



**** PUBLIC NOTICE ****

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
REGULAR SESSION**

**MONDAY, March 22, 2021 AT 6:30 P.M.
AT CITY HALL – 3300 CORINTH PARKWAY
AND VIA WEB CONFERENCE MEETING**

**The City of Corinth is operating at Level Yellow status regarding COVID-19 and
Public Meetings are to follow CDC guidelines and Governmental Declarations.**

City Hall will be open to the public.

Information on how to access and participate in the video conference is provided below.**

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

A. Establish voting members and designate alternates.

II. PLEDGE OF ALLEGIANCE:

III. PRESENTATIONS:

A. "Director's Report" on City Council meeting items from the preceding City Council meetings and other relevant information.

IV. AGENDA:

A. Consider and act upon a Replat for Lots 1, 2 and 3, Block A of the E. Blount Subdivision, being ±21.011 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located approximately 1,000' north of Lake Sharon Drive, and south of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (RP21-0001 E. Blount Subdivison Replat)

1. Staff Presentation
2. Applicant Presentation
3. Take Action

B. Consider and act upon a Preliminary Plat for 455 Residential Lots, 16 Open Space Lots, 1 Amenity Center Lot of the Ashford Park, being ±82.96 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located north of Lake Sharon Drive, South of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (PP21-0002 Ashford Park Preliminary Plat)

1. Staff Presentation
2. Applicant Presentation
3. Take Action

V. ADJOURNMENT:

EXECUTIVE SESSION

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Thursday, March 18, 2021 at 5:00 P.M.**

Helen-Eve Beadle, AICP
Director of Planning and Development Services
City of Corinth, Texas

March 18, 2021

Date of Notice

****Pursuant to Section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. Additionally, video and audio feed of the meeting may be accessed by visiting:**

<https://www.cityofcorinth.com/RemoteSession>

If you will not be in attendance you may submit any public hearing questions to:

miguel.inclan@cityofcorinth.com

Questions will be read aloud so that they may be answered.

Corinth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE

Memorandum

To: **The Corinth Planning and Zoning Commission**
From: Miguel A. Inclan, Jr., Planner
Meeting Date: March 22, 2021
Re: Blount Subdivision Replat (RP21-0001)

Action Requested:

Consider and act upon a Replat for Lots 1, 2 and 3, Block A of the E. Blount Subdivision, being ±21.011 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located north of Lake Sharon Drive, and south of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (RP21-0001 E. Blount Subdivision Replat)

Background Information:

This replat application is associated with the Preliminary Plat for Ashford Park that is being considered on the same Planning & Zoning commission agenda. The existing subdivision lies within the boundaries of the proposed Ashford Park Planned Development.

The purpose of this replat is to subdivide the property for the purpose of conveyance of portions of the property to the developer (Meritage Homes) of the Ashford Park Development. The Blount's will retain ownership of what is now being referred to as Lot 2, Block A, while Lots 1 & 3, Block A will be conveyed to Meritage Homes.

Analysis:

The application was reviewed by the Development Review Committee (DRC) consisting of representatives of Planning, Engineering, Building, and Fire. Conditions and comments have been noted by staff on the Replat. The comments pertain to formatting issues and are not substantive.

As a reminder, per the Texas Local Government Code, all plats must be acted upon by the Planning & Zoning Commission within 30 days from the date the application was filed. Therefore, action must be taken at this meeting or the plat will be deemed automatically approved. Cities are not allowed to work with an applicant on revisions to an application during the 30 days and it is unfortunate that the commission is presented with complicated conditions.

Staff may have additional comments/conditions presented to the Planning & Zoning Commission at the time of the meeting.

Public Notices:

N/A

Compliance with the Comprehensive Plan:

The Envision Corinth: 2040 Comprehensive Plan's Future Land Use & Development Strategy designates the subject property under the Neighborhood Place Type. This proposed Replat and zoning for the property follow the designated place type.

Supporting Documents:

- Development Report
- Replat with Comments

Staff Recommendation:

Staff recommends approval of the Replat subject to the following conditions:

- All conditions and comments noted in the replat document, accompanying documents, the development report and other conditions as may be presented by staff at the time of the meeting shall be addressed by the applicant.



**PLANNING & DEVELOPMENT DEPARTMENT
DEVELOPMENT REPORT**

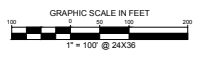
Monday, March 22, 2021

To: City of Corinth Planning and Zoning Commission
From: Miguel A. Inclan, Jr., Planner
RE: RP21-0001 Blount Subdivision Replat

General Information				
Applicant:		Property Owner:		
Meritage Homes		Elmo M. & Darlene S. Blount		
Approval Requested:	Replat of Blount Subdivision			
Proposed Use:	Single Family Residential			
Existing Zoning:	PD-57 with base zoning of SF-4, Single Family Residential (Detached)			
Site Acreage:	+/- 21.011			
Proposal:	To establish a replat creating 3 residential lots			
Location:	2250 Sharon Drive			
Application History:	Replat Filed	2/23/2021	PZC Time Limit	3/22/2021
	Extension Requested	N/A	N/A	N/A
	Review Comments sent	N/A	N/A	N/A
	Public Hearing	N/A	N/A	N/A
Documents Reviewed:	<ul style="list-style-type: none"> ▪ Replat ▪ Statement of Intent ▪ Title Commitments ▪ Replat Checklist ▪ Tax Certificates ▪ Universal Application Form 			

Prior Approvals/Related Applications:	Date Approved:
Planned Development Rezoning (ZAPD20-0003)	February 18, 2021 – City Council
Ashford Park Preliminary Plat (PP21-0002) – Being considered by P&Z Commission 3-22-21	TBD

Comments:	Date Resolved:
See comments noted on Replat and accompanying documents to be addressed by the Applicant. Note that Engineering comments are in Blue and Planning comments are in Purple	



TERRESTRIAL SURVEY
CALLED 1000 ACRES
STEELER, WALKER AND SPOUSE,
INST. NO. 2019-088, O.R.D.C.T.
FUTURE LAND USE
NEIGHBORHOOD

HABILP FAMILY FARM
CAB. I, PG. 181
P.R.D.C.T.

M.E.P. & P.R.R. CO. SURVEY
ABSTRACT NO. 509

M.E.P. & P.R.R. CO. SURVEY
ABSTRACT NO. 1308

WILLIAM WILSON SURVEY
ABSTRACT NO. 1383

EXISTING ZONING: SF-3
FUTURE LAND USE: NEIGHBORHOOD

WELLINGTON LANE
(55' R.O.W.)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
CT 1	8°45'17"	430.00'	65.70'	S89°09'07"E	65.64'

NOTES:
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849329.

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 481210389H, for Denton County, Texas and incorporated areas, dated June 19, 2020, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Ashford Park?

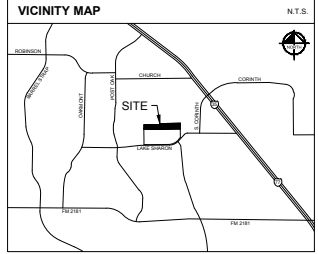
Please change Existing Zoning to: PD-57 Ashford Park

STREET NAME IS
OAK HILL DRIVE
NO S

No need to call out anymore as the time has expired.

LEGEND	
	EASEMENT
	SEWER LINE
	SANITARY SEWER LINE
	UTILITY LINE
	BOUNDARY LINE
	EASEMENT
	SEWER LINE
	SANITARY SEWER LINE
	UTILITY LINE
	BOUNDARY LINE
	EASEMENT
	SEWER LINE
	SANITARY SEWER LINE
	UTILITY LINE
	BOUNDARY LINE

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT
	SEWER LINE
	SANITARY SEWER LINE
	UTILITY LINE
	BOUNDARY LINE
	EASEMENT
	SEWER LINE
	SANITARY SEWER LINE
	UTILITY LINE



REPLAT E. BLOUNT SUBDIVISION LOTS 1, 2 AND 3, BLOCK A

21.011 ACRES

WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-5580 Firm # 10193822 Fax No. (972) 335-3178	
Date	Drawn by	Checked by	Project No.
1/11/2025	SG	KHA	061179290
Date	Project No.	Sheet	
FEB. 2021	061179290	1 OF 2	

ENGINEER / SURVEYOR:
Kimley Horn and Associates
State of Texas Registration No. F-209
13485 Neat Road
New Century Office Tower, Suite 700
Dallas, TX 75240
P: (972) 770-1300
Contact: Bryan Moody, P.E.

OWNER / APPLICANT:
Dahene S. Blount and Elmo M. Blount
2202 Brenton Lane
Coppell, TX 75010
Contact: Dahene S. Blount and Elmo M. Blount

REMOVE

DATE PLOTTED: 1/11/2025 10:58 AM; PLOT SCALE: 1"=100'; PLOT SHEET: 1 OF 2

STATE OF TEXAS §
COUNTY OF DENTON §

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

We, DARLENE S. BLOUNT AND ELMO M. BLOUNT, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the William Wilson Survey, Abstract No. 1383, City of Corinth, Denton County, Texas, and being all of Lot 1, E. Blount Subdivision, according to the Final Plat thereof recorded in Cabinet K, Page 268 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1, common to the northwest corner of Lot 2K, Block A of The Boulevard Apartments Addition, according to the Final Plat thereof recorded in Document No. 2011-208 of the Plat Records of Denton County, Texas, being on the southerly line of Corinth Shores Estates, according to the plat thereof recorded in Cabinet A, Page 47 of the Plat Records of Denton County, Texas;

THENCE South 0°21'39" East, departing the southerly line of said Corinth Shores Estates, along the easterly line of said Lot 1, the westerly line of said Lot 2X and the westerly line of Lot 1, Block A of said The Boulevard Apartments Addition, a distance of 388.82 feet to the southeast corner of said Lot 1, common to the northeast corner of a called 25.85 acre tract of land described in a deed to F. F. Taylor Farms, LP, as recorded in Instrument No. 2016-127848 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 51°07' East, 0.8 feet;

THENCE South 88°50'16" West, departing the westerly line of said Lot 1, Block A, along the southerly line of said Lot 1, the northerly line of said 25.85 acre tract and the northerly line of a called 20,000 acre tract of land described in a deed to F. F. Taylor Farms, LP, as recorded in Instrument No. 2016-61093 of the Official Records of Denton County, Texas, a distance of 2377.01 feet to the southwest corner of said Lot 1, common to the northwest corner of said 20,000 acre tract, being on the easterly line of Terrace Oaks, Phase One, according to the plat thereof recorded in Document No. 2017-59 of the Plat Records of Denton County, Texas, from which, a 1/2 inch iron rod found for witness bears North 35°34" West, 0.4 feet;

THENCE North 0°38'52" West, along the westerly line of said Lot 1 and the easterly line of said Terrace Oaks, Phase One, a distance of 317.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, common to the northeast corner of said Terrace Oaks, Phase One, being on the southerly line of a called 6,000 acre tract of land described as Tract 1 in a deed to Sterling Sacks and spouse, Mina Sacks, as recorded in Instrument No. 2019-83953 of the Official Records in Denton County, Texas;

THENCE North 89°24'28" East, along a northerly line of said Lot 1 and the southerly line of said 6,000 acre tract, passing at a distance of 8.00 feet a fence post corner found for the southeast corner of said 6,000 acre tract, common to the southwest corner of Haislip Family Farm, according to the plat thereof recorded in Cabinet 1, Page 181 of the Plat Records of Denton County, Texas, and continuing along the same course and along the southerly line of said Haislip Family Farm, for a total distance of 1137.60 feet to a 1/2 inch iron rod found for the southeast corner of said Haislip Family Farm, common to an ell corner of said Lot 1;

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

THENCE North 88°50'31" East, departing the easterly line of said Haislip Family Farm, along a northerly line of said Lot 1, the southerly line of Corinth Amity Village, according to the plat thereof recorded in Cabinet A, Page 99 of the Plat Records of Denton County, Texas, and the southerly line of Corinth Shores Estates, according to the plat thereof recorded in Cabinet A, Page 47 of the Plat Records of Denton County, Texas, a distance of 1438.98 feet to the POINT OF BEGINNING and containing 21.011 acres (915,250 square feet) of land, more or less.

