



* * * * PUBLIC NOTICE * * * *

**NOTICE OF A CITY COUNCIL JOINT WORKSHOP SESSION WITH PLANNING AND ZONING
COMMISSION
OF THE CITY OF CORINTH
Thursday, February 2, 2017, 5:30 P.M.
CITY HALL - 3300 CORINTH PARKWAY**

CALL TO ORDER:

BUSINESS AGENDA

1. Consider and act on a site plan for the Public Safety Complex that includes the Public Safety building and new Fire Station on 6.08 acres situated on the proposed Lot 1R-1R, Block One, Pinnell Subdivision to be a replat of Lots 1R-1 and 1R-2, Block One, Pinnell Subdivision as recorded in DOC# 2016-56-PRDCT in the City of Corinth, Denton County, Texas.

EXECUTIVE SESSION

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above listed agenda as well as the following matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS.

ADJOURN

Posted this 30 day of January, 2017 at 4:00 p.m.on the bulletin board at Corinth City Hall.

Kimberly Pence, City Secretary
City of Corinth, Texas

Joint City Council and P&Z

Meeting Date: 02/02/2017

Title: Public Safety Facility Site Plan

Submitted For: Fred Gibbs, Director

Submitted By: Kim Pence, City Secretary

Approval: Lee Ann Bunselmeyer, Acting City Manager

AGENDA ITEM

Consider and act on a site plan for the Public Safety Complex that includes the Public Safety building and new Fire Station on 6.08 acres situated on the proposed Lot 1R-1R, Block One, Pinnell Subdivision to be a replat of Lots 1R-1 and 1R-2, Block One, Pinnell Subdivision as recorded in DOC# 2016-56-PRDCT in the City of Corinth, Denton County, Texas.

AGENDA ITEM SUMMARY/BACKGROUND

APPROVAL PROCESS

Presentation of the proposed site plan, alternative compliance and waivers for the Public Safety Complex that includes the Public Safety building and new Fire Station.

NOTIFICATION TO PUBLIC

The business item is presented in a public forum and notification by sign placement, newspaper or written notice is not required.

AGENDA ITEM DESCRIPTION

The City purchased the existing CoServ building and land in 2016 for the proposed Public Safety facility that includes Police and Fire Administration and land for a new Fire Station. The City Council also in 2016 approved the bond sale to purchase and construct the proposed facilities for the Police and Fire Department. The site is approximately 6.08 acres and is zoned C-2, Commercial / U-1, Utility . The site is bordered by FM 2181 to the south and has access off of Cliff Oak Drive to the north. Attached you will find the site plan package and a letter describing the requested changes to the site plan requirements.

FINANCIAL SUMMARY

Bond Issuance

RECOMMENDATION

STAFF RECOMMENDATION

Staff recommends approval of the site plan contingent on the approval of the Replat.

Attachments

Aerial

Site Plan

Site Plan Landscape

Site Plan Landscape 2

Site plan Elevations

Site Plan Photometric

Site Plan Tree Survey

Site Plan Dumpster Enclosure

Letters

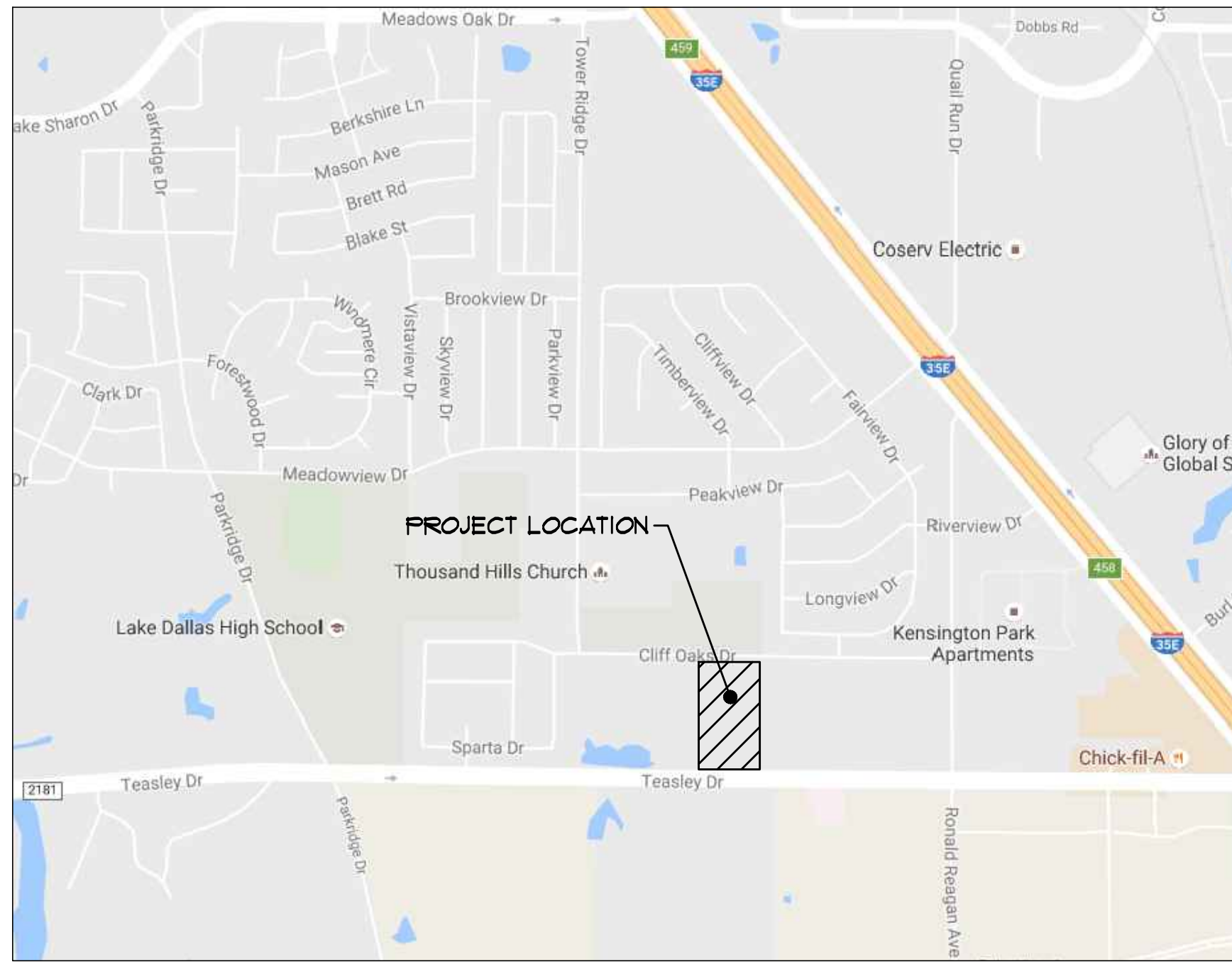


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EIKON
 Texas Firm F-12759
 1405 W. Chapman Dr.
 Sanger, Texas 76266
 Project # 16158

EXHIBIT for
CORINTH PUBLIC SAFETY FACILITY
 3501 FM 2181
 CORINTH,
 TEXAS

DATE: 01-27-2017
EXH-1



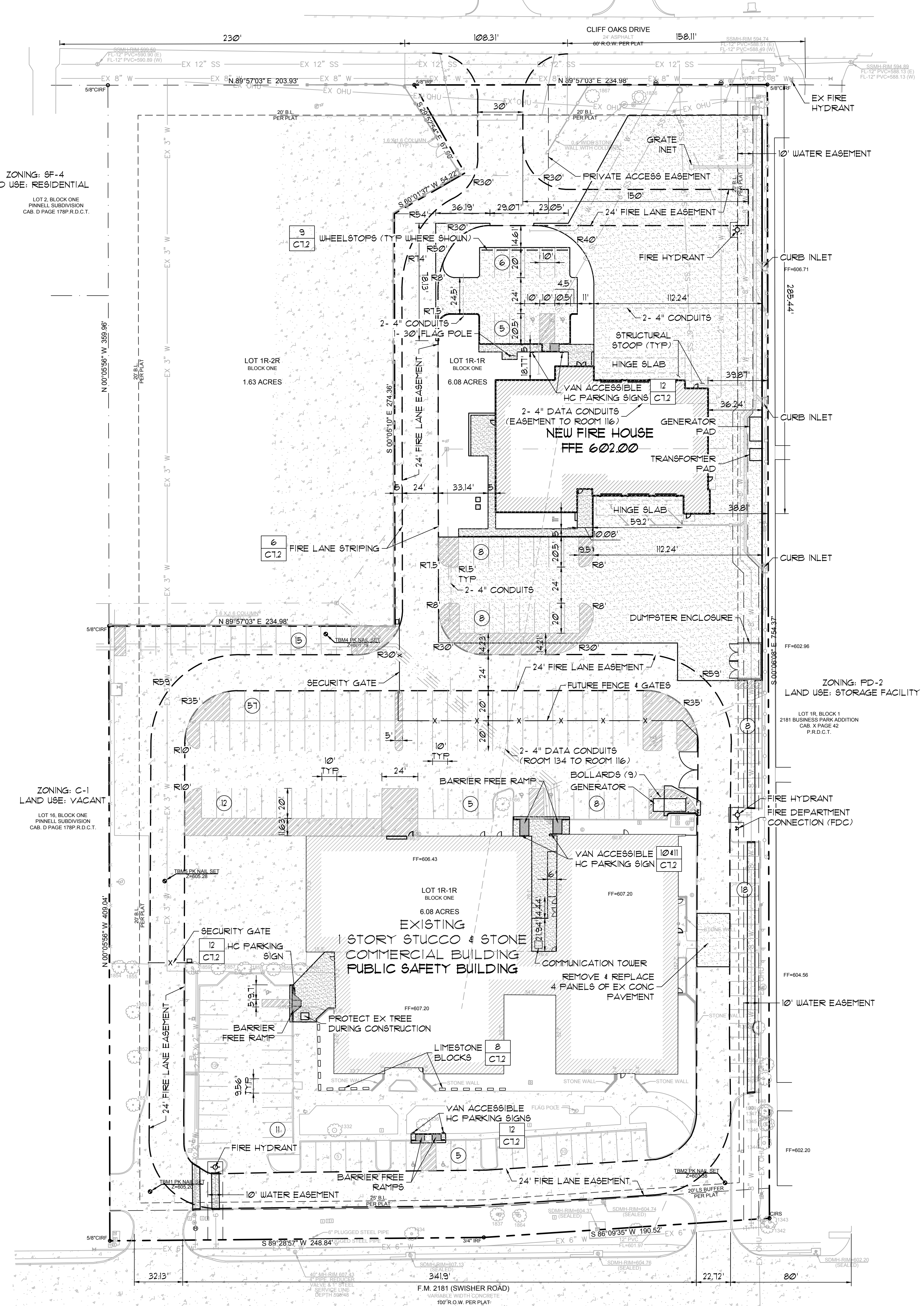
PROJECT LOCATION

SITE DATA SUMMARY	
PROJECT NAME	CORINTH PUBLIC SAFETY FACILITY
EXISTING ZONING	U-1/PD-40
LAND USE DESIGNATION	PUBLIC SAFETY FACILITY
GROSS ACREAGE	6.08 ACRES (264,613.12 SF)
NET ACREAGE	6.08 ACRES (264,613.12 SF)
PERCENTAGE OF SITE COVERAGE	17.6%
AREA OF OPEN SPACE	218,184.28 SF
PERCENTAGE OF OPEN SPACE	82.4%
PERCENTAGE OF LANDSCAPE	15.1%
AREA OF IMPERVIOUS COVERAGE	224,528.65 SF
PERCENTAGE OF IMPERVIOUS COVERAGE	84.9%
PROPOSED BUILDING AREA (FOOT PRINT IN SQ. FT.)	11,854.8 SF & 34,574 SF = 46,428.84 SF
NUMBER OF SINGLE-STORY BUILDINGS	1
NUMBER OF MULTI-STORY BUILDINGS	1
MAXIMUM BUILDING HEIGHT	44'-0"
PROPOSED FLOOR AREA	42,194 SF
PROVIDED PARKING	193
STANDARD	186
HANDICAP	7
TOTAL	193
AREA OF OUTSIDE STORAGE	N/A
PERCENTAGE OF OUTSIDE STORAGE	N/A
START CONSTRUCTION (MONTH/YEAR)	APRIL 2017
END CONSTRUCTION (MONTH/YEAR)	APRIL 2018

PROJECT BENCHMARKS

PROJECT BENCHMARKS ARE TIED TO CITY GIS MONUMENTS 3 & 4.

