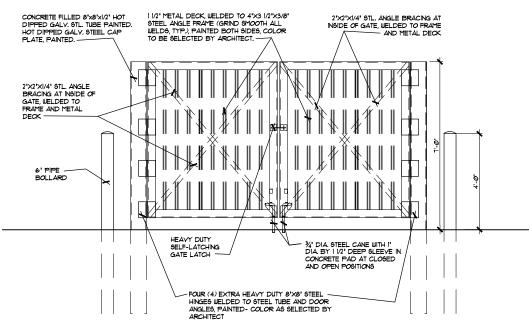
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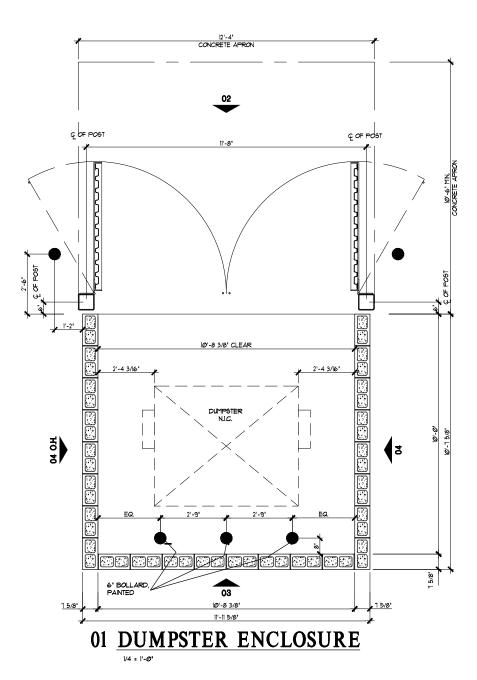


03 DUMPSTER ENCLOSURE REAR ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY NOT FOR LEASING DIMENSIONS OR CONSTRUCTION. ALL DIMENSIONS SUBJECT TO CHANGE.



02 DUMPSTER ENCLOSURE FRONT ELEVATION





CRESTVIEW



PRELIMINARY PLAN