And designated herein as the E. BLOUNT SUBDIVISION, LOTS 1, 2 AND 3, BLOCK A SUBDIVISION to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks and trails, and to the public use forever easements for sidewalks, storm drainage facilities, footways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____
Name: _____
Title: _____
Date: _____

PROVIDE SPACE FOR OWNERS (PLURAL)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is and that he/she is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

Date

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

Notary Public, State of Texas

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Replace with the signature block below. Change to state "Certificate of Replat Approval"

CERTIFICATE OF APPROVAL
APPROVED this, the _____ day of _____, 20__, by the City of Corinth, Texas.

Chairman, Planning and Zoning Commission
City of Corinth, Texas.
WITNESS MY HAND this _____ day of _____, 20__.

City Secretary
City of Corinth, Texas

CERTIFICATE OF REPLAT APPROVAL

APPROVED

Chairman, Planning & Zoning Commission _____ Date _____
City of Corinth, Texas.

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Replat of the E. Blount Subdivision, Lots 1, 2 and 3, Block A Subdivision of Addition to the City of Corinth as submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 20__.

City Secretary
City of Corinth, Texas

CERTIFICATE OF COMPLETION AND AUTHORIZATION TO FILE

APPROVED

Chairman, Planning & Zoning Commission _____ Date _____
City of Corinth, Texas.

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Replat of the E. Blount Subdivision, Lots 1, 2 and 3, Block A Subdivision of Addition to the City of Corinth as submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, sidewalks, storm drainage facilities, footways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 20__.

City Secretary
City of Corinth, Texas

REPLAT
E. BLOUNT SUBDIVISION
LOTS 1, 2 AND 3, BLOCK A

21.011 ACRES

WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
Frisco, Texas 75034 FRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	SG	KHA	FEB. 2021	069318500	2 OF 2

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-009
13485 Neat Road
New Caney Office Tower, Suite 700
Dallas, TX 75240
P: (972) 770-1300
Contact: Bryan Moody, P.E.

OWNER / APPLICANT:
Darlene S. Blount and Elmo M. Blount
2202 North Link
Corinth, TX 75010
Contact: Darlene S. Blount and Elmo M. Blount

DATE PLOTTED: 2/22/2021 10:54:00 AM. PLOTTER: HP DesignJet T1100. PLOT SCALE: 1"=40'

Memorandum

To: **The Corinth Planning and Zoning Commission**
From: Miguel A. Inclan, Jr., Planner
Meeting Date: March 22, 2021
Re: Ashford Park Preliminary Plat (PP21-0002)

Action Requested:

Consider and act upon a Preliminary Plat for 455 Residential Lots, 16 Open Space Lots, 1 Amenity Center Lot of the Ashford Park, being ±82.96 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located north of Lake Sharon Drive, South of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (PP21-0002 Ashford Park Preliminary Plat)

Background Information:

This Preliminary Plat is the next step in the development process for the Ashford Park Planned Development. The Planned Development (PD) ordinance for this development, PD-57, was approved by the City Council on February 18, 2021 after the Planning and Zoning Commission voted to recommend approval on January 25, 2021. The PD has a base zoning of SF-4 Single Family Residential and includes a mix of residential products such as patio homes, cottage homes, and cottage homes on mews lots. The concept plan included in the Ashford Park PD provides a general layout of the lots, open space lots, trails, landscaping, and other features of the planned development.

The property is bounded in the north by single family residences, to the west and south by single family residences and open space property, and to the east by multi-family residences.

The purpose of the Preliminary Plat is to provide a more detailed lot layout of the overall subdivision ahead of the final design process for the infrastructure and other improvements. Due to this being a phased development, the Preliminary Plat aids in understanding the long-term vision for the development. Final Plats will be submitted separately for each phase.

Analysis:

The application was reviewed by the Development Review Committee (DRC) consisting of representatives of Planning, Engineering, Building, and Fire. Several conditions and comments have been noted by staff on the Preliminary Plat, the Checklist and accompanying documents.

As a reminder, per the Texas Local Government Code, all plats must be acted upon by the Planning & Zoning Commission within 30 days from the date the application was filed. Therefore, action must be taken at this meeting or the plat will be deemed automatically approved. Cities are not allowed to work with an applicant on revisions to an application during the 30 days and it is unfortunate that the commission is presented with complicated conditions.

If the plat is approved, the developer moves to the next step of the development process: the preparation and submittal of civil engineering construction plans and the Final Plat for each phase for approval.

However, the Applicant shall be responsible to address all comments if such is a condition of approval for this Preliminary Plat.

The following is a list of the most notable comments to be addressed by the applicant:

1. **Phasing Table.** In order to determine compliance with PD-57 requirements for phasing of open space and required percentages, include a Summary - Phasing Table indicating number of Residential lots by type, HOA lots by type of open space (acreage and percent of total), e.g., Passive Park Land Tree Preservation Lots, Amenity Center/Tree Preservation Lot, Detention Basin/Park Lots, Landscaped Open Space Lots, etc. with a total.

(See table format template on Preliminary Plat)

2. **Park and Trail Dedication Requirements.** Add note on plat indicating compliance with UDC Section 3.05.10 as approved in PD-57, Exhibit "G" Section 2: D. 3. and associated exhibits. Please label each open space lot by type of "open space".

3. **Tree Preservation Requirements.** Protected Tree removal, credits, replacement, and fees shall be permitted as defined per PD-57 and as further detailed in Alternative Compliance - Tree Preservation, as approved by City Council. ***Staff Comment:*** *Note that this item has not yet been approved by City Council and therefore must be a condition of Preliminary Plat approval. Also, the information presented on Sheet T-8 of the Preliminary Plat materials is not correct in terms of credit, mitigation fee, definition of "damaged" trees, etc. The Applicant is currently preparing the details of the Alternative Compliance Application, which Staff anticipates to be submitted for consideration by City Council in April.*

4. **HOA Documents.** Provide draft Covenants, Conditions, and Restrictions for Ashford Park. Please make sure to address the unique and special design elements related to this project and provisions outlined in the PD-57, such as regulations for care and maintenance of HOA Tree Preservation lots, etc. or language specific to the 6' Private Maintenance Easement, etc. The UDC requires CCRs to be reviewed, approved, and recorded prior to Final Plat Approval.

5. **Street Names.** Please provide a list of street names including names for mews alleys.

Staff may have additional comments/conditions presented to the Planning & Zoning Commission at the time of the meeting.

Public Notices:

N/A

Compliance with the Comprehensive Plan:

The Envision Corinth: 2040 Comprehensive Plan's Future Land Use & Development Strategy designates the subject property under the Neighborhood Place Type. This proposed Preliminary Plat and zoning for the property follows the designated place type.

Supporting Documents:

- Development Report

- Preliminary Plat with comments
- Preliminary Plat Checklist with comments
- Statement of Intent with comments

Staff Recommendation:

Staff recommends approval of the Preliminary Plat subject to the following conditions:

- All comments noted in the preliminary plat document, accompanying documents, the development report and other conditions as may be presented by staff at the time of the meeting shall be addressed by the applicant.
- The Preliminary Plat approval is subject to all regulations and requirements to satisfy the civil engineering construction plans and the Final Plat requirements.
- No land disturbance or tree removal shall occur until a Pre-Construction meeting is held and the applicant is given a notice to proceed by City Staff.



PLANNING & DEVELOPMENT DEPARTMENT
DEVELOPMENT REPORT

Monday, March 22, 2021

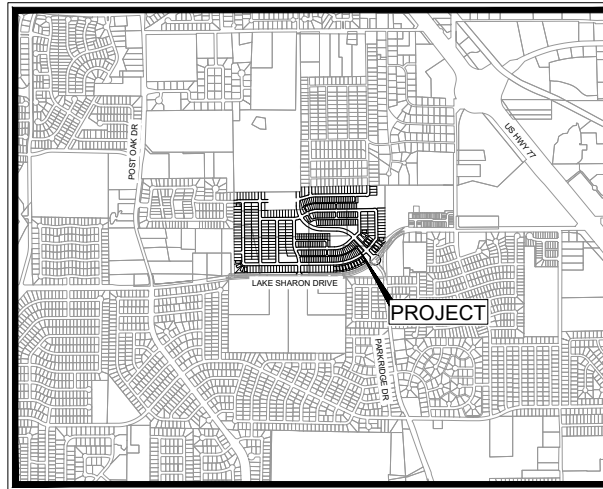
To: City of Corinth Planning and Zoning Commission
From: Miguel A. Inclan, Jr., Planner
RE: PP21-0002 Ashford Park

General Information				
Applicant:		Property Owner:		
Meritage Homes		Boyd Taylor/Elmo M. & Darlene S. Blount		
Approval Requested:	Preliminary Plat of Ashford Park			
Proposed Use:	Single Family Residential			
Existing Zoning:	PD-57 with base zoning of SF-4, Single Family Residential (Detached)			
Site Acreage:	+/- 82.96			
Proposal:	To establish a Preliminary Plat for Ashford Park, creating 455 residential lots, 16 open space/tree preservation/parkland/detention lots, and 1 amenity center lot.			
Location:	N of Lake Sharon Drive and Parkridge Drive			
Application History:	Preliminary Plat Filed	2/23/2021	PZC Time Limit	3/22/2021
	Extension Requested	N/A	N/A	N/A
	Review Comments sent	N/A	N/A	N/A
	Public Hearing	N/A	N/A	N/A
Documents Reviewed:	<ul style="list-style-type: none"> ▪ Preliminary Plat ▪ Statement of Intent ▪ Title Commitments ▪ Preliminary Grading and Drainage Plan ▪ Preliminary Utility Plan ▪ Tree Protection Plan ▪ Preliminary Plat Checklist ▪ Tax Certificates ▪ Traffic Threshold Worksheet ▪ Oncor Letter ▪ Universal Application Form 			

Prior Approvals/Related Applications:		Date Approved:	
Planned Development Rezoning (ZAPD20-0003)		February 18, 2021 – City Council	
Blount Replat (RP21-0001) – Being considered by Planning and Zoning Commission 3-22-21		TBD	
Comments:			Date Resolved:
See comments noted on Preliminary Plat and accompanying documents to be addressed by the Applicant. Note that Engineering comments are in Blue and Planning comments are in Purple			

PRELIMINARY PLAT FOR ASHFORD PARK

CITY OF CORINTH, DENTON COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

Sheet Number	Sheet Title
C-1	COVER SHEET
P-1	OVERALL PRELIMINARY PLAT
P-2	PRELIMINARY PLAT
P-3	PRELIMINARY PLAT
P-4	PRELIMINARY PLAT
P-5	PRELIMINARY PLAT
P-6	PRELIMINARY PLAT
P-7	PRELIMINARY PLAT
P-8	PRELIMINARY PLAT
E-1	EXISTING DRAINAGE AREA MAP
D-1	PRELIMINARY DRAINAGE PLAN
D-2	PRELIMINARY DRAINAGE PLAN
D-3	PRELIMINARY DRAINAGE PLAN
D-4	PRELIMINARY DRAINAGE PLAN
D-5	STORMWATER MANAGEMENT PLAN
U-1	PRELIMINARY UTILITY PLAN
T-1	TREE PROTECTION PLAN
T-2	TREE PROTECTION PLAN
T-3	TREE PROTECTION PLAN
T-4	TREE PROTECTION PLAN
T-5	TREE PROTECTION DATA
T-6	TREE PROTECTION DATA
T-7	TREE PROTECTION DATA
T-8	TREE PROTECTION DATA

ENGINEER

Kimley»Horn

13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TX 75240
TEL: (972) 770-1300
CONTACT: BRYAN MOODY, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