CITY GIS MONUMENT NO. 3 N: 1099169.602 E: 2408309.162	CITY GIS MONUMENT NO. 4 N: 1100235.111 E: 2415172.105
<p>◆ TBM1 FK NAIL SET (SEE PLAN) N: 1091156.19 E: 241419.35 ELEVATION: 605.20'</p> <p>◆ TBM3 FK NAIL SET (SEE PLAN) N: 1091590.34 E: 241194.51 ELEVATION: 600.32'</p>	<p>◆ TBM2 FK NAIL SET (SEE PLAN) N: 1091202.11 E: 241201.95 ELEVATION: 603.38'</p> <p>◆ TBM4 FK NAIL SET (SEE PLAN) N: 1091561.21 E: 241536.26 ELEVATION: 601.19'</p>



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - SETBACK
- - - CENTERLINE
- - - PROPOSED WROUGHT IRON FENCE
- - - PROPOSED CEDAR FENCE
- - - EX W EXISTING WATER LINE
- - - EX SS EXISTING SANITARY SEWER LINE
- - - EX C EXISTING CONDUIT
- - - W PROPOSED WATER LINE
- - - SS PROPOSED SANITARY SEWER LINE
- - - S PROPOSED STORM SEWER LINE
- - - C PROPOSED CONDUIT
- ⊙ EXISTING TREE
- ▭ PROPOSED CONCRETE PAVEMENT
- ▨ PROPOSED CONCRETE SIDEWALK
- ▩ EXISTING CONCRETE PAVEMENT
- ⊕ EXISTING SIGN
- ⊙ EXISTING WATER METER
- ⊙ EXISTING IRRIGATION CONTROL VALVE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER SPOCKET
- ⊙ EXISTING CLEANOUT
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING ELECTRIC BOX
- ⊙ EXISTING ELECTRIC TRANSFORMER
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING COMM. BOX
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING CABLE BOX
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATER VALVE
- ⊙ PROPOSED MANHOLE

!!!CAUTION!!!
48 HOURS BEFORE YOU DIG
CALL TEXAS 811

CAUTION EXISTING UTILITIES !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AT-RISK AGREEMENT BY KATHRYN H. KENNEDY, P.E. 9824. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

CORINTH PUBLIC SAFETY FACILITY
3501 FM 2181
CORINTH, TEXAS
PINNELL SUBDIVISION, LOT 1R-1R, BLOCK 1
H.H. SWISHER SURVEY, ABSTRACT No. 1220
6.08 ac (264,613.12 sf)

Date: 2017-01-23
Project No: 16158
Revision:

Drawn By: SMC
Checked By: KHK
Designed By: KHK

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SITE PLAN

MASTER PLANT LIST					
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
QS	1	QUERCUS SHUMARDI 'TEXANA'	TEXAS RED OAK	3" CAL.	SINGLE LEADER, STRAIGHT TRUNK; SPECIMEN; STAKE
QV	4	QUERCUS VIRGINIANA	LIVE OAK	3" CAL.	SINGLE LEADER, STRAIGHT TRUNK; SPECIMEN; STAKE
ORNAMENTAL TREES					
CC	3	CERCIS CANADENSIS 'ALBA'	REDBUD, WHITE	30 GAL. CONT.	SINGLE LEADER, STRAIGHT TRUNK; SPECIMEN
IO	5	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	30 GAL. CONT.	SINGLE LEADER, STRAIGHT TRUNK; SPECIMEN
LI	13	LAGERSTROEMIA INDICA	CRAPE MYRTLE	30 GAL. CONT.	SPECIMEN; MULTI-STEM; COLORS TO BE CHOSEN BY OWNER
PC	3	PRUNUS CAROLINIANA	CHERRY LAUREL	30 GAL. CONT.	SINGLE LEADER, STRAIGHT TRUNK; SPECIMEN
SHRUBS/ORNAMENTAL GRASSES/VINES					
IC	29	ILEX CORNUTA	DWARF BURFORD HOLLY	3 GAL. CONT.	FULL; DENSE FOLIAGE
LF	5	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL. CONT.	FULL; DENSE FOLIAGE
ND	3	NANDINA DOMESTICA 'GULF STREAM'	NANDINA, GULF STREAM	3 GAL. CONT.	FULL; DENSE FOLIAGE
PA	1	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL. CONT.	FULL; DENSE FOLIAGE
GROUNDCOVERS/SEASONAL COLOR					
EF	446	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	4" CONT.	
SC	99		SEASONAL COLOR	4" CONT.	ANNUAL FLOWER; TO BE CHOSEN BY OWNER; STAGGERED
BERMUDA		CYNODON DACTYLON	COMMON BERMUDAGRASS		SODDED

NOTES

1. AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIALS.

LANDSCAPE REQUIREMENT COMPLIANCE

CITY OF CORINTH

Final landscape plan will meet all City of Corinth site development standards.
 All landscape will be maintained according to City standards.
 All landscape will be 100% watered by an underground irrigation system.
 All plant materials will meet or exceed minimal plant sizes and will be selected from approved plant lists.

STREET EDGE LANDSCAPING

REQUIRED: A landscaped edge shall be provided adjacent to all streets. The landscaped edge shall be a minimum width of 15', exclusive of street rights-of-way.

PROVIDED: Cliff Oaks Drive - 15' landscape edge. This is existing. No work is being performed in this area as part of this project.

INTERIOR PARKING LOT LANDSCAPING

REQUIRED: There shall be 10 s.f. of interior landscaping for each parking space.
 27 parking spaces (times) 10 s.f. = 270 s.f.

PROVIDED: 3,483 s.f.

REQUIRED: There shall be (1) shade tree (3" caliper) or an ornamental tree every 10 parking spaces, or fraction thereof.
 27 parking spaces = (3) trees

PROVIDED: (4) shade trees + (6) ornamental trees = (10) parking lot trees

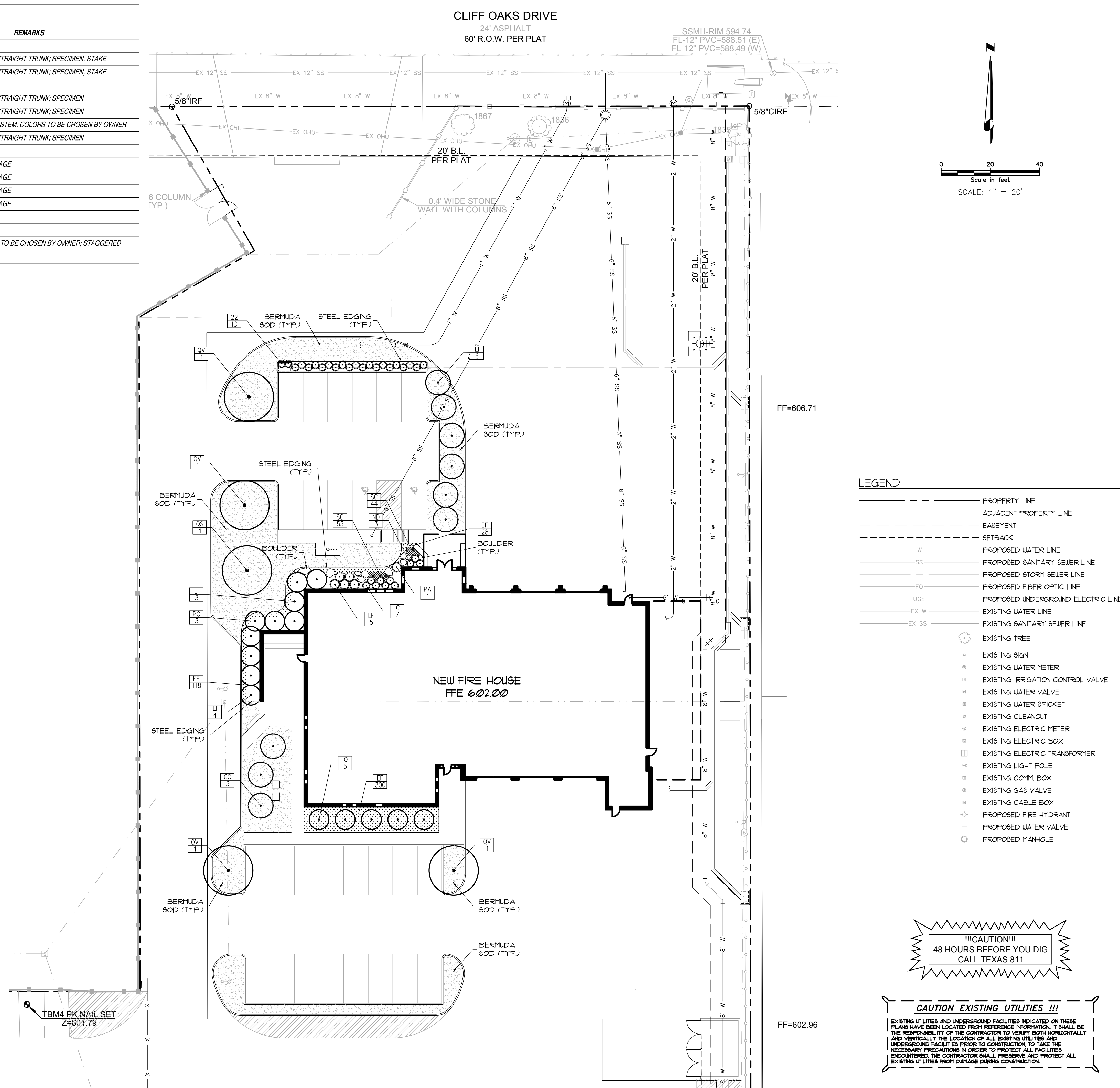


EXHIBIT 1: EXISTING LANDSCAPING

LANDSCAPE REQUIREMENT COMPLIANCE CITY OF CORINTH

Final landscape plan will meet all City of Corinth site development standards. All landscape will be maintained according to city standards. All landscape will be 100% watered by an underground irrigation system. All plant materials will meet or exceed minimal plant sizes and will be selected from approved plant lists.

STREET EDGE LANDSCAPING

REQUIRED: A landscaped edge shall be provided adjacent to all streets. The landscaped edge shall be a minimum width of 15', exclusive of street rights-of-way.
PROVIDED: FM 2181- 15' landscape edge.