OWNERS

ELMO M. & DARLENE S. BLOUNT CO.
2250 SHARON DR.
CORINTH, TX 76210
P 214-422-8099

BOYD TAYLOR
FF TAYLOR FARMS / THE VILLAGES
AT TAYLOR FARMS, LLC
2305 LAKE SHARON
CORINTH, TX 76210
P 214-538-8997

DEVELOPER

HERITAGE HOMES
MATTHEW PAGONIA
8840 CYPRESS WATERS BLVD
DALLAS, TX 76092
P 972-580-6302
C 847-878-9439

FEBRUARY 2021

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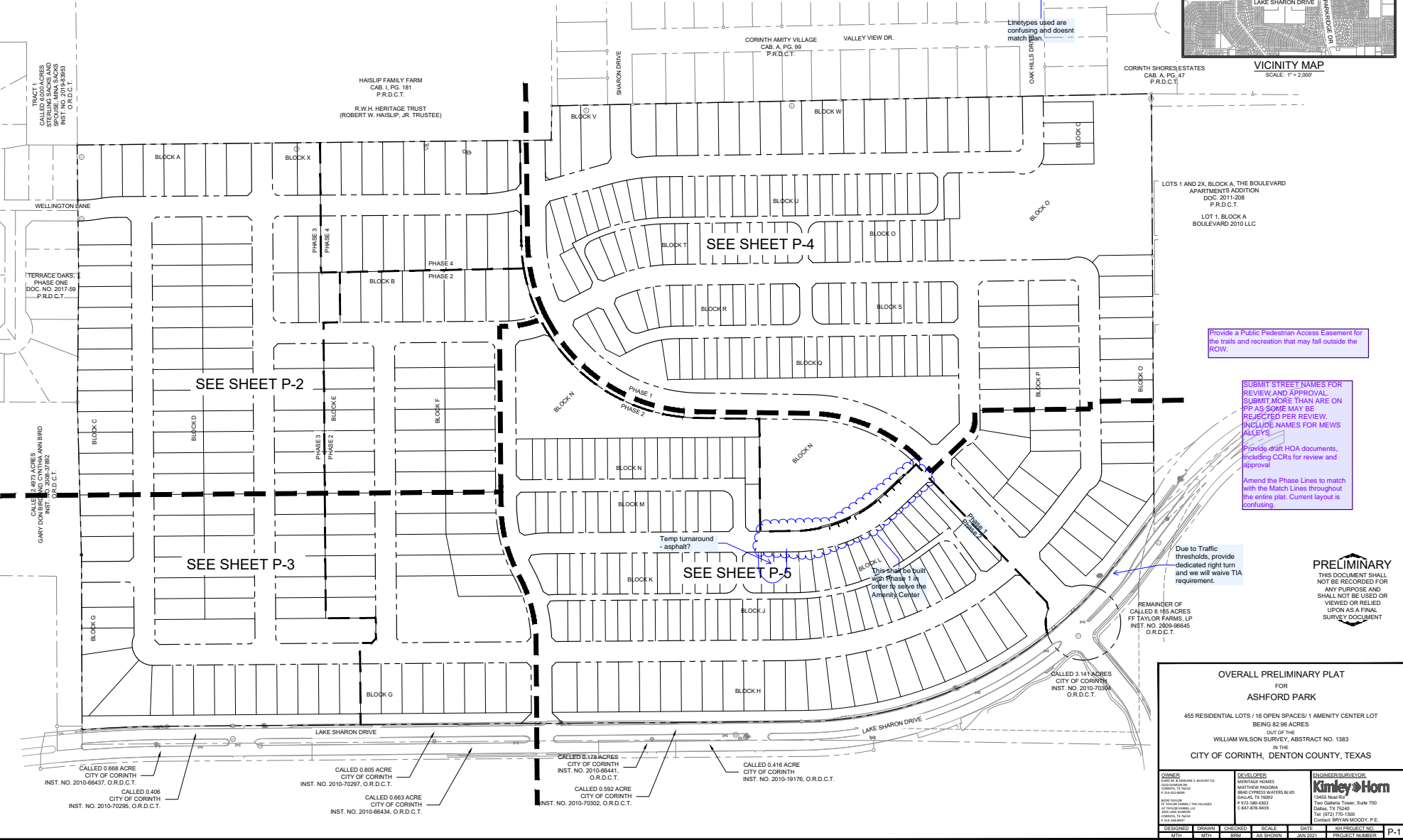
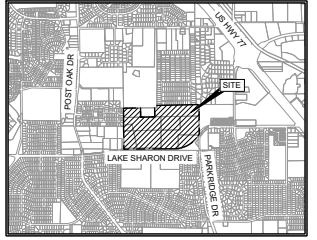
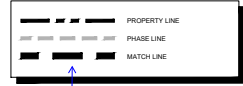
GRAPHIC SCALE 100' = 1" = 100'

Change to show 1" = 100'

GENERAL NOTES

1. PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
2. BOUNDARY INFORMATION FROM AN ON-THE-GROUND SURVEY.
3. SIDEWALKS TO BE BUILT ALONG CITY STREETS PER CITY OF MEUBA SUBDIVISION REQUIREMENTS.
4. ALL OPEN-SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.

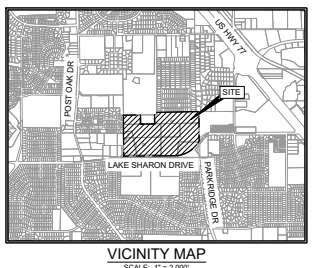
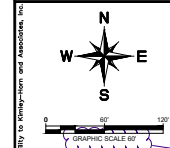
LEGEND



OVERALL PRELIMINARY PLAT
 FOR
ASHFORD PARK
 455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 82.96 ACRES
 OUT OF THE
 WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
 IN THE
 CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER		ENGINEER/SURVEYOR	
MATTIE G. HERRIS 13456 Noel Rd Dallas, TX 75240		KIMLEY-HORN 13456 Noel Rd Dallas, TX 75240	
DEVELOPER		DATE	
MATTIE G. HERRIS 13456 Noel Rd Dallas, TX 75240		2/1/2021	
PROJECT NO.		PROJECT NUMBER	
2010-209-96645		P-1	

PRELIMINARY
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TRACT 1
CALLED 6.000 ACRES
STERLING SACKS AND
SPOUSE, MINA SACKS
INST. NO. 2019-83953
O.R.D.C.T.

Easements will need to be abandoned prior to commencing construction

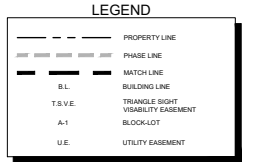
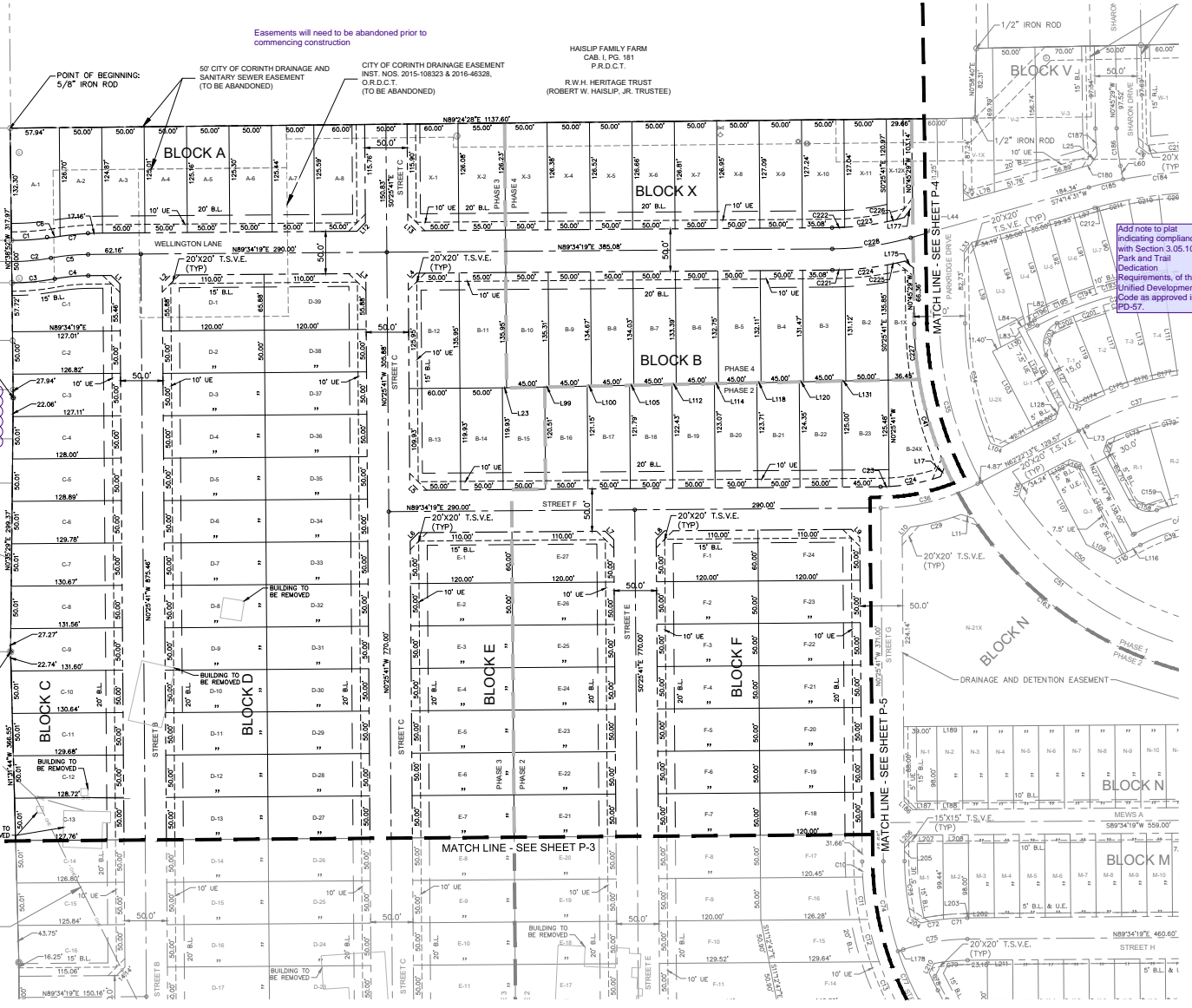
HASLIP FAMILY FARM
CAB. 1, PG. 181
P.R.D.C.T.
R.W.H. HERITAGE TRUST
(ROBERT W. HASLIP, JR. TRUSTEE)

Label continuous and adjacent properties around proposed development (lots, blocks, tracts, abstracts, names, owners, platted or unplatted, existing zoning and proposed land use designation).
Each adjacent lot/parcel needs to have the information required above.

1/2" IRON ROD
TERRACE OAKS,
PHASE ONE
DOC. NO. 2017-59
P.R.D.C.T.

CALLLED 2.4973 ACRES
GARY DON BIRD AND CYNTHIA ANN BIRD
INST. NO. 2008-37892
O.R.D.C.T.

CENTERLINE OF 10' ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT
INST. NO. 2009-76119
O.R.D.C.T.
(TO BE ABANDONED)



- GENERAL NOTES**
1. PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
 2. BOUNDARY INFORMATION FROM AN ON-GROUND SURVEY.
 3. SIDEWALKS TO BE BUILT ALONG CITY STREETS PER CITY OF CORINTH SUBDIVISION REQUIREMENTS.
 4. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.

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SUBMIT STREET NAMES FOR REVIEW AND APPROVAL. SUBMIT MORE THAN ARE ON PP AS SOME MAY BE REJECTED PER REVIEW.

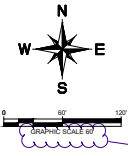
- BLOCK B, LOTS 2-13 & HOA-LOT 1X & 24X
- BLOCK C, LOTS 1-16
- BLOCK D, LOTS 1-19 & 21-39 & HOA-LOT 20X
- BLOCK E, LOTS 1-15 & 15-27 & HOA-LOT 14X
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PRELIMINARY PLAT FOR ASHFORD PARK
455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 82.99 ACRES
OUT OF THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
IN THE
CITY OF CORINTH, DENTON COUNTY, TEXAS

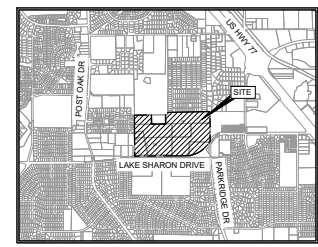
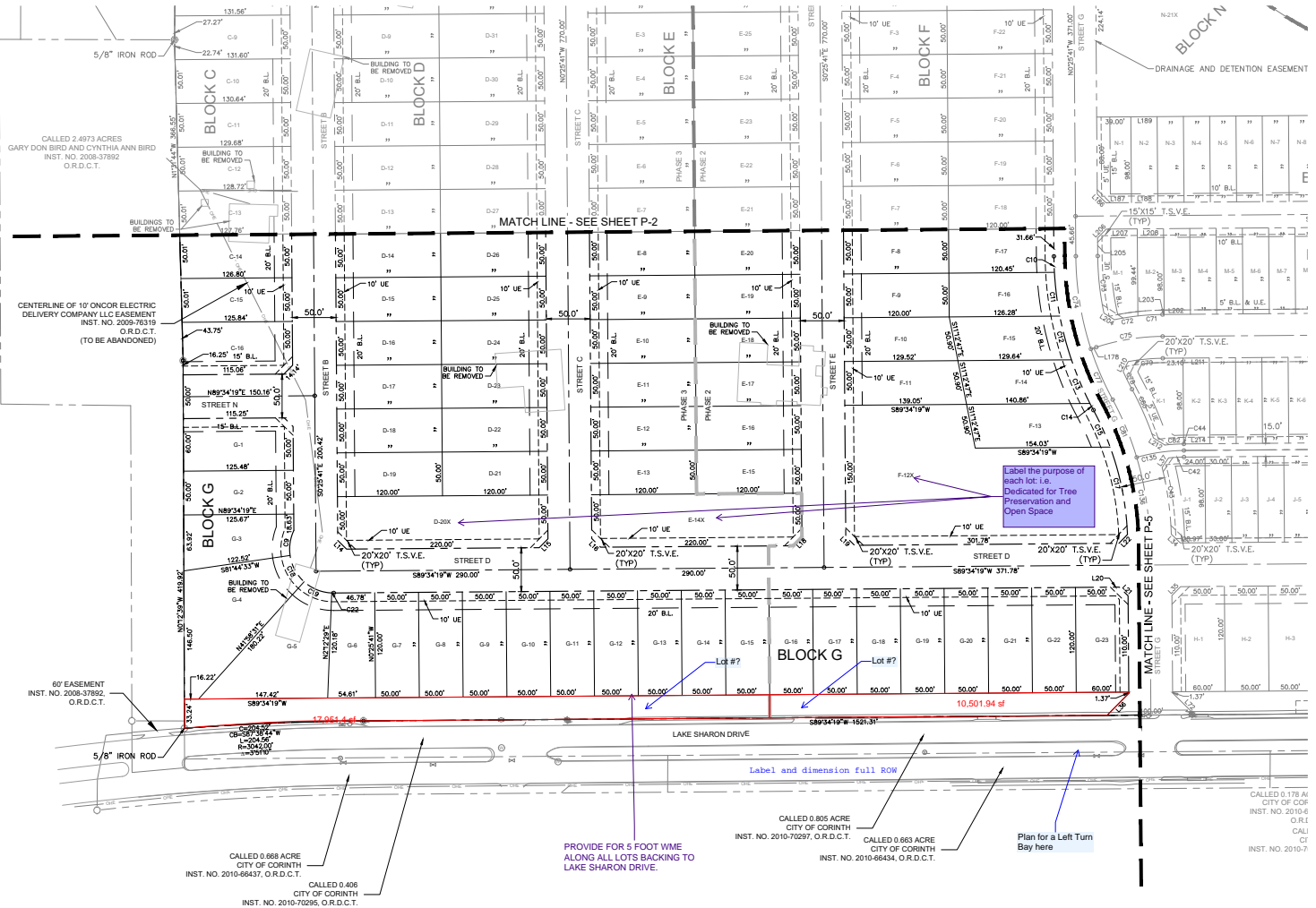
OWNER STERLING SACKS & SPOUSE CYNTHIA ANN BIRD GARY DON BIRD	DEVELOPER MATTHEW FAGARA 13455 Road Rd Dallas, TX 75240 Tel: 972-848-9429 C: 847-878-9439	ENGINEER/SURVEYOR KIMLEY-HORN 13455 Road Rd Dallas, TX 75240 Tel: 972-770-3300 Contact: BRYAN MOODY, P.E.
DESIGNED MTH	DRAWN MTH	CHECKED MTH
SCALE AS SHOWN	DATE JUN 2024	PROJECT NO. P-2

THIS DOCUMENT, TOGETHER WITH THE COMPLETE AND CORRECTLY PREPARED RECORD, IS AN INSTRUMENT OF SERVICE, IS ISSUED ONLY FOR THE SPECIFIC PURPOSE AND DATE FOR WHICH IT WAS PREPARED, AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. PRELIMINARY PLAT (P-2)

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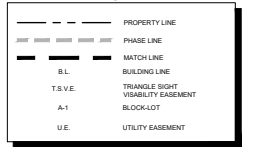


Change to show 1" = 60'



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND



GENERAL NOTES

1. PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
2. BOUNDARY INFORMATION FROM AN ON-GROUND SURVEY.
3. SIDEWALKS TO BE BUILT ALONG CITY STREETS PER CITY OF CORINTH SUBDIVISION REQUIREMENTS.
4. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.

Add note: Lots _____ shall be subject to specific preservation requirements per PD-57 and as further set forth in HOA Covenants and Restrictions (recorded _____).

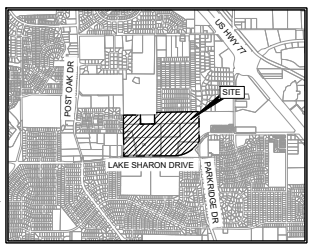
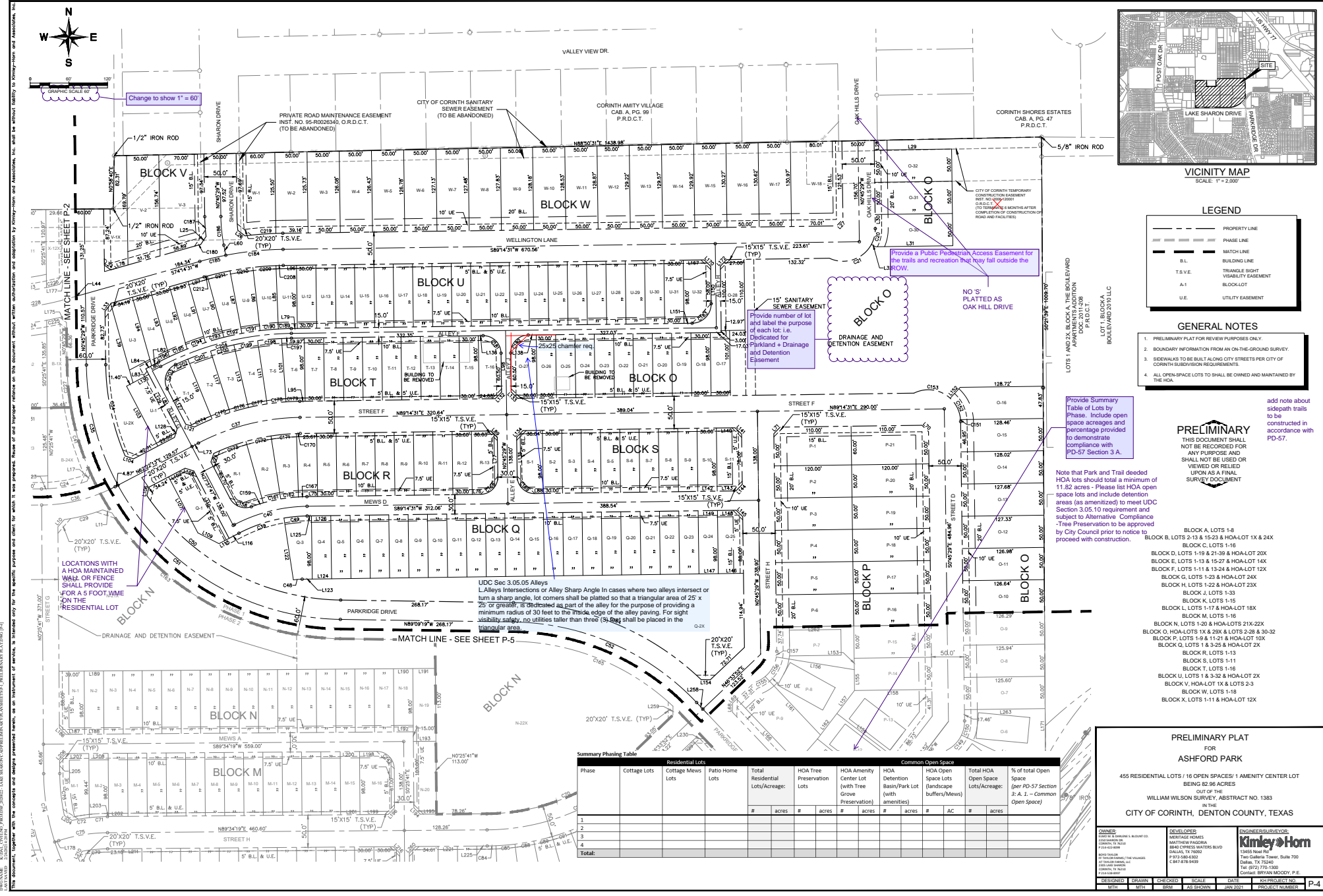
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PRELIMINARY PLAT FOR ASHFORD PARK

455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 82.96 ACRES
OUT OF THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
IN THE
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER		DEVELOPER		ENGINEER/SURVEYOR	
MERRILL PERLES 13455 North Rd Dallas, TX 75244		MATTHEW PASQUA 13455 North Rd Dallas, TX 75244		 13455 North Rd Tenth Colony, Texas Suite 700 Dallas, TX 75240 Tel: (972) 773-3000 Contact: BRYAN MOODY, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	APP. PROJECT NO.
MTH	MTH	AS SHOWN	AS SHOWN	JAN 2024	PROJECT NUMBER



- ### LEGEND
- PROPERTY LINE
 - PHASE LINE
 - MATCH LINE
 - B.L. BUILDING LINE
 - T.S.V.E. TRIANGLE SIGHT VISIBILITY EASEMENT
 - A-1 BLOCKLOT
 - U.E. UTILITY EASEMENT
- ### GENERAL NOTES
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Phase	Residential Lots			Total Residential Lots/Acreage	HOA Tree Preservation Lots	HOA Amenity Center Lot (with Tree Preservation)	HOA Detention Basin/Park lot (with amenities)	Common Open Space		Total HOA Open Space Lots/Acreage	% of total Open Space (per PD-57 Section 2-A.2 - Common Open Space)
	Cottage Lots	Cottage Meadows Lots	Patio Home Lots					HOA Open Space Lots (landscaped buffers/MEWS)	Common Open Space		
1											
2											
3											
4											
Total:											

PRELIMINARY PLAT FOR ASHFORD PARK

455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT BEING 62.96 ACRES

WILLIAM WILSON SURVEY, ABSTRACT NO. 1383

CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER WILLIAM WILSON SURVEY, INC.	DEVELOPER MATTHEW FAGNER 13455 ROAD 96 DALLAS, TX 75242	ENGINEERS/SURVEYOR Kimley-Horn 13455 ROAD 96 DALLAS, TX 75242
DESIGNED MTH	DRAWN MTH	CHECKED MTH
SCALE AS SHOWN	DATE JUN 2024	PROJECT NUMBER P-4