REQUIRED: Within the landscaped edge, (1) shade tree (3" cal.) shall be planted per 30 l.f. of landscape edge.
FM 2181- 439 l.f. (divide) 30' = 15 trees

PROVIDED: FM 2181-(2) existing trees + 13 shade trees (3" cal.) = (15) trees

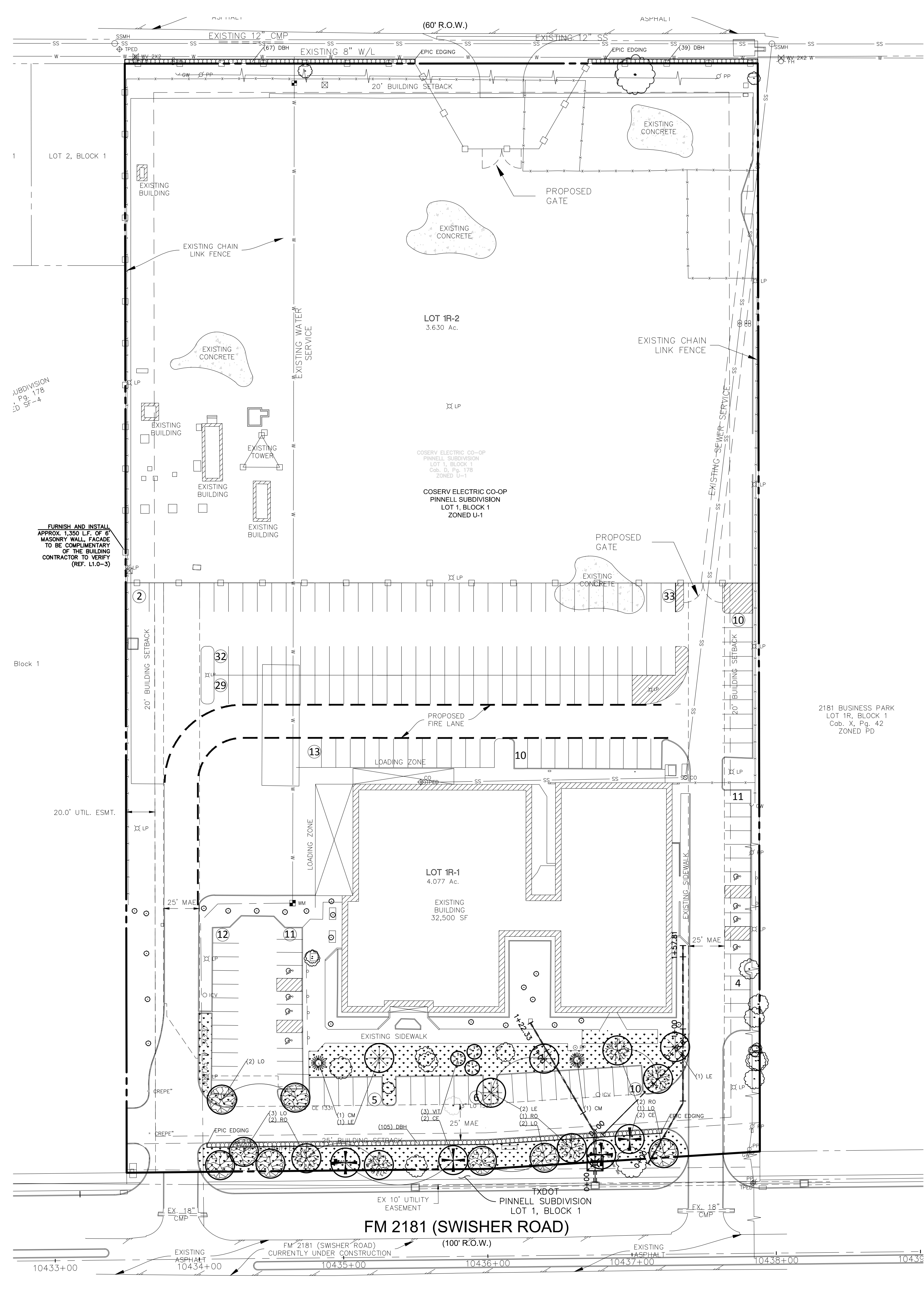
INTERIOR PARKING LOT LANDSCAPING

REQUIRED: There shall be 10 s.f. of interior landscaping for each parking space. 186 parking spaces (times) 10 s.f. = 1,860 s.f.
PROVIDED: 2,359 s.f.

REQUIRED: There shall be (1) shade tree (3" caliper) or an ornamental tree for every 10 parking spaces, or fraction thereof.
186 parking spaces = (19) trees

PROVIDED: (7) existing trees + (8) shade trees (3" cal.) + (5) ornamental trees = (20) parking lot trees

0 40 80 120 Feet

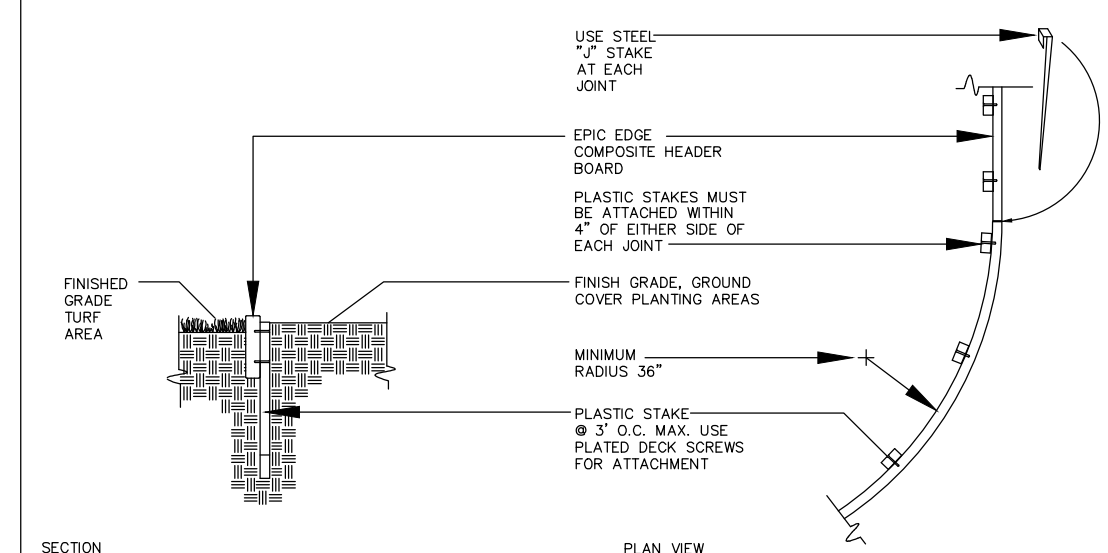


LEGEND

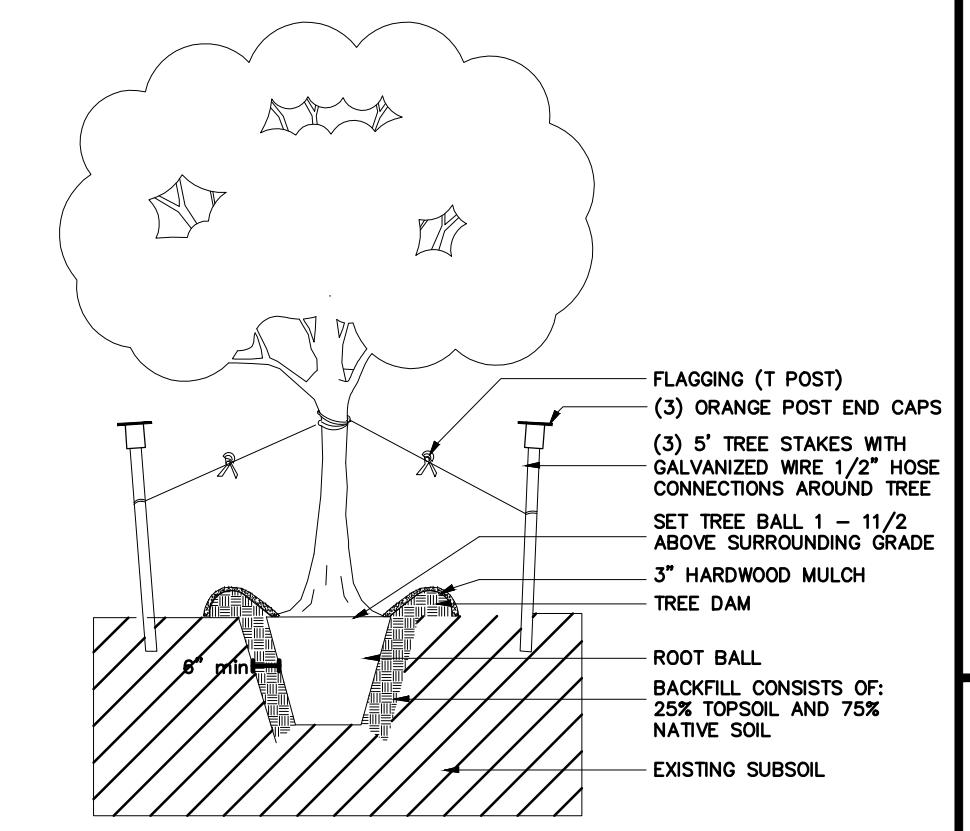
- EXISTING TREE
- (LO) LIVE OAK
- (RO) RED OAK
- (LE) LACEBARK ELM
- (CE) CEDAR ELM
- (CT) CHASTE TREE
- (CM) CRAPEMYRTLE
- (DBH) DWARF BUFORD HOLLY
- BERMUDA SOD

PLANT LIST

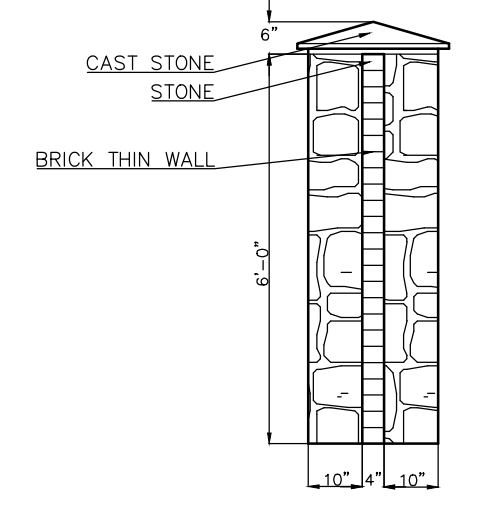
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
8	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	per plan	Single trunk
5	RED OAK	Quercus texana	3" cal.	10'-12'	per plan	Single trunk
4	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	per plan	Single trunk
4	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	per plan	Single trunk
3	CHASTE TREE	Vitex agnus-castus	30 gal.	7'-8'	per plan	Single trunk
2	CRAPE MYRTLE	Lagerflomia indica	30 gal.	7'-8'	per plan	Multi trunk
211	DWF. BUFORD HOLLY	Ilex cornuta 'Nana'	5 gal.	30"-36"	36" o.c.	Full