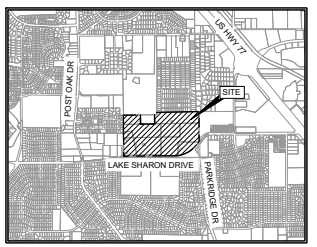
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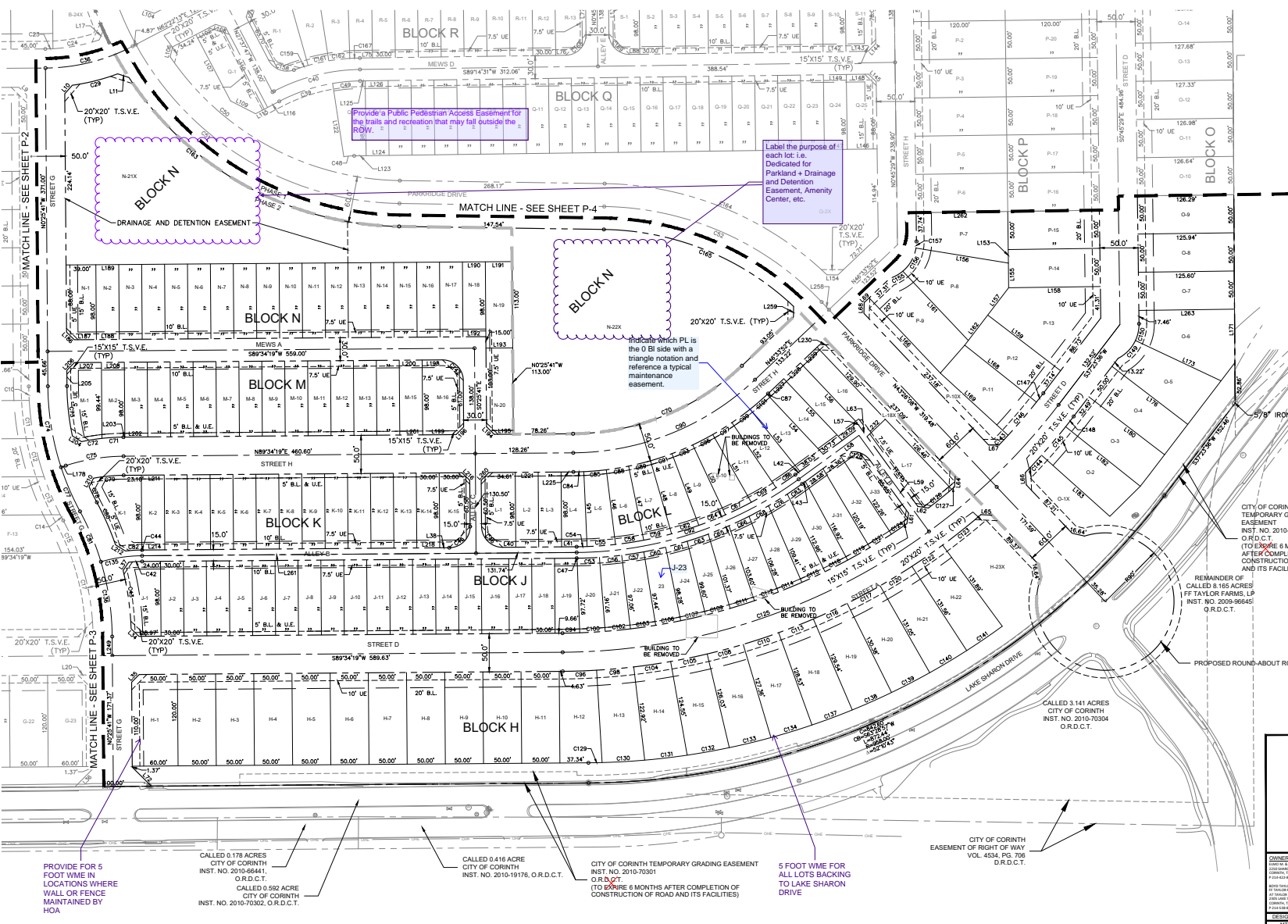


GRAPHIC SCALE 1" = 60'

Change to show 1" = 60'



VICINITY MAP
SCALE: 1" = 200'



LEGEND

---	PROPERTY LINE
---	PHASE LINE
---	MATCH LINE
B.L.	BUILDING LINE
T.S.V.E.	TRIANGLE SIGHT VISIBILITY EASEMENT
A-1	BLOCKLOT
U.E.	UTILITY EASEMENT

GENERAL NOTES

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PRELIMINARY PLAT FOR ASHFORD PARK

455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 82.96 ACRES
OUT OF THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
IN THE
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER CITY OF CORINTH	DEVELOPER MATHER FAGARA	ENGINEER/SURVEYOR Kimbley+Hooper
PROJECT NO. 2010-7034	DATE 05/20/20	PROJECT NUMBER P-5
DESIGNED MTH	DRAWN MTH	CHECKED MTH
SCALE AS SHOWN	DATE 05/20/20	PROJECT NUMBER P-5

PROVIDE FOR 5 FOOT WIDE IN LOCATIONS WHERE WALL OR FENCE MAINTAINED BY HOA

CALLED 0.178 ACRES
CITY OF CORINTH
INST. NO. 2010-6641,
O.R.D.C.T.
CALLED 0.292 ACRE
CITY OF CORINTH
INST. NO. 2010-70302, O.R.D.C.T.

CALLED 0.416 ACRE
CITY OF CORINTH
INST. NO. 2010-19176, O.R.D.C.T.

CITY OF CORINTH TEMPORARY GRADING EASEMENT
O.R.D.C.T.
(TO EXPIRE 6 MONTHS AFTER COMPLETION OF CONSTRUCTION OF ROAD AND ITS FACILITIES)

5 FOOT WIDE FOR ALL LOTS BACKING TO LAKE SHARON DRIVE

CITY OF CORINTH TEMPORARY GRADING EASEMENT
INST. NO. 2010-70294
O.R.D.C.T.
(TO EXPIRE 6 MONTHS AFTER COMPLETION OF CONSTRUCTION OF ROAD AND ITS FACILITIES)

REMANINDER OF CALLED & 165 ACRES
FF TAYLOR FARMS, LP
INST. NO. 2009-96645
O.R.D.C.T.

CALLED 3.141 ACRES
CITY OF CORINTH
INST. NO. 2010-70304
O.R.D.C.T.

CITY OF CORINTH EASEMENT OF RIGHT OF WAY
VOL. 4534, PG. 706
O.R.D.C.T.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	225.00'	41.90'	N84°48'17"E	41.84'	10°40'08"	21.01'
C2	250.00'	46.55'	N84°48'17"E	46.48'	10°40'08"	23.34'
C3	275.00'	50.86'	N84°46'08"E	50.79'	10°35'50"	25.50'
C4	225.00'	39.67'	N84°31'16"E	39.62'	10°06'06"	19.89'
C5	250.00'	44.08'	S84°31'16"W	44.02'	10°06'06"	22.10'
C6	275.00'	45.57'	S81°05'30"W	45.56'	3°14'35"	7.78'
C7	275.00'	32.92'	S86°08'33"W	32.90'	6°51'31"	16.48'
C9	500.00'	29.38'	S83°44'17"W	29.36'	5°50'47"	15.13'
C10	375.00'	18.35'	N14°49'47"W	18.34'	2°48'11"	9.18'
C11	375.00'	50.38'	N70°44'47"W	50.34'	7°41'49"	25.23'
C12	375.00'	91.67'	N14°52'33"W	91.63'	7°53'43"	58.88'
C13	375.00'	54.18'	N22°57'45"W	54.13'	8°16'41"	27.14'
C14	375.00'	8.51'	N27°45'05"W	8.51'	1°17'59"	4.25'
C15	325.00'	46.46'	N22°18'22"W	46.42'	8°11'24"	23.27'
C17	325.00'	102.20'	N01°12'04"W	102.80'	18°01'13"	51.53'
C18	50.00'	34.70'	S28°08'28"E	34.01'	3°46'02"	18.08'
C19	50.00'	34.70'	S67°54'30"E	34.01'	3°46'02"	18.08'
C20	50.00'	25.62'	S13°55'13"W	25.64'	2°29'12"	13.10'
C21	50.00'	75.47'	S71°50'28"W	66.51'	86°29'09"	47.02'
C22	50.00'	32.50'	S89°30'35"W	28.30'	2°38'09"	11.55'
C23	225.00'	10.00'	N88°17'54"E	10.00'	2°32'50"	5.00'
C24	225.00'	62.01'	N79°07'47"E	61.81'	15°47'22"	31.20'
C29	275.00'	61.43'	N75°52'24"E	61.30'	12°47'54"	30.84'
C34	370.00'	145.68'	S12°02'14"E	144.74'	22°33'32"	73.79'
C35	400.00'	194.76'	N14°42'23"W	192.84'	27°53'48"	99.35'
C36	250.00'	118.69'	N75°58'16"E	117.58'	27°12'06"	60.69'
C37	350.00'	164.15'	N75°48'22"E	162.65'	26°49'59"	83.41'
C39	235.00'	74.00'	S71°23'28"W	73.69'	18°02'31"	37.31'
C40	250.00'	117.25'	S75°48'22"W	116.18'	26°52'19"	59.72'
C41	430.00'	106.75'	N16°37'28"W	106.48'	14°13'26"	53.65'
C42	192.50'	17.57'	S86°57'28"W	17.56'	5°15'42"	8.79'
C43	375.00'	77.11'	N75°40'59"W	76.98'	11°46'54"	38.69'
C44	207.50'	0.25'	S89°32'14"W	0.25'	0°04'09"	0.13'
C45	27.50'	43.20'	N44°34'19"E	38.89'	90°00'00"	27.50'
C46	27.50'	43.20'	S45°25'41"E	38.89'	90°00'00"	27.50'
C47	507.50'	5.01'	N89°32'36"E	5.01'	0°03'26"	0.25'
C48	99.00'	13.67'	S85°17'08"W	13.56'	7°54'47"	6.85'
C49	235.00'	36.22'	S84°49'38"W	36.18'	8°49'47"	18.14'
C50	370.00'	355.12'	S61°39'35"E	316.65'	54°59'29"	192.57'
C51	400.00'	422.37'	N58°54'18"W	403.02'	60°30'02"	233.28'
C52	400.00'	319.18'	N66°17'44"W	310.78'	45°43'11"	168.84'
C53	507.50'	29.28'	N87°51'41"E	29.28'	3°18'22"	14.65'
C54	492.50'	13.76'	N88°46'17"E	13.76'	1°36'03"	6.88'
C55	492.50'	37.31'	N85°48'03"E	37.30'	4°20'27"	18.67'
C56	507.50'	29.29'	N84°33'18"E	29.29'	3°18'25"	14.65'
C57	507.50'	29.29'	N81°14'53"E	29.28'	3°18'24"	14.65'
C58	492.50'	37.35'	N81°27'28"E	37.34'	4°20'42"	18.68'
C59	492.50'	37.39'	N77°06'36"E	37.38'	4°21'01"	18.71'
C60	507.50'	29.27'	N77°56'33"E	29.27'	3°18'17"	14.64'
C61	507.50'	29.25'	N74°38'21"E	29.24'	3°18'06"	14.63'
C62	492.50'	37.45'	N72°45'24"E	37.44'	4°21'23"	18.73'
C63	507.50'	29.21'	N71°20'23"E	29.20'	3°17'50"	14.61'
C64	492.50'	37.51'	N68°23'48"E	37.50'	4°21'49"	18.76'
C65	507.50'	29.15'	N68°02'43"E	29.15'	3°17'29"	14.58'
C66	507.50'	29.09'	N64°45'28"E	29.09'	3°17'03"	14.55'
C67	492.50'	37.54'	N64°01'45"E	37.57'	4°22'18"	18.80'
C68	507.50'	29.01'	N61°28'40"E	29.01'	3°16'32"	14.51'
C69	492.50'	37.66'	N59°39'10"E	37.65'	4°22'51"	18.84'
C70	325.00'	243.95'	N68°04'05"E	238.27'	43°00'27"	128.05'
C71	275.00'	28.12'	S86°38'33"W	28.11'	5°51'31"	14.07'
C72	275.00'	27.10'	S93°56'30"W	27.10'	5°38'56"	13.57'
C73	325.00'	65.72'	S61°31'7"E	65.61'	11°55'12"	32.97'
C74	350.00'	107.78'	N91°45'37"E	107.33'	17°38'24"	54.31'
C75	250.00'	76.97'	N80°45'07"E	76.67'	17°38'24"	38.79'
C76	507.50'	28.92'	N58°12'26"E	28.92'	3°15'56"	14.47'
C77	375.00'	33.12'	N23°14'05"W	63.04'	1°01'59"	31.65'
C78	325.00'	22.74'	S26°23'50"E	22.73'	4°00'29"	11.37'
C79	225.00'	39.71'	S84°30'57"W	39.66'	10°06'44"	19.91'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C80	375.00'	60.84'	N23°45'12"E	60.77'	9°17'45"	30.49'
C81	350.00'	71.47'	S22°33'04"W	71.35'	5°42'00"	35.86'
C82	207.50'	21.51'	S86°13'37"E	21.50'	1°56'26"	10.77'
C83	507.50'	23.50'	N55°14'53"E	23.50'	2°39'11"	11.75'
C84	375.00'	13.66'	N83°31'41"E	13.66'	2°05'15"	6.83'
C85	375.00'	29.56'	N85°13'33"E	29.55'	4°31'00"	14.79'
C86	492.50'	30.44'	N56°41'31"E	30.43'	3°32'27"	15.22'
C87	375.00'	1.76'	N46°41'55"E	1.76'	0°19'08"	0.88'
C88	375.00'	29.56'	N80°42'33"E	29.55'	4°31'00"	14.79'
C89	375.00'	29.56'	N76°11'32"E	29.55'	4°31'00"	14.79'
C90	350.00'	262.72'	N68°04'05"E	256.59'	43°00'27"	137.90'
C91	375.00'	29.56'	N71°40'32"E	29.55'	4°31'00"	14.79'
C92	500.00'	31.11'	N71°44'48"E	30.11'	35°39'02"	160.78'
C93	375.00'	29.56'	N67°09'31"E	29.55'	4°31'00"	14.79'
C94	800.00'	22.60'	N88°45'45"E	22.60'	1°37'08"	11.30'
C95	375.00'	29.56'	N62°38'31"E	29.55'	4°31'00"	14.79'
C96	850.00'	44.32'	N88°04'41"E	44.32'	2°39'16"	22.17'
C97	850.00'	29.56'	N59°37'30"E	29.55'	4°31'00"	14.79'
C98	375.00'	29.56'	N53°36'20"E	29.55'	4°31'00"	14.79'
C99	375.00'	29.56'	N53°36'20"E	29.55'	4°31'00"	14.79'
C100	800.00'	33.34'	N86°45'33"E	33.33'	2°23'15"	16.67'
C101	375.00'	29.56'	N49°05'30"E	29.55'	4°31'00"	14.79'
C102	800.00'	33.34'	N84°22'18"E	33.33'	2°31'51"	16.67'
C103	800.00'	33.34'	N81°59'03"E	33.33'	2°23'15"	16.67'
C104	800.00'	48.84'	N81°38'45"E	48.83'	3°17'32"	24.43'
C105	850.00'	48.84'	N78°21'15"E	48.83'	3°17'32"	24.43'
C106	800.00'	33.34'	N79°15'48"E	33.33'	2°23'15"	16.67'
C107	800.00'	33.34'	N77°12'32"E	33.33'	2°23'15"	16.67'
C108	850.00'	48.84'	N75°03'41"E	48.83'	3°17'32"	24.43'
C109	800.00'	33.34'	N74°49'17"E	33.33'	2°23'15"	16.67'
C110	850.00'	48.84'	N71°46'09"E	48.83'	3°17'32"	24.43'
C111	800.00'	33.34'	N72°26'02"E	33.33'	2°23'15"	16.67'
C112	800.00'	33.34'	N70°02'47"E	33.33'	2°23'15"	16.67'
C113	850.00'	48.84'	N68°28'37"E	48.83'	3°17'32"	24.43'
C114	800.00'	33.34'	N67°39'32"E	33.33'	2°23'15"	16.67'
C115	800.00'	33.34'	N65°16'16"E	33.33'	2°23'15"	16.67'
C116	850.00'	48.84'	N65°11'05"E	48.83'	3°17'32"	24.43'
C117	850.00'	48.84'	N61°53'31"E	48.83'	3°17'32"	24.43'
C118	800.00'	33.34'	N62°53'01"E	33.33'	2°23'15"	16.67'
C119	800.00'	33.34'	N60°29'46"E	33.33'	2°23'15"	16.67'
C120	850.00'	48.84'	N58°36'01"E	48.83'	3°17'32"	24.43'
C121	800.00'	33.34'	N58°06'31"E	33.33'	2°23'15"	16.67'
C122	850.00'	48.84'	N55°18'29"E	48.83'	3°17'32"	24.43'
C123	800.00'	64.13'	N51°20'02"E	64.12'	4°19'22"	32.08'
C124	800.00'	24.29'	N56°02'41"E	24.29'	1°42'24"	12.15'
C125	825.00'	751.32'	N63°28'57"E	725.62'	52°10'43"	403.97'
C126	800.00'	39.04'	N51°16'12"E	39.04'	2°47'46"	19.92'
C127	800.00'	5.02'	N49°41'32"E	5.02'	0°21'34"	2.51'
C128	27.50'	43.20'	S81°34'43"E	38.89'	90°00'00"	27.50'
C129	931.63'	17.91'	N89°01'16"E	17.91'	1°06'05"	8.95'
C130	931.63'	55.88'	N86°45'08"E	55.87'	3°26'12"	27.80'
C131	931.63'	55.88'	N83°18'45"E	55.97'	3°26'33"	28.05'
C132	931.63'	56.06'	N79°52'03"E	56.05'	3°26'52"	28.04'
C133	931.63'	56.14'	N76°25'03"E	56.13'	3°27'09"	28.08'
C134	931.63'	56.21'	N72°57'46"E	56.20'	3°27'24"	28.11'
C135	200.00'	54.67'	S81°42'59"W	54.50'	1°53'49"	27.51'
C136	350.00'	99.41'	N83°33'53"W	99.07'	16°16'23"	50.04'
C137	931.63'	56.27'	N69°30'16"E	56.26'	3°27'37"	28.14'
C138	931.63'	56.32'	N66°26'37"E	56.31'	3°27'48"	28.17'
C139	931.63'	56.36'	N62°34'40"E	56.35'	3°27'58"	28.19'
C140	931.63'	56.39'	N59°06'39"E	56.38'	3°28'05"	28.20'
C141	931.63'	56.41'	N55°38'32"E	56.40'	3°28'10"	28.21'
C142	27.50'	42.41'	N45°25'44"W	38.18'	90°00'00"	27.00'
C143	800.00'	17.35'	N43°09'39"E	17.35'	1°14'33"	8.67'
C144	850.00'	31.26'	N42°53'31"E	31.26'	2°06'27"	15.63'
C145	850.00'	48.84'	N40°11'32"E	48.83'	3°17'32"	24.43'
C146	800.00'	57.16'	N40°29'33"E	57.15'	4°05'38"	28.59'
C147	800.00'	14.69'	N37°55'10"E	14.69'	1°03'08"	7.35'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C148	850.00'	17.10'	N37°58'11"E	17.10'	1°09'10"	8.55'
C149	50.00'	33.18'	N44°13'56"E	32.57'	38°05'07"	17.22'
C150	50.00'	22.67'	N12°13'50"E	22.48'	2°58'38"	11.53'
C151	50.00'	3.05'	N23°02'22"W	3.05'	3°29'46"	1.53'
C152	50.00'	37.70'	N25°13'17"W	36.81'	4°31'55"	19.40'
C153	50.00'	60.34'	N82°01'34"E	56.75'	69°09'49"	34.86'
C154	50.00'	19.66'	N61°15'32"E	19.33'	22°17'41"	9.85'
C155	50.00'	35.67'	N29°40'23"E	34.92'	4°05'26"	16.63'
C157	50.00'	8.72'	N41°41'6"E	8.71'	9°59'34"	4.37'
C158	27.00'	36.27'	N68°43'00"W	35.49'	82°10'25"	23.54'
C159	265.00'	11.04'	S73°13'39"W	11.04'	2°23'15"	5.52'
C161	265.00'	27.68'	S77°24'47"W	27.66'	5°50'01"	13.

THIS DOCUMENT, TOGETHER WITH THE CONVEYING INSTRUMENT, IS HEREBY OFFERED TO THE PUBLIC FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

DESCRIPTION OF SURVEYED PROPERTY:

BENIG a tract of land situated in the William Wilson Survey, Abstract No. 1383, City of Corinth, Denton County, Texas and being all of a called 20.000 acre tract of land as described in a Special Warranty Deed to F.F. Taylor Farms, LP, as recorded in Instrument No. 2019-03993 of the Official Records of Denton County, Texas, and being portions of a called 7.0 acre tract of land, a called 8.165 acre tract of land, and a called 25.86 acre tract of land as described in a Special Warranty Deed to F.F. Taylor Farms, LP, as recorded in Instrument No. 2009-06645 of the Official Records of Denton County, Texas, and also being a portion of a called 25.85 acre tract of land described in a Special Warranty Deed to F.F. Taylor Farms, LP, as recorded in Instrument No. 2016-127848 of the Official Records of Denton County, Texas, same also being all of L.E. Broun Subdivision, an addition to the City of Corinth, Denton County, Texas, according to the Final Plat thereof recorded in Cabinet R, Page 268 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "MHA" set for the northwest corner of said Lot 1, common to the southerly northeast corner of Terrace Oaks, Phase One, according to the plat thereof recorded in Document No. 2017-156 of the Plat Records of Denton County, Texas, being on the southerly line of a called 6.000 acre tract of land described as Tract 1 in a deed to Sterling Sacks and spouse, Mina Sacks, as recorded in Instrument No. 2019-03993 of the Official Records of Denton County, Texas;

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

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

THENCE North 88°50'13" East, departing the easterly line of said Haislip Family Farm, along a northerly line of said Lot 1, the southerly line of Corinth Family Village, according to the plat thereof recorded in Cabinet A, Page 99 of the Plat Records of Denton County, Texas, and the southerly line of Corinth Shores Estates, according to the plat thereof recorded in Cabinet A, Page 47 of the Plat Records of Denton County, Texas, a distance of 1438.88 feet to a 5/8 inch iron rod with plastic cap stamped "MHA" set for the northeast corner of said Lot 1, common to the northwest corner of Lots 1 and 2X, Block A, The Boulevard Apartments Addition, according to the plat thereof recorded in Document No. 2011-028 of the Plat Records of Denton County, Texas;

THENCE South 0°21'30" East, along the easterly line of said Lot 1, the easterly line of said 25.85 acre tract, and the westerly line of said The Boulevard Apartments Addition, a distance of 1090.70 feet to a 5/8 inch iron rod with plastic cap stamped "MHA" set for corner on the northerly right of way line of Lake Sharon Drive, a variable width right of way;

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

South 37°23'36" West, a distance of 152.46 feet to a "X" cut set at the beginning of a tangent curve to the right having a central angle of 52°10'43", a radius of 658.00 feet, a chord bearing and distance of South 63°28'57" West, 842.60 feet;

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

South 89°34'19" West, a distance of 1521.31 feet to a 5/8 inch iron rod with plastic cap stamped "MHA" set at the beginning of a tangent curve to the left having a central angle of 23°51'07", a radius of 3042.00 feet, a chord bearing and distance of South 87°38'44" West, 204.52 feet;

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

THENCE North 00°12'30" West, departing the northerly right of way line of said Lake Sharon Drive, along the westerly line of said 7.0 acre tract and the easterly line of a called 2.4973 acre tract of land described in a deed to Gary Don Bird and Cynthia Ann Bird, as recorded in Instrument No. 2008-37892 of the Official Records of Denton County, Texas, a distance of 419.92 feet to a 5/8 inch iron rod with plastic cap stamped "MHA" set for corner;

THENCE North 01°31'44" West, continuing along the westerly line of said 7.0 acre tract and the easterly line of said 2.4973 acre tract and along the westerly line of said 20.00 acre tract, a distance of 366.56 feet to a 5/8 inch iron rod with plastic cap stamped "MHA" set for the northeast corner of said 2.4973 acre tract, common to the southeast corner of Terrace Oaks, Phase 1, according to the Final Plat thereof recorded in Document No. 2017-159, of the Plat Records of Denton County, Texas;

THENCE North 00°37'29" East, continuing along the westerly line of said 20.000 acre tract and along the easterly line of said Terrace Oaks, a distance of 299.37 feet to the northwest corner of said 20.00 acre tract, common to the southwest corner of said Lot 1, from which, a 1/2 inch iron rod found for witness bears North 35°34' West, 0.4 feet;

THENCE North 0°38'52" West, along the westerly line of said Lot 1 and continuing along the easterly line of said Terrace Oaks, a distance of 317.07 feet to the **POINT OF BEGINNING** and containing 82,958 acres (3,613,659 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **MERITAGE HOMES OF TEXAS, LLC**, does hereby adopt this plat designating the hereinbefore described property as **ASHFORD PARK**, an Addition to the City of Corinth, Denton County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way enlarger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Corinth, Texas.