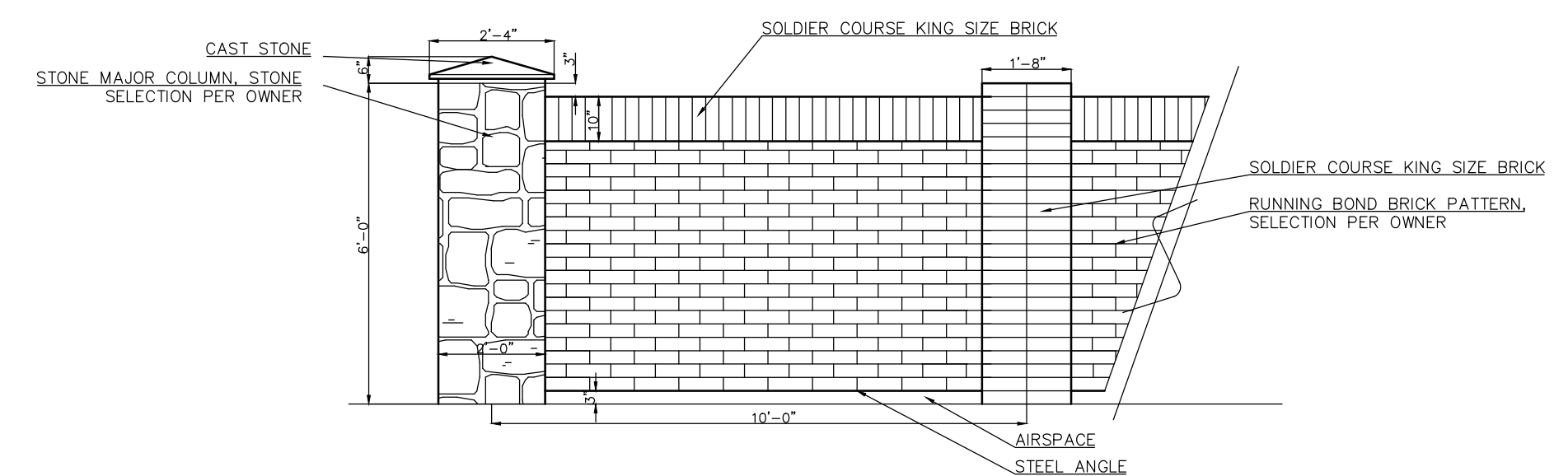
1. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
SCALE: NTS
BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY



2. TREE STAKING
NOT TO SCALE



3. X-SECTION
NOT TO SCALE



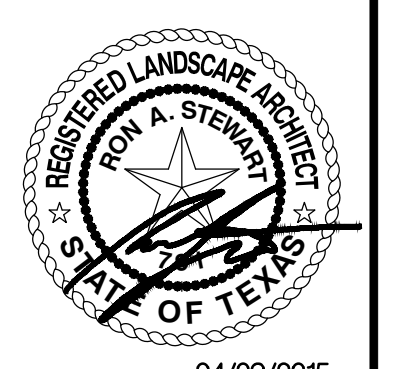
4. THIN WALL
NOT TO SCALE

** TYPICAL SCHEMATIC DETAIL. FINAL FOOTING AND WALL DESIGN MUST BE SIGNED AND SEALED BY STRUCTURAL ENGINEER.

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive - Lewisville, TX 75057 • P: 972.317.0276 • F: 972.456.9715

COSERV
Lot 1R, Block 1
PINNELL SUBDIVISION
4.077 Acres
in the
HH SWISHER SURVEY, ABSTRACT NO. 1220
CITY OF CORINTH
DENTON COUNTY, TEXAS

LANDSCAPE PLAN



Drawn By: WRS
Date: 09/02/2014
Scale: 1" = 40'

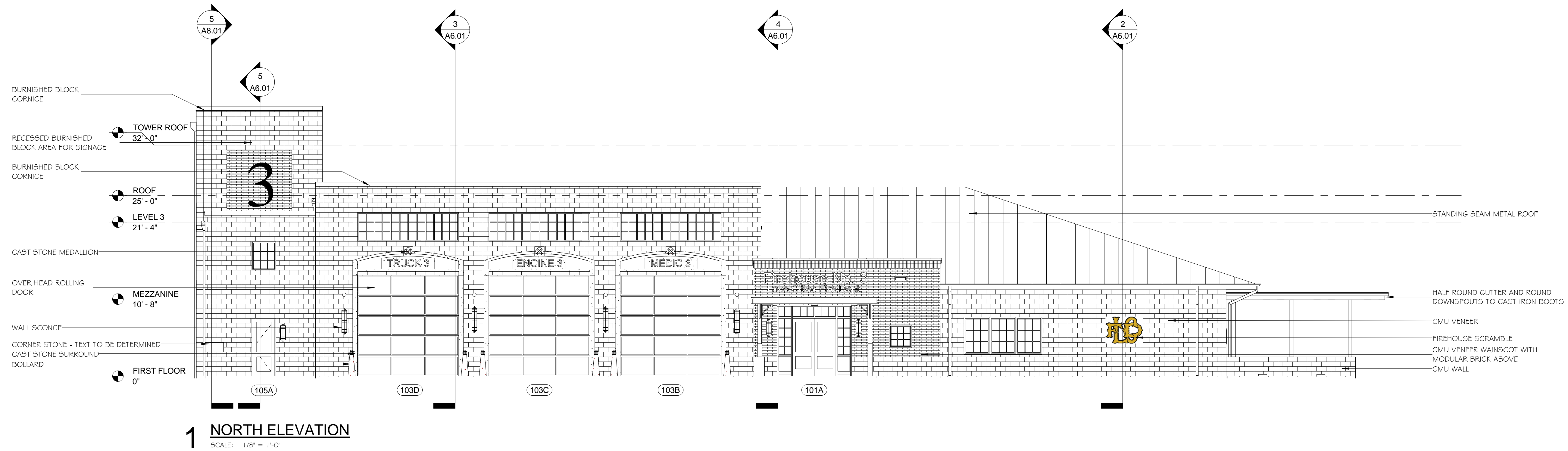
Revisions:
11/24/2014
12/22/2014
03/02/2015
04/08/2015

12158

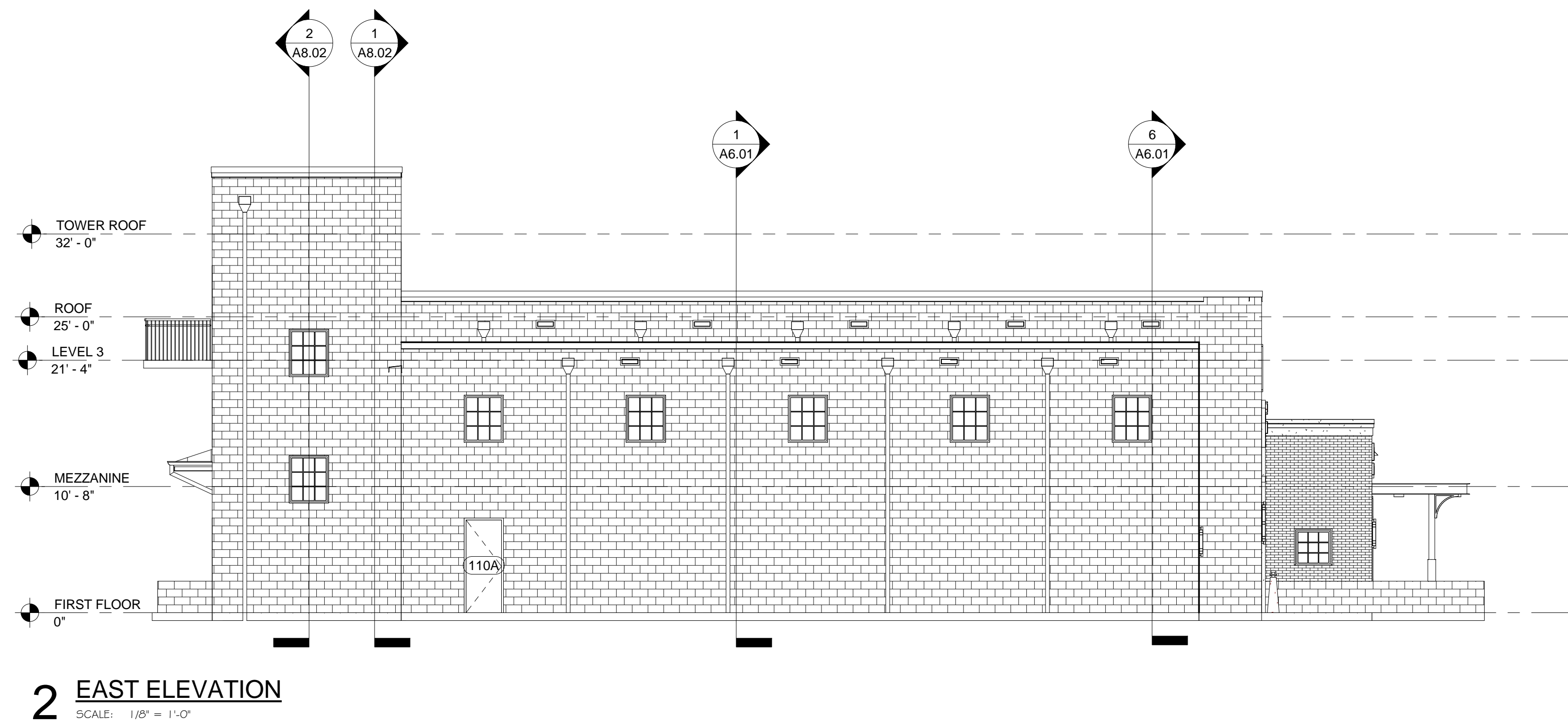
L1.0

OWNER/DEVELOPER
COSERV
7701 S. STEMMONS
CORINTH, TX
Ph 940-321-7889
Fax 940-270-6850
Contact: DONNIE CLARY

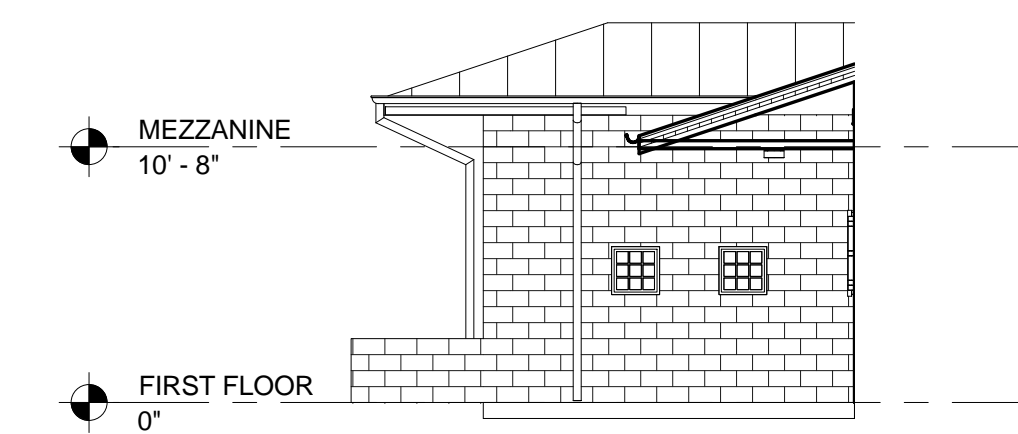
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Printed: 4/14/2015 8:17 AM, by: admin, User: admin, Sheet: 4/27/2015 5:01 PM, by: admin