BY: **MERITAGE HOMES OF TEXAS, LLC**,
A TEXAS LIMITED LIABILITY CORPORATION

By: _____
Signature

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ of _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

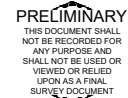
STATE OF TEXAS §

COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS

That, Sylviana Gunawan, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Corinth, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor
Texas Registration No. 4661
Kinley-Horn and Associates, Inc.
4160 Warren Pkwy, Suite 210
Frisco, TX 75034
(972) 335-3080
sylviana.gunawan@kinley-horn.com



STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Printed Name _____

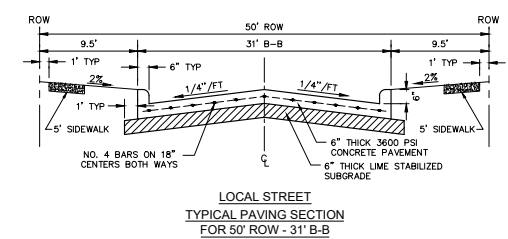
My Commission Expires _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

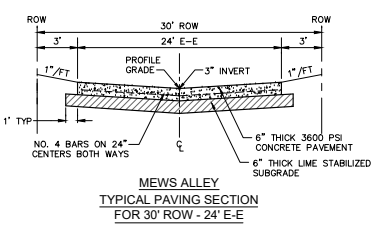
APPROVED _____

CHAIRMAN PLANNING AND ZONING COMMISSION
CITY OF CORINTH, TEXAS

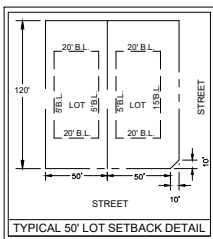
DATE _____



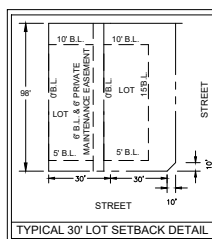
**LOCAL STREET
TYPICAL PAVING SECTION
FOR 50' ROW - 31' B-B**
NTS



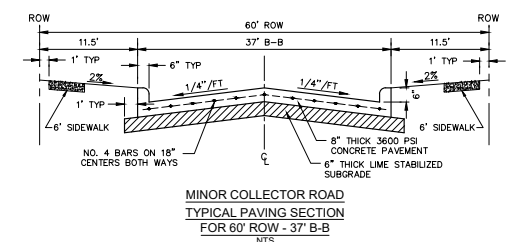
**MEWS ALLEY
TYPICAL PAVING SECTION
FOR 30' ROW - 24' E-E**
NTS



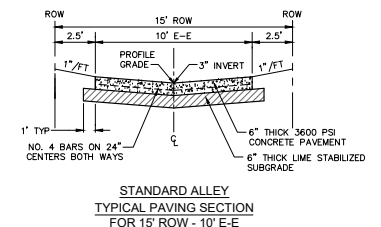
TYPICAL 50' LOT SETBACK DETAIL



TYPICAL 30' LOT SETBACK DETAIL



**MINOR COLLECTOR ROAD
TYPICAL PAVING SECTION
FOR 60' ROW - 37' B-B**
NTS

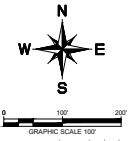


**STANDARD ALLEY
TYPICAL PAVING SECTION
FOR 15' ROW - 10' E-E**
NTS

**PRELIMINARY PLAT
FOR
ASHFORD PARK**
455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 82.96 ACRES
OUT OF THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
IN THE
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER MERITAGE HOMES OF TEXAS, LLC 2500 W. PARKWAY DALLAS, TX 75240 P 972-335-3080 F 972-335-3081		DEVELOPER MERITAGE HOMES MATTHEW FAGURA BRUCE CORNELL WATERS BLVD DALLAS, TX 75292 P 972-335-6557 C 847-878-9439 F 972-335-3080 F 972-335-3081 CONTACT: BRYAN MOODY, P.E.		ENGINEER/SURVEYOR Kinley-Horn 13455 Noyal Rd Twin Oaks Tower, Suite 200 Dallas, TX 75240 Tel: (972) 335-3000 Contact: BRYAN MOODY, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	APP. PROJECT NO.
MTM	MTM	EMR	AS SHOWN	20/2021	PROJECT NUMBER

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Weighted Coefficient Calculator

	Area (acres)	Runoff Coefficient "C"	CA
OS-2 RESIDENTIAL	0.99	0.55	0.54
OS-2 OPEN SPACE	5.14	0.30	1.54
Total Area	6.12	Total CA	2.18

Weighted Average "C" = 0.36

PRELIMINARY
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DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (AC)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (MINUTES)	RAINFALL INTENSITY "I" (IN/H)	TOTAL FLOW Q100 (cfs)
EX-1	66.76	1.25	0.30	20	6.90	172.7
EX-2	3.97	1.25	0.30	20	6.90	10.3
EX-3	9.38	1.25	0.30	20	6.90	24.3
EX-4	2.84	1.25	0.30	20	6.90	7.4
OS-1	0.60	1.25	0.65	15	7.91	3.9
OS-2	6.12	1.25	0.36	15	7.91	21.8

DRAINAGE DESIGN CRITERIA

Q100 = K'C^{1.49}

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.30 EXISTING / 0.65 SINGLE FAMILY

I = INTENSITY (TIME OF CONCENTRATION-TC)

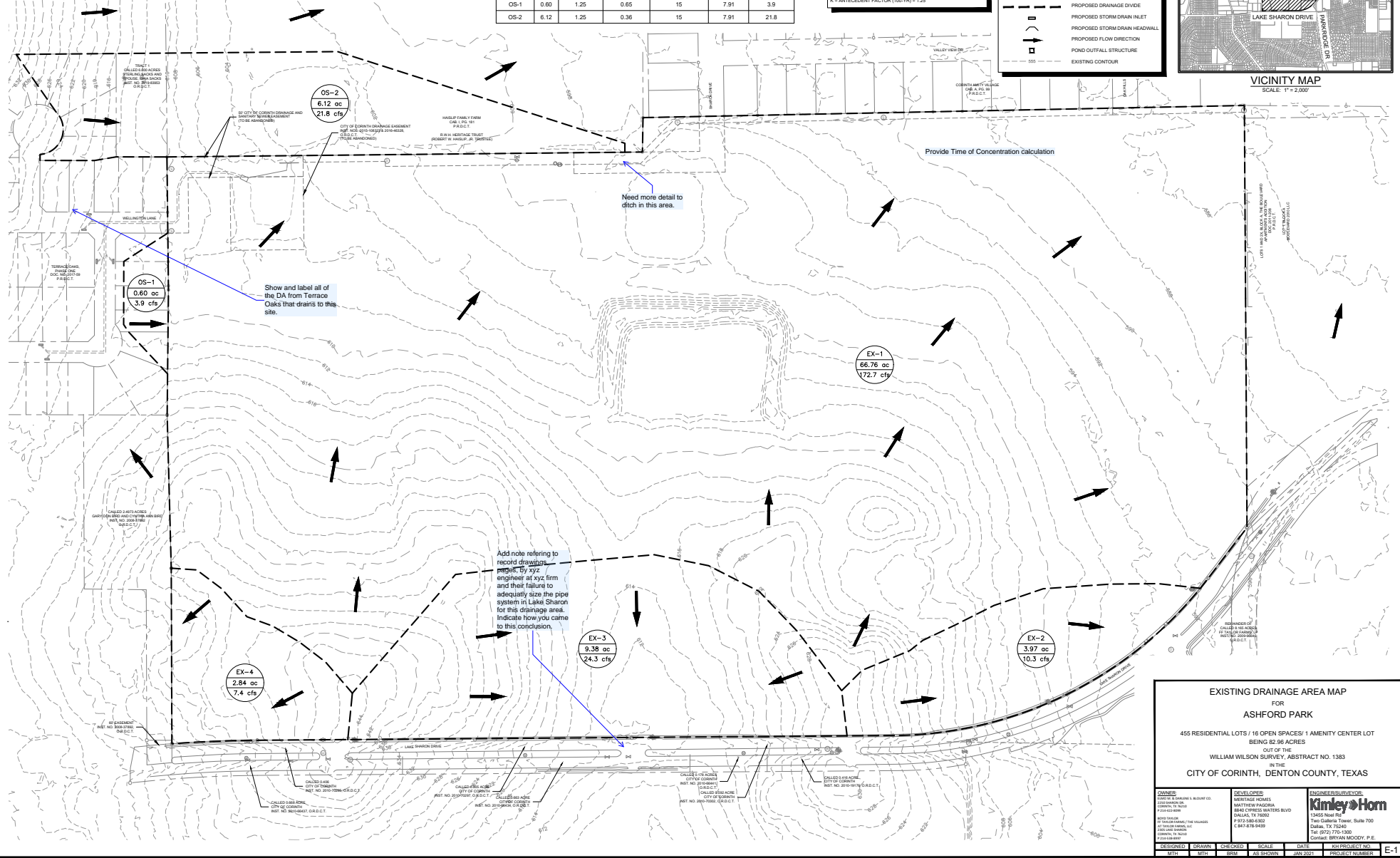
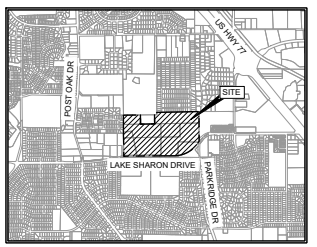
TC OF 15 MINUTES (SF) = 7.91 IN/H
 TC OF 20 MINUTES (ANDEVELOPED) = 6.90 IN/H

A = DRAINAGE AREA IN ACRES

R = ANTECEDENT FACTOR (100-R) = 1.25

LEGEND

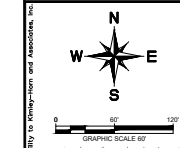
- AREA DESIGNATOR
- AREA IN ACRES
- Q100 FLOW IN CFS
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PHASE LINE
- MATCH LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- POND OUTFALL STRUCTURE
- EXISTING CONTOUR



EXISTING DRAINAGE AREA MAP FOR ASHFORD PARK

455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT BEING 82.96 ACRES OUT OF THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1383 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS

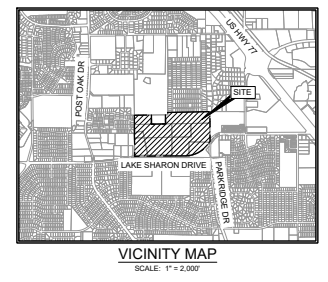
OWNER MATTIE & MARY ANN WILSON, INC. 13455 Road Rd Dallas, TX 75240	DEVELOPER MATTIE & MARY ANN WILSON, INC. 13455 Road Rd Dallas, TX 75240	ENGINEER/SURVEYOR Kimley-Horn 13455 Road Rd Dallas, TX 75240 Tel: 972.710.1300 Contact: BRYAN MOODY, P.E.
DESIGNED MTH	DRAWN MTH	CHECKED BMM
SCALE AS SHOWN	DATE JAN 2011	PROJECT NO. PROJECT NUMBER



Weighted Coefficient Calculator

	Area (acres)	Runoff Coefficient "C"	CA
OS-2 RESIDENTIAL	0.98	0.65	0.64
OS-2 OPEN SPACE	5.11	0.30	1.54
Total Area	6.12	Total CA	2.18

Weighted Average "C" = 0.36



DRAINAGE DESIGN CRITERIA

- Q100 = K*C*TA
- Q = FLOW IN CUBIC FEET PER SECOND (CFS)
- C = RUNOFF COEFFICIENT = 0.30 EXISTING
0.65 SINGLE FAMILY
- T = TIME OF CONCENTRATION (MIN)
- TO OF 15 MINUTES (SF) + 7.91 INHR
- A = DRAINAGE AREA IN ACRES
- K = ANTECEDENT FACTOR (100-YR) = 1.25