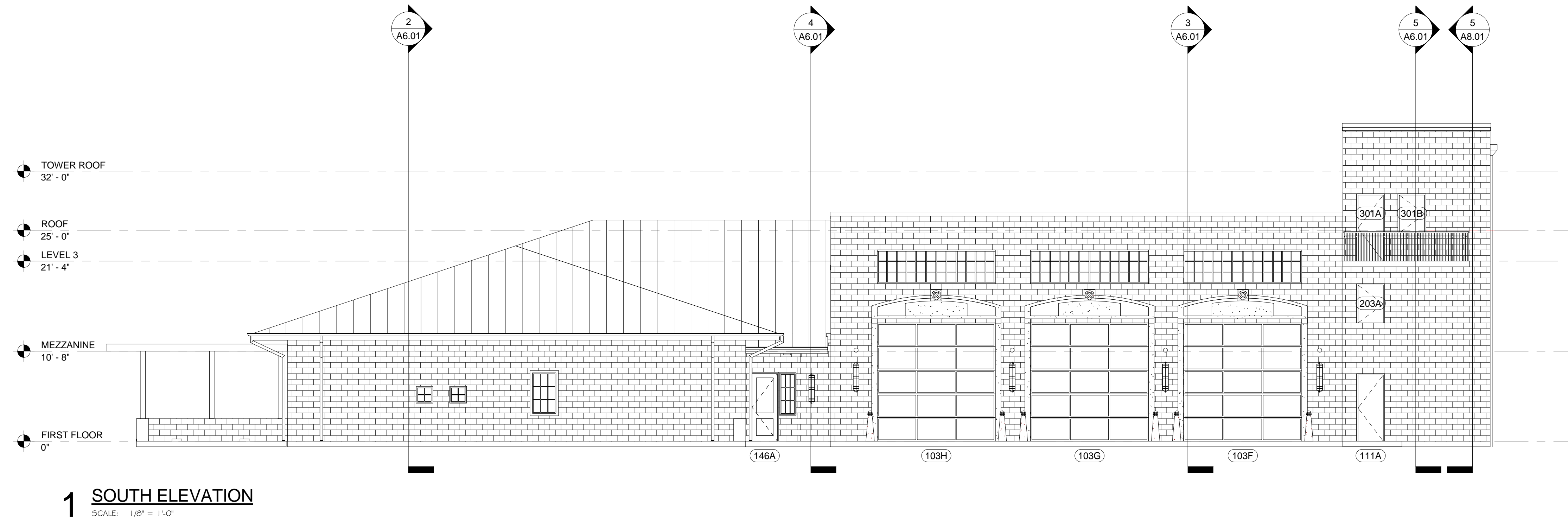
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



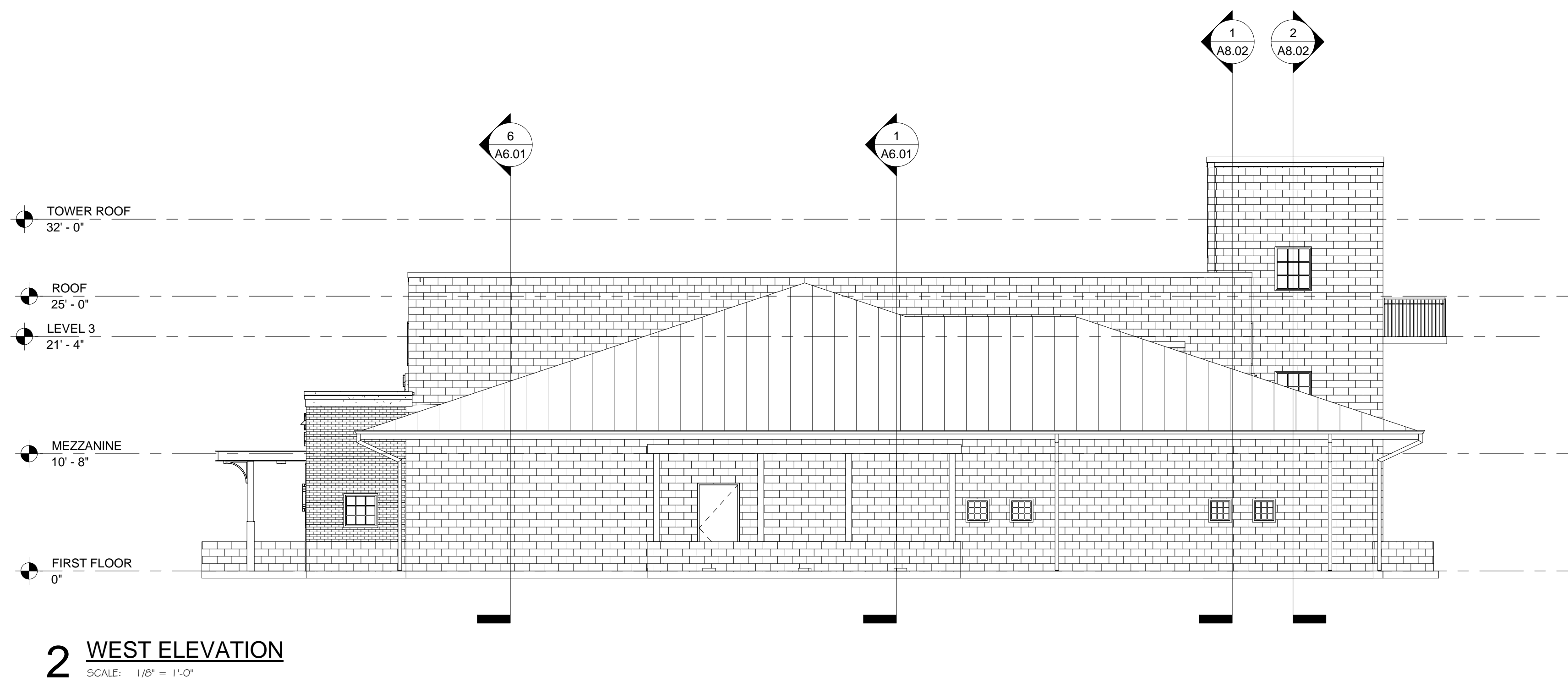
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



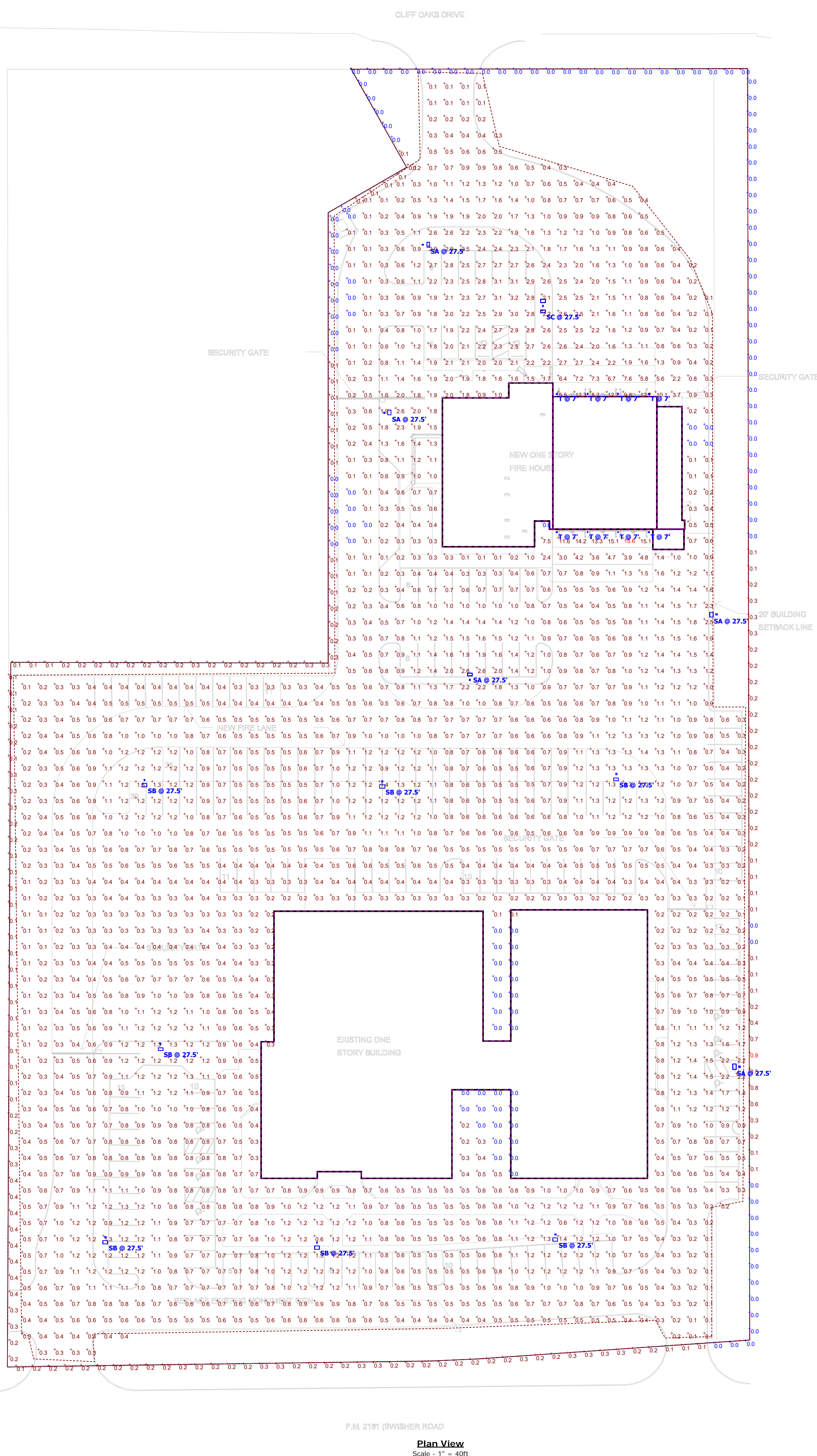
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	SA	5	Lithonia Lighting	KAD LED 40C 1000 40K R4 MVOLT HS	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS	LED	1	11666	0.9	140
□	SB	7	Lithonia Lighting	KAD LED 40C 1000 40K R5 MVOLT	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 5 OPTICS.	LED	1	15821	0.9	140
□	SC	1	Lithonia Lighting	KAD LED 40C 1000 40K R5 MVOLT	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 5 OPTICS.	LED	1	15821	0.9	280
○	T	8	Visionaire Lighting LLC	SRL-1-T3-48LC-5-4K-UNV-XX-XX-LDL	15 in.W x 29 in.H LED LANTERN W/ TEXTURED GLASS LENS		1	5108	0.9	80

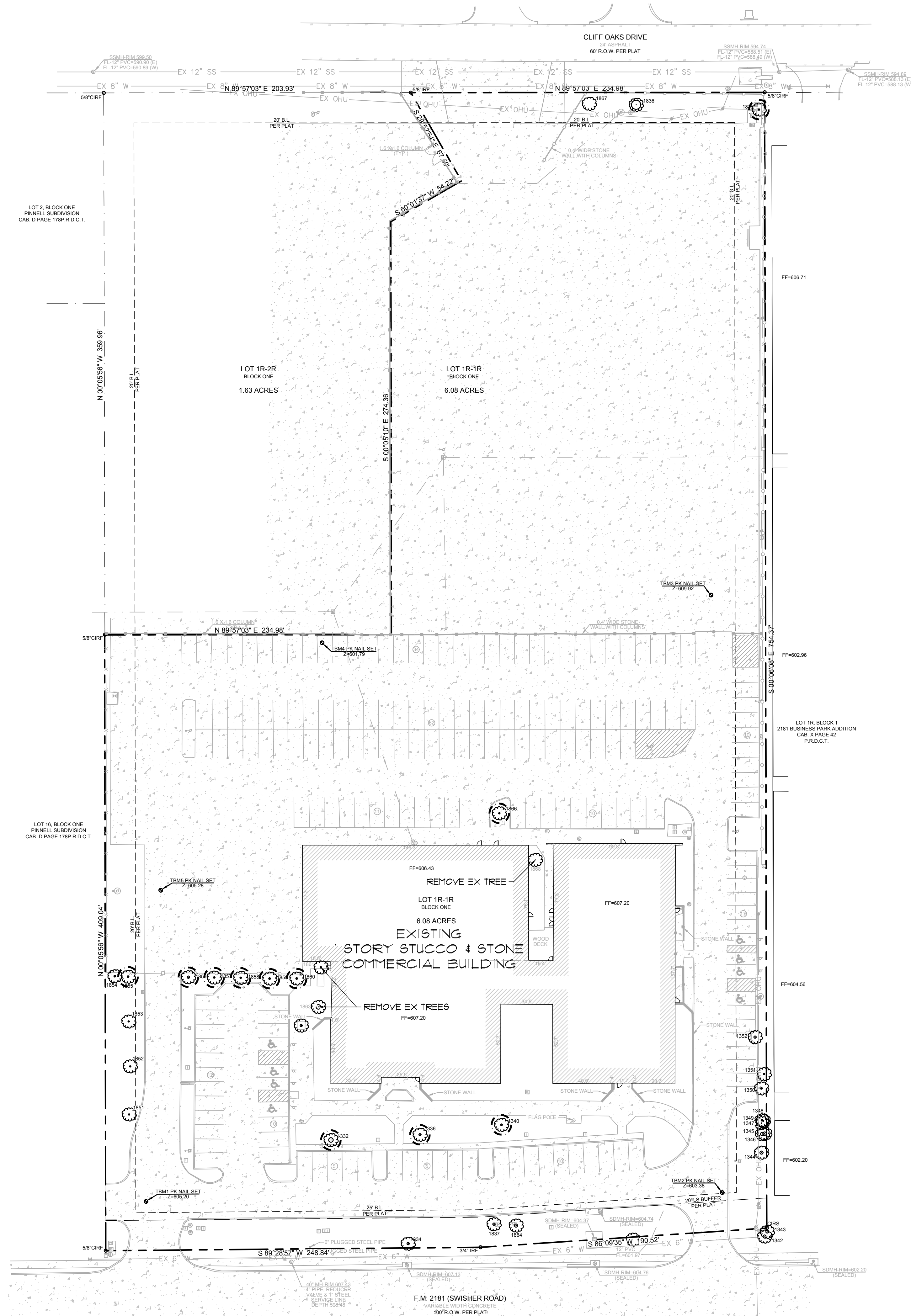
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
SITE	+	0.9 fc	15.6 fc	0.0 fc	N/A	N/A
VERTICAL CALCS		0.2 fc	1.1 fc	0.0 fc	N/A	N/A

- Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
 2. Calculation values shown at grade.
 3. Mounting heights: As shown.
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Sylvania lamp data used unless otherwise noted. LED luminaire uses integrated photometric lamp data, which is provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.



ID	D.B.H.	DESCRIPTION
1332	18"	OAK
1334	18"	OAK
1336	16"	OAK
1340	14"	ELM
1341	24"	OAK
1342	24"	OAK
1343	20"	OAK
1344	12"	HACK
1345	14"	HACK
1346	14"	HACK
1347	6"	HACK
1348	14"	HACK
1349	8"	HACK
1350	14"	HACK
1351	10"	HACK
1352	18"	OAK
1836	36"	ELM
1837	18"	CREPE MYRTLE
1851	18"	CREPE MYRTLE
1852	20"	CREPE MYRTLE
1853	20"	CREPE MYRTLE
1854	14"	CREPE MYRTLE
1855	14"	CREPE MYRTLE
1856	18"	CREPE MYRTLE
1857	12"	CREPE MYRTLE
1858	12"	CREPE MYRTLE
1859	14"	CREPE MYRTLE
1860	14"	CREPE MYRTLE
1861	12"	CREPE MYRTLE
1863	18"	CREPE MYRTLE
1864	24"	CREPE MYRTLE
1866	20"	OAK
1835	12"	TRIPLE TREE
1867	12"	PHOTINIA
1868	8"	CREPE MYRTLE

NOTE:
TREES BEING REMOVED ARE EXEMPT FROM BEING REPLACED AT A 1:1 RATIO.



- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT
 - - - SETBACK
 - - - CENTERLINE
 - - - PROPOSED FENCE
 - - - EX W EXISTING WATER LINE
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 - TREE PROTECTION
 - ▨ EXISTING CONCRETE PAVEMENT
 - EXISTING SIGN
 - EXISTING WATER METER
 - EXISTING IRRIGATION CONTROL VALVE
 - EXISTING WATER VALVE
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 - EXISTING ELECTRIC BOX
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 - EXISTING COMM. BOX
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 - EXISTING CABLE BOX

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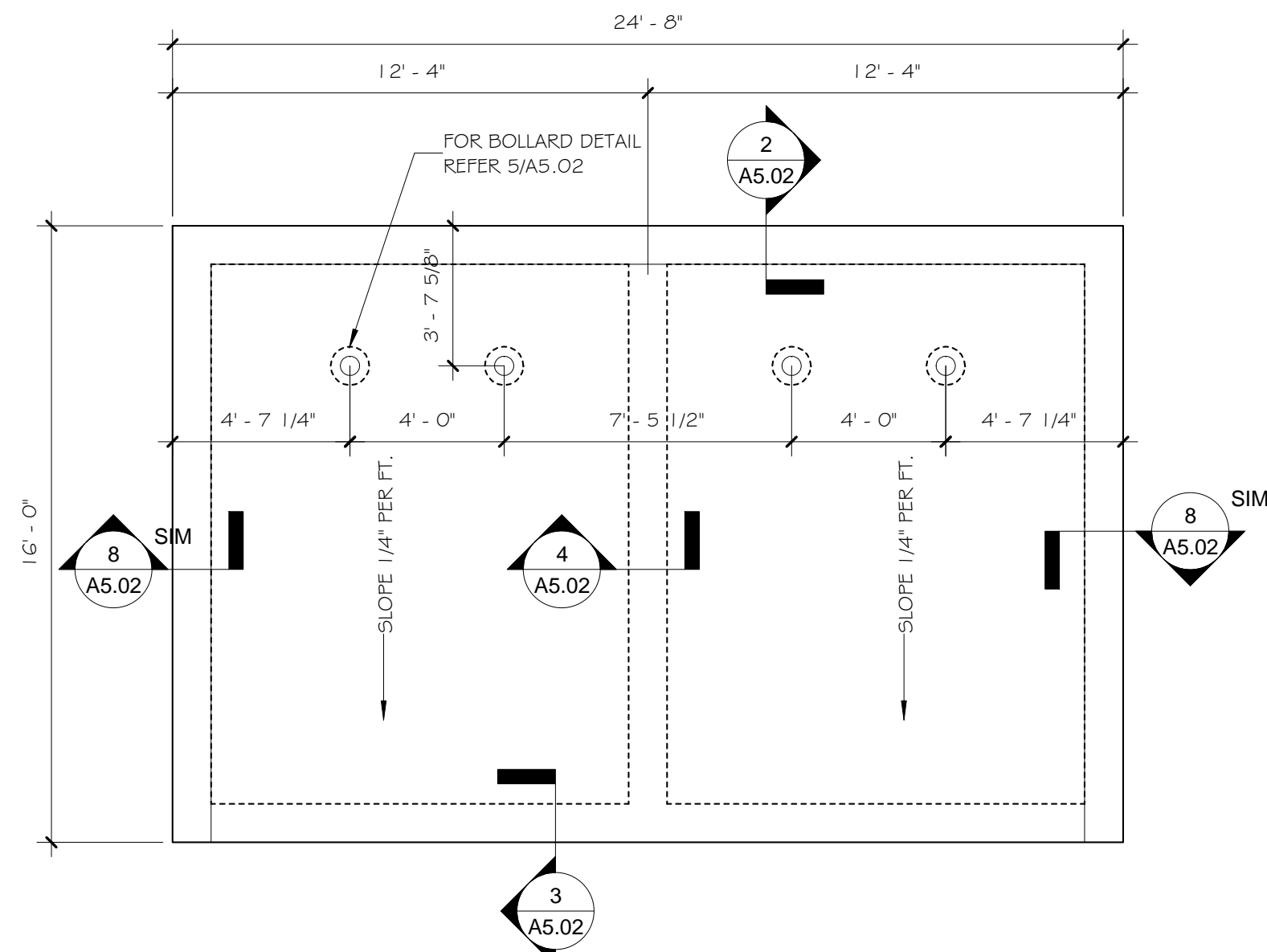
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3501 FM 2181
CORINTH, TEXAS
PINNELL SUBDIVISION, LOT 1R-1R, BLOCK 1
H.H. SWISHER SURVEY, ABSTRACT No. 1220
6.08 ac (264,613.12 sq ft)

Date: 2017-01-10
Project No.: 16158
Revision:

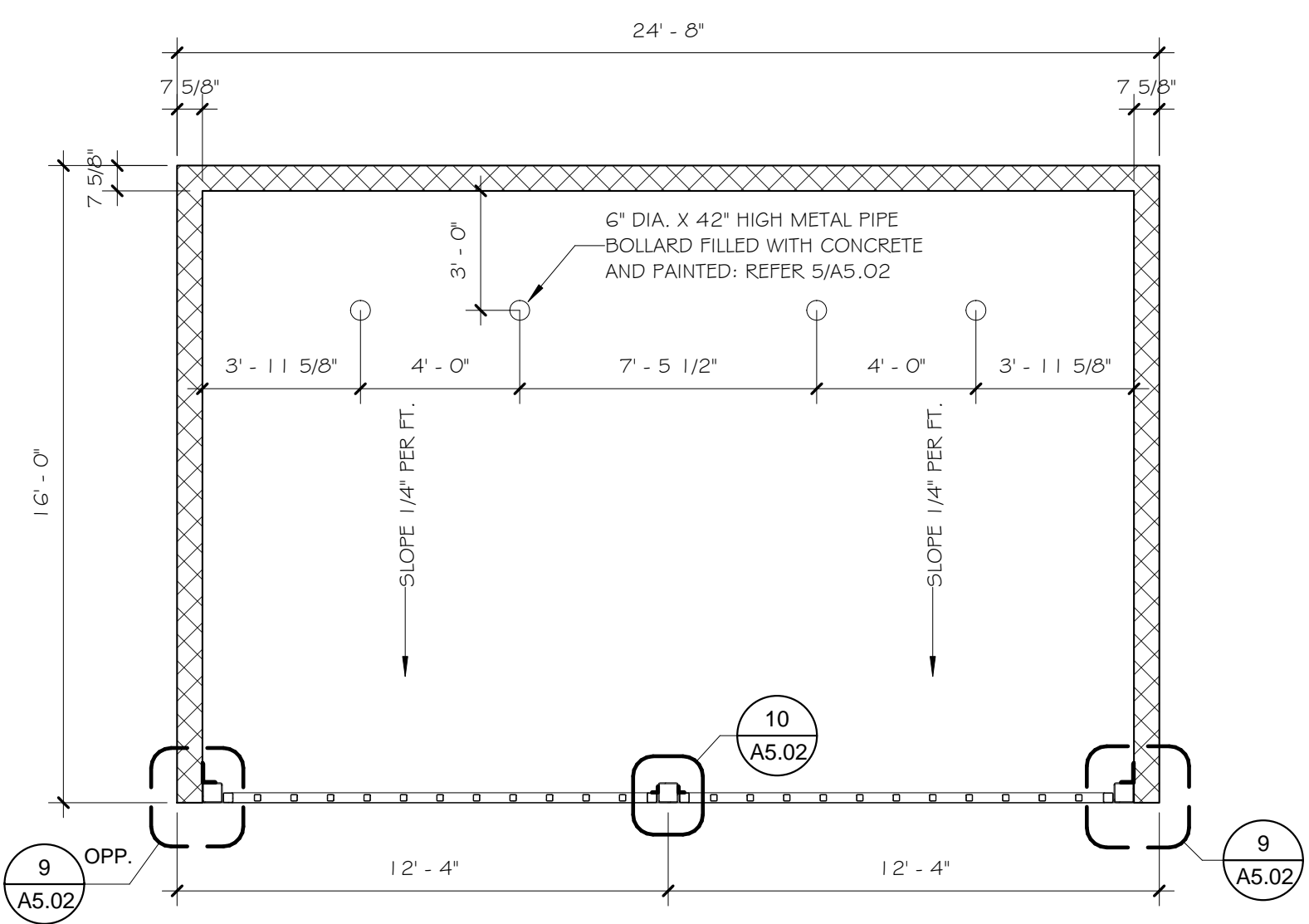
Drawn By: SMC
Checked By: KHK
Designed By: KHK

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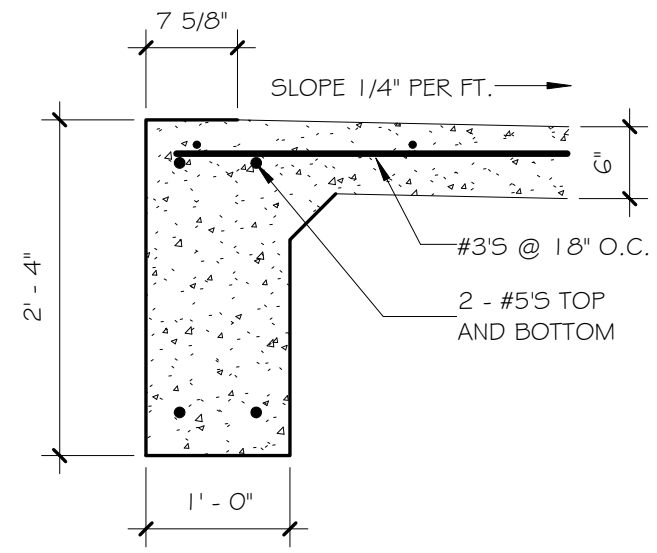
TREE SURVEY & PROTECTION PLAN



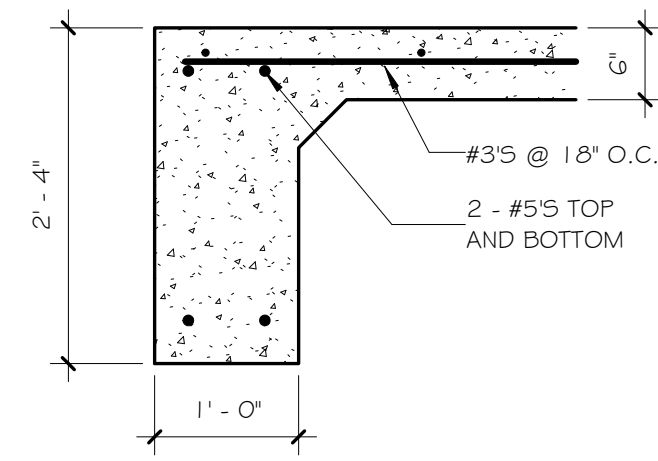
1 DUMPSTER PAD FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



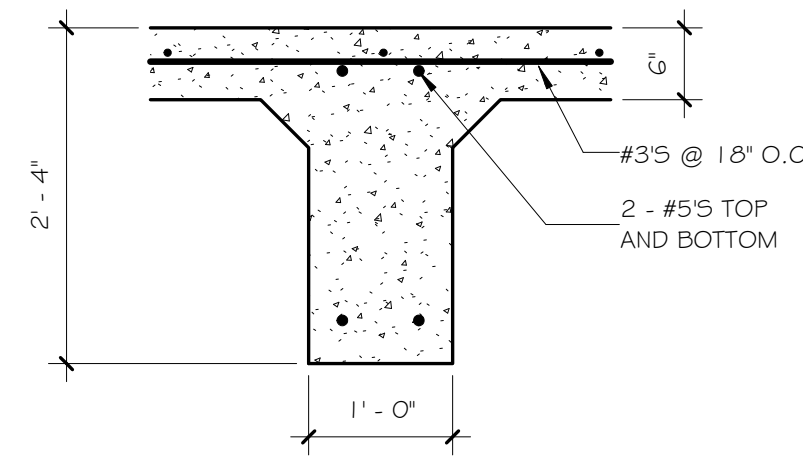
6 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



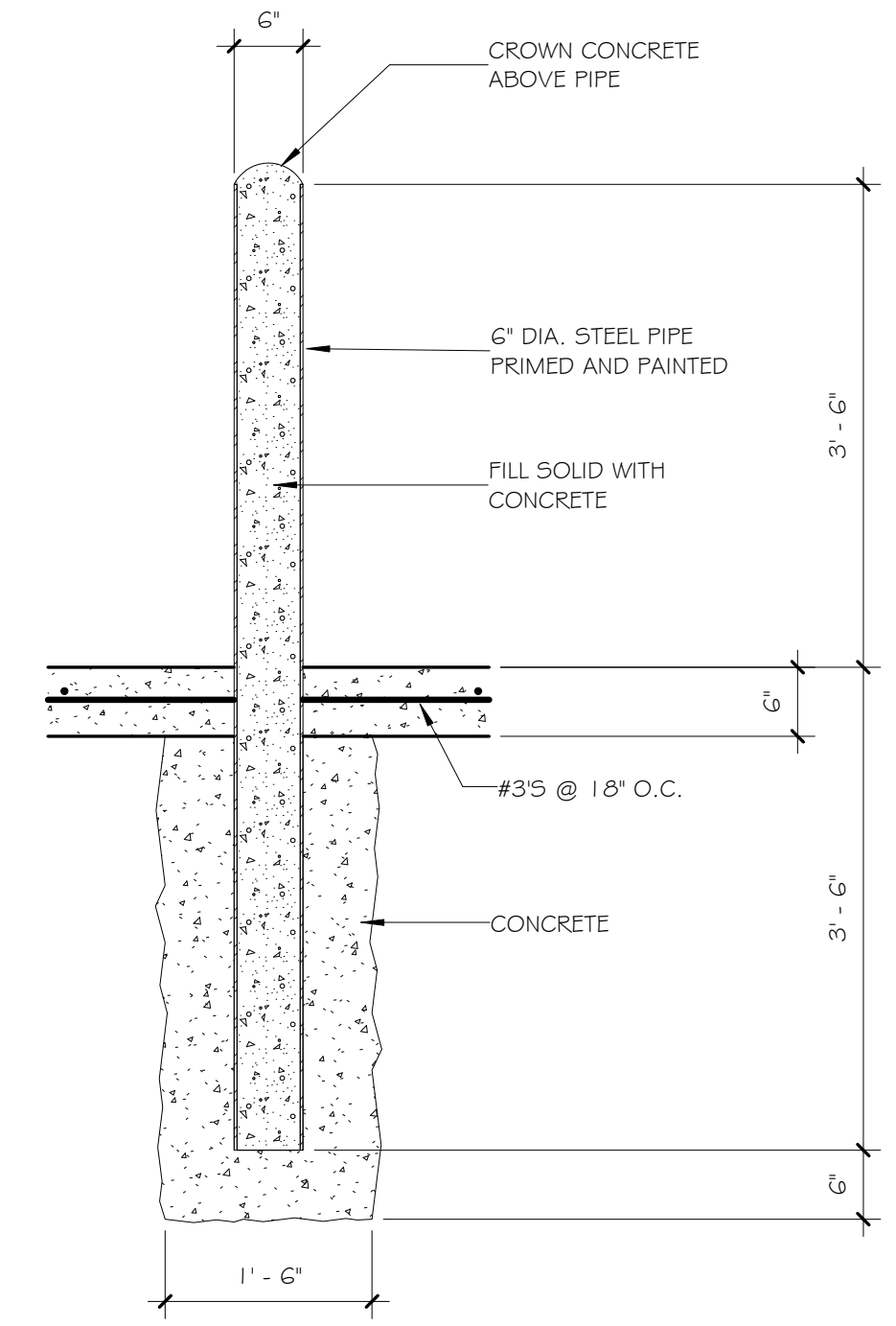
2 SECTION DETAIL
SCALE: 3/4" = 1'-0"



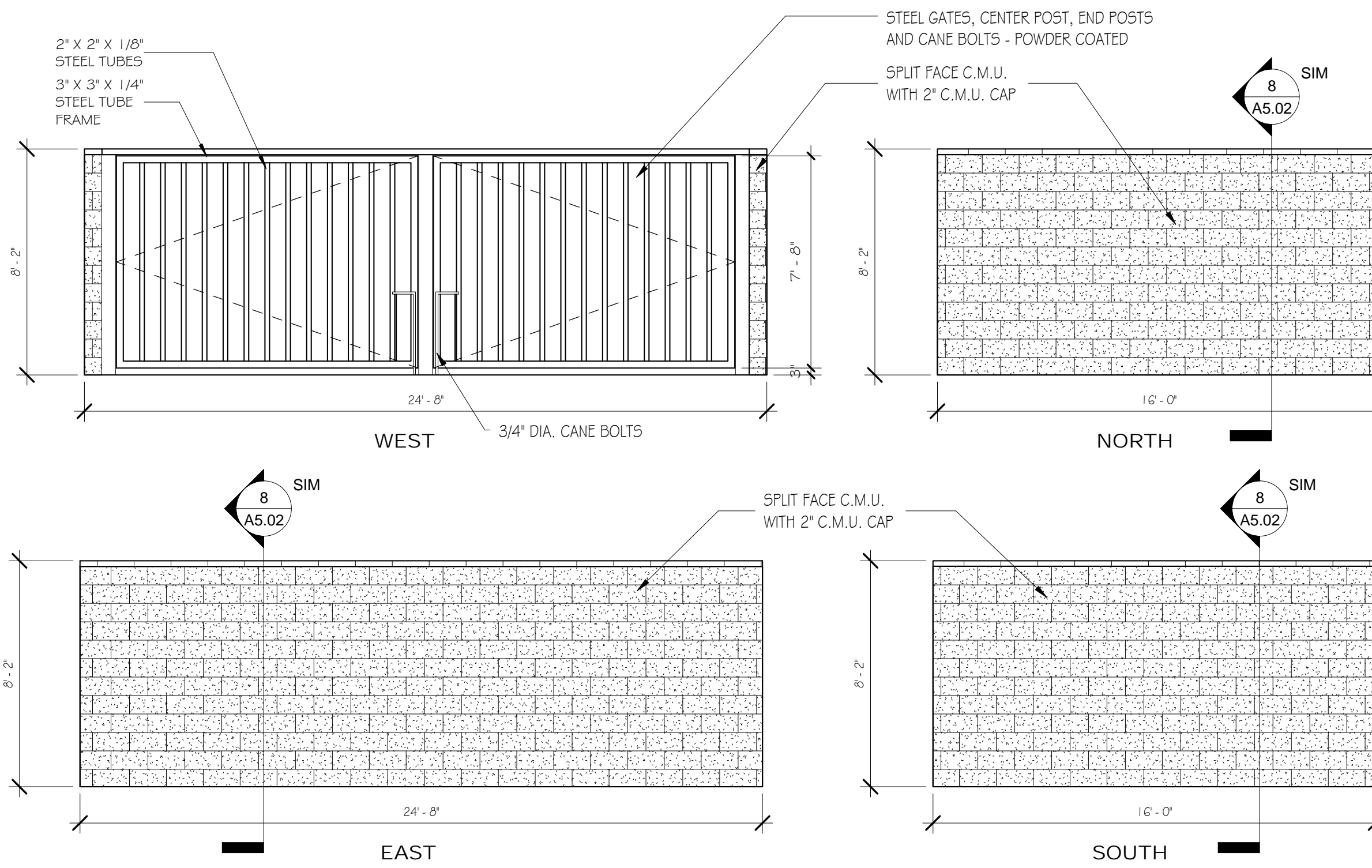
3 SECTION DETAIL
SCALE: 3/4" = 1'-0"



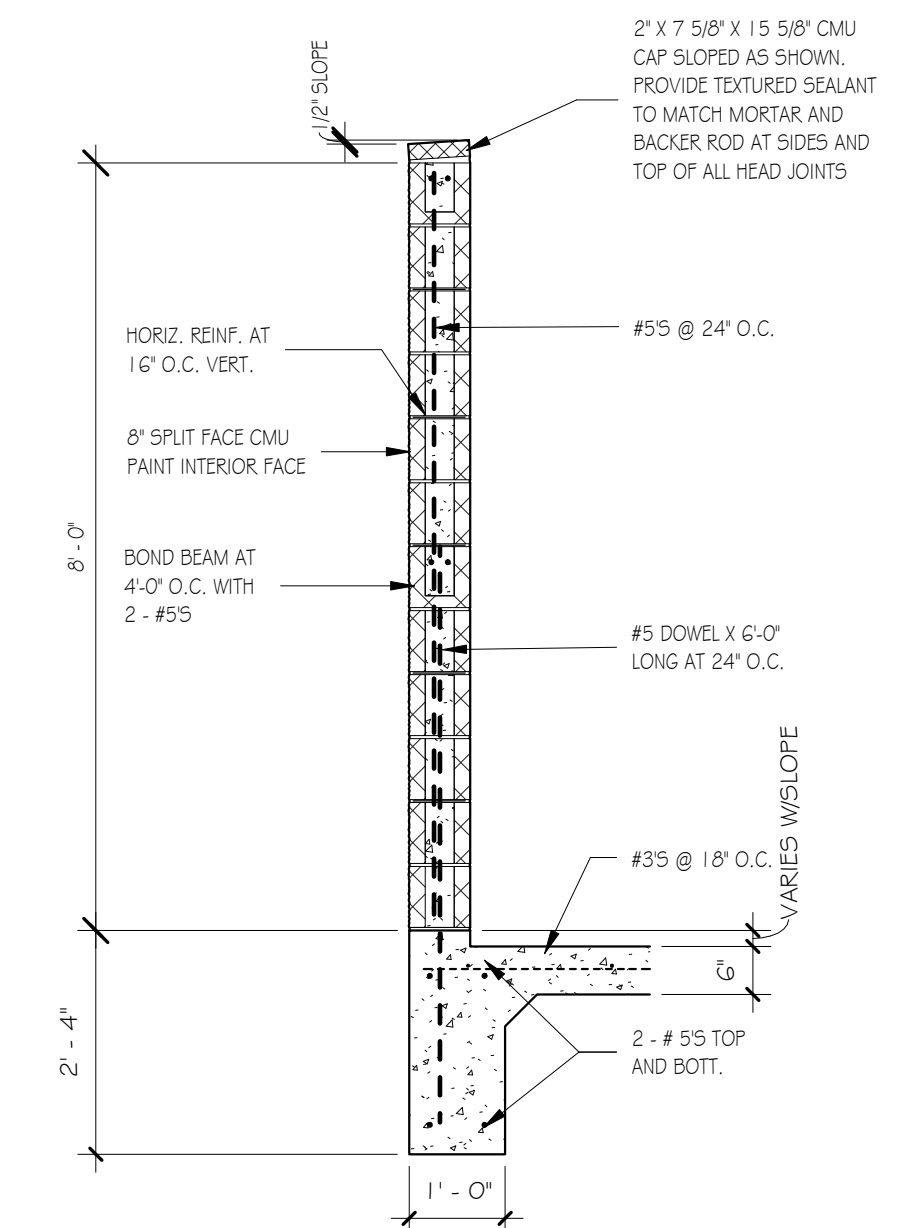
4 SECTION DETAIL
SCALE: 3/4" = 1'-0"



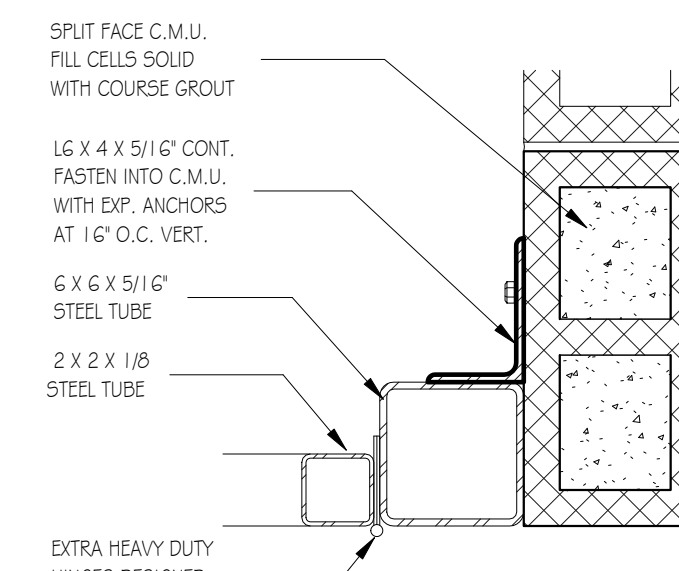
5 DUMPSTER BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



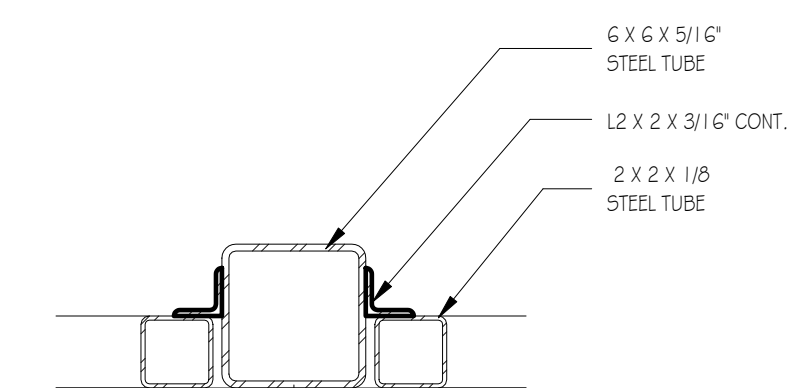
7 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



8 DUMPSTER WALL SECTION
SCALE: 1/2" = 1'-0"



9 DUMPSTER DETAIL 1
SCALE: 1/2" = 1'-0"



10 DUMPSTER DETAIL 2
SCALE: 1/2" = 1'-0"



DESIGNING CONFIDENCE

January 26, 2017

Lee Ann Bunselmeyer
City Manager
City of Corinth
3300 Corinth Parkway
Corinth, Texas 76208
(940) 498-3243
LeeAnn.Bunselmeyer@cityofcorinth.com

**Re: CITY OF CORINTH PUBLIC SAFETY FACILITY
EIKON PROJECT # 16158**

Dear Ms. Bunselmeyer:

EIKON has been engaged by the City to assist with the site plan submittal for the new City of Corinth Public Safety Facility. Based on the proposed use of the site and its location within the City, we have discovered opportunities that, in our opinion, would be beneficial to the project at no detriment to the community, but will require waivers in order to be incorporated into the final construction documents. This letter is intended to formally request these waivers and our rationale for granting these requests. These are:

- Request to substitute a mixture of split-face concrete masonry units and brick for a masonry façade of other materials as required by 2.09.05.C.1.b Residential Adjacency Standards Masonry Requirements - according to this referenced development code, non-residential buildings within 400 feet of residential properties must have all faces of the facades be masonry not consisting of “cement, standard (i.e. smooth-faced concrete block), concrete tilt wall, stucco, and other masonry materials of similar characteristics...” As such, we are seeking a waiver to provide split-face concrete masonry units as they have similar characteristics to smooth-faced concrete block. We propose that the material provided will be installed with varying bands of color to highlight the architectural features of the building. It is our opinion that use of this material would not affect “the quiet enjoyment of single family residential properties” or “reduce property values” as the elementary school north of the facility has a similar mixture of materials with similar massing along with The Church of Corinth located on Tower Ridge Drive. Both of these referenced existing buildings are located near this proposed facility and adjacent to residential properties.
- Request to substitute a 8-foot tall cedar fence dumpster enclosure for a masonry enclosure of similar materials as the adjacent building as required by

2.09.05.C.1.b Residential Adjacency Standards Trash Receptacles and Recycling Receptacles – according to this referenced development code, refuse containers shall be screened by a solid masonry wall at least 8-foot in height utilizing similar masonry materials to the building’s facade. We are proposing one refuse location to be shared by the future public safety building staff and fire station staff. This necessitated a convenient location for both groups located outside the fire lane and accessible by refuse trucks and also out of the way to allow room for the fireman to stage vehicles. This central location also occurs where proposed water and storm sewer lines are located. Providing a screening material that is easily removable is desired to allow for easy accessibility of the utilities beneath if repairs are needed. The location of the enclosure is proposed to be adjacent to the storage facility to the east and between the buildings making it not easily viewed from the right-of-way. The existing site also has 8-foot tall precast concrete walls and columns along the northwest and north property boundaries, which will act as a second barrier between the enclosure and the surrounding properties.

- Request to eliminate mechanical yard screening for the mechanical equipment proposed at the facility as required by 2.09.05.C.3 Residential Adjacency Standards Mechanical Equipment Screening – according to this referenced development code, mechanical equipment shall not be visible from adjacent residential uses. At this location, adjacent residential uses occur along the northwest corner of the adjacent Coserv site, which is between this site and the residences. All of the proposed ground mounted equipment has been located on the eastern side of the site and will be screened from the adjacent residential properties by the existing 8-foot tall precast concrete walls and/or proposed building structures negating the need for an additional screening device.
- Request to eliminate curb and gutter at proposed off-street parking locations as required by 2.09.03.B.1 Vehicle Parking Regulations – according to this referenced development code, off-street parking areas shall be curbed. We are proposing that the north and south new parking areas do not have curb and gutter. This is requested in order to maintain the existing drainage patterns as much as possible. The current site is mostly concrete parking/lay-down area. The area falls to the north and enters the storm water drainage system along Cliff Oaks Drive via a drainage swale to an inlet on the northeast corner of the property. Based on available aerial images, this has been the condition since at least 1999. It is best practice to aim to maintain existing drainage patterns as much as practical. Eliminating the curb and gutter from this site allows the storm water to drain in the same historical pattern which allows it to enter the drainage system at near the same time it has historically been occurring. This reduces downstream storm water impacts.
- Request to eliminate the off-street parking landscaping at the proposed off-street parking location south of the new fire station as required by 2.09.01.A.2 Landscaping Regulations – according to this referenced development code, off-street parking areas shall have ten (10) square feet of landscaping per parking stall and one (1) shade tree for every ten (10) spaces. In areas that are being altered, this shall be added when more than twenty (20) spaces are created. We are proposing that the south new parking area does not have

landscaping and the island areas are instead defined by paint striping. This is requested in order to provide as much working, training, and staging area possible for the firemen to use at this facility. This new building will not only provide a new location to increase responsiveness, but it will also have a training tower and therefore will be used as a training facility. In conjunction with this, the site needs to provide additional functionality to lay hoses and stage vehicles as needed. This area has been proposed at the rear of the facility in order to use the building as a screen to the adjacent residential areas.

- Request to install a future 8-foot tall chain-link fence with 3 rows of barbwire to secure the public safety facility as required by 4.02.11 Screening Requirements for ...Nonresidential Properties - according to this referenced development code, screening fences must be masonry and/or precast concrete. We are proposing that for security purposes, the interior fence that secures the public safety facility at the rear of the building be 8-foot tall chain-link fence with 3 rows of barbwire in order to provide security and visibility to the yard. As this is a specialized facility and the fence would be located within the interior of the site, it is our opinion that this type of fence is more appropriate for this facility and the existing 8-foot tall precast concrete walls on the northern side of the site will provide the screening intended by this code.

We ask that you review our request and grant these waivers with the approval of the site plan application. Please let us know if you need additional information regarding this request.

Sincerely,



Kathyriya H. Kennedy, PE
Senior Engineer