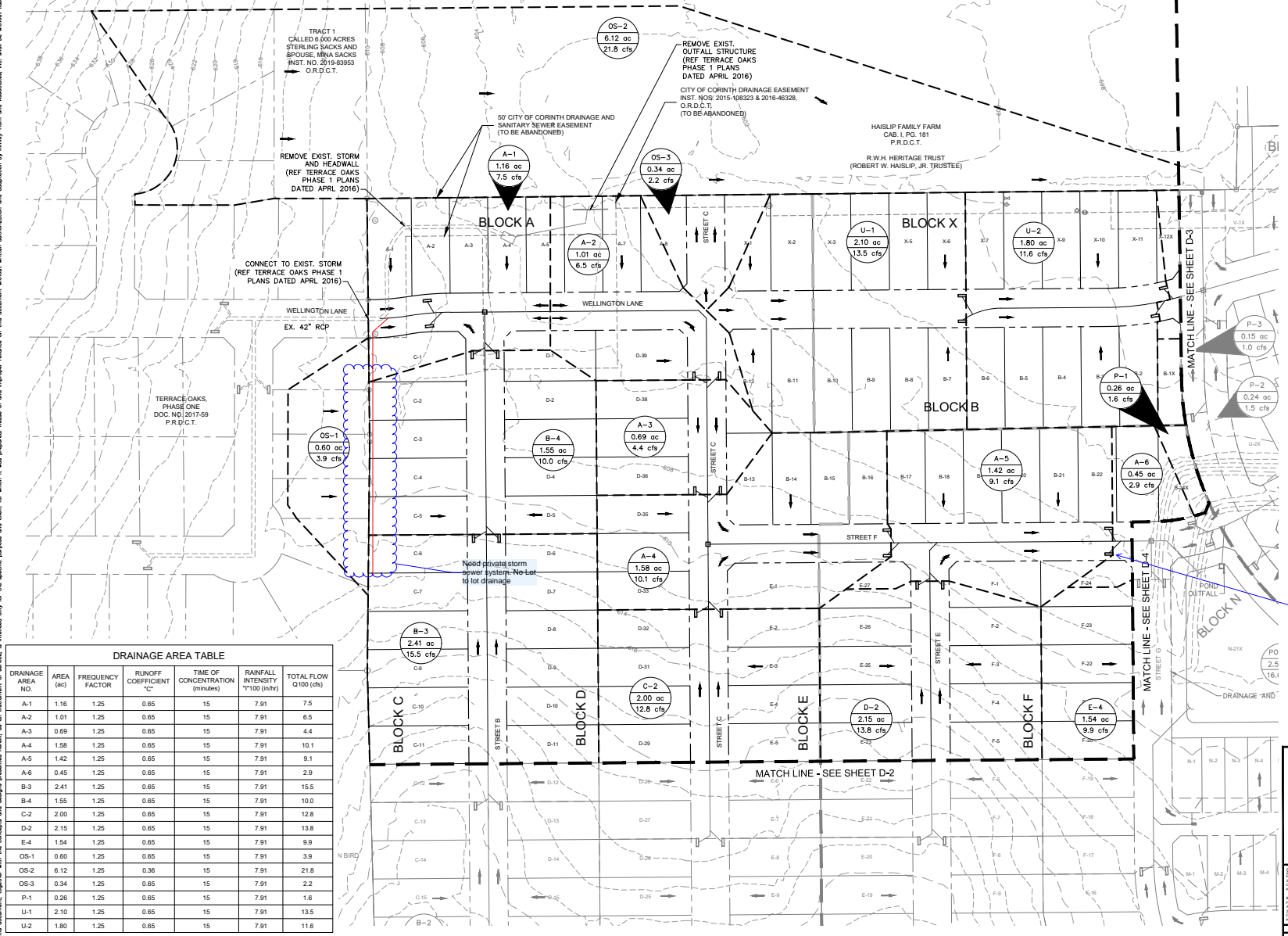
DRAINAGE GENERAL NOTES

1. ALL STORM PIPE AND INLET LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.
2. STORM DRAIN PIPE & INLET SIZES TO BE DETERMINED AT TIME OF FINAL DESIGN PER CITY CRITERIA.
3. REFER TO DRAINAGE STUDY SUBMITTED IN SUPPORT OF PRELIMINARY PLAT FOR MORE INFORMATION.

LEGEND

	AREA DESIGNATOR
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PHASE LINE
	MATCH LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	POND OUTFALL STRUCTURE
	EXISTING CONTOUR

Provide sample cross section and indicate how you come up with the street capacity based on any given slope.



DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" (100) (in/hr)	TOTAL FLOW Q (100) (cfs)
A-1	1.16	1.25	0.65	15	7.91	7.5
A-2	1.01	1.25	0.65	15	7.91	6.5
A-3	0.69	1.25	0.65	15	7.91	4.4
A-4	1.58	1.25	0.65	15	7.91	10.1
A-5	1.42	1.25	0.65	15	7.91	9.1
A-6	0.45	1.25	0.65	15	7.91	2.9
B-3	2.41	1.25	0.65	15	7.91	15.5
B-4	1.55	1.25	0.65	15	7.91	10.0
C-2	2.00	1.25	0.65	15	7.91	12.8
D-2	2.15	1.25	0.65	15	7.91	13.8
E-4	1.54	1.25	0.65	15	7.91	9.9
OS-1	0.60	1.25	0.65	15	7.91	3.9
OS-2	6.12	1.25	0.38	15	7.91	21.8
OS-3	0.34	1.25	0.65	15	7.91	2.2
P-1	0.20	1.25	0.65	15	7.91	1.6
U-1	2.10	1.25	0.65	15	7.91	13.5
U-2	1.80	1.25	0.65	15	7.91	11.6

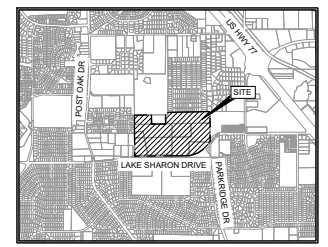
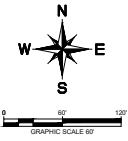
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PRELIMINARY DRAINAGE PLAN FOR ASHFORD PARK

455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 82.98 ACRES
OUT OF THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER KIMBLE HOMES 13455 Road 97 Dallas, TX 75240 Tel: (972) 707-3000 Fax: (972) 707-3000 Contact: BRVAN MOODY, P.E.	DEVELOPER MATTHEW FAGARA 3801 CRENSHAW BLVD DALLAS, TX 75209 Tel: (972) 584-5202 Fax: (972) 584-5202 Contact: BRVAN MOODY, P.E.	ENGINEER/SURVEYOR Kimble+Horn 13455 Road 97 Dallas, TX 75240 Tel: (972) 707-3000 Fax: (972) 707-3000 Contact: BRVAN MOODY, P.E.			
DESIGNED: MTH	DRAWN: MTH	CHECKED: GSW	SCALE: AS SHOWN	DATE: JAN 2021	PROJECT NUMBER: D-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN INFORMATION, IS PREPARED ONLY FOR THE SPECIFIC PURPOSE AND GROUND FOR WHICH IT WAS PREPARED. THESE OF AND NEITHER SHALL BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION AND APPROVAL OF KIMBLE+HORN AND ASSOCIATES, INC.



VICINITY MAP
SCALE: 1" = 2,000'

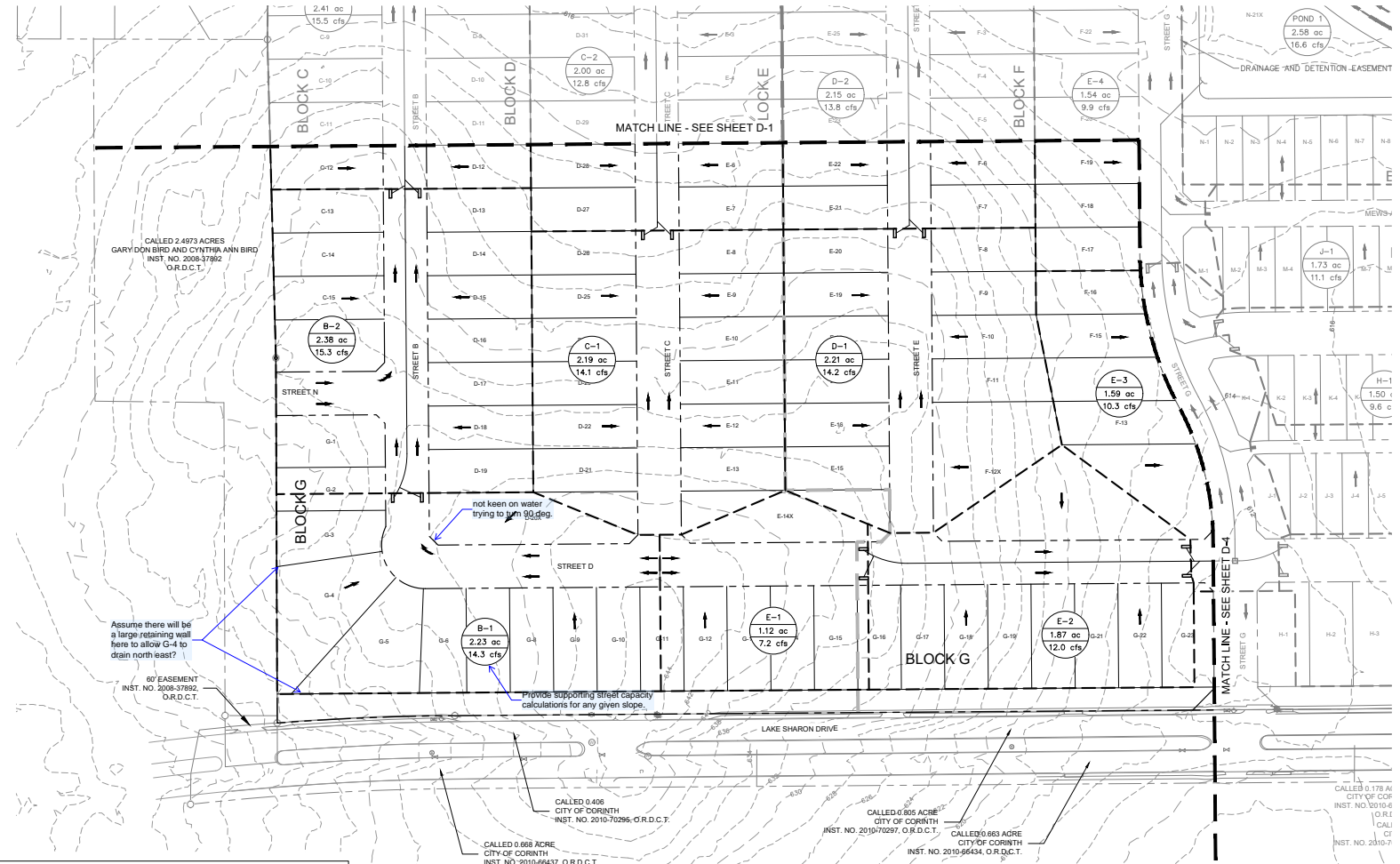
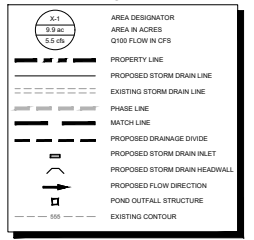
DRAINAGE DESIGN CRITERIA

- Q100 = K*C^{2.74}
- Q = FLOW IN CUBIC FEET PER SECOND (CFS)
- C = RUNOFF COEFFICIENT = 0.30 EXISTING
0.65 SINGLE FAMILY
- I = INTENSITY (TIME OF CONCENTRATION-T_c)
T_c OF 15 MINUTES (SF) + 7.91 IN/RH
- A = DRAINAGE AREA IN ACRES
- K = ANTECEDENT FACTOR (100-YR) = 1.25

DRAINAGE GENERAL NOTES

1. ALL STORM PIPES AND INLET LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.
2. STORM DRAIN PIPE & INLET SIZES TO BE DETERMINED AT TIME OF FINAL DESIGN PER CITY CRITERIA.
3. REFER TO DRAINAGE STUDY SUBMITTED IN SUPPORT OF PRELIMINARY PLAT FOR MORE INFORMATION.

LEGEND



CALLED 2.4973 ACRES
GARY DON BIRD AND CYNTHIA ANN BIRD
INST. NO. 2008-37892
O.R.D.C.T.

60' EASEMENT
INST. NO. 2008-37892
O.R.D.C.T.

Provide supporting street capacity
calculations for any given slope.

CALLED 0.406 ACRES
CITY OF CORINTH
INST. NO. 2010-70296, O.R.D.C.T.

CALLED 0.905 ACRES
CITY OF CORINTH
INST. NO. 2010-70297, O.R.D.C.T.

CALLED 0.663 ACRE
CITY OF CORINTH
INST. NO. 2010-66434, O.R.D.C.T.

CALLED 0.178 A/C
CITY OF CORINTH
INST. NO. 2010-1010-6
(O.R.I.)
CALI
1' CT
INST. NO. 2010-7-

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" (100 (in/hr))	TOTAL FLOW Q100 (cfs)
B-1	2.23	1.25	0.65	15	7.91	14.3
B-2	2.38	1.25	0.65	15	7.91	15.3
C-1	2.19	1.25	0.65	15	7.91	14.1
D-1	2.21	1.25	0.65	15	7.91	14.2
E-1	1.12	1.25	0.65	15	7.91	7.2
E-2	1.87	1.25	0.65	15	7.91	12.0
E-3	1.59	1.25	0.65	15	7.91	10.3

PRELIMINARY DRAINAGE PLAN
FOR
ASHFORD PARK
455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 82.96 ACRES
OUT OF THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
IN THE
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER:
MATTHER FARRAR & ASSOCIATES, L.P.
2200 W. WILSON ROAD
CORINTH, TX 75040
(940) 336-0000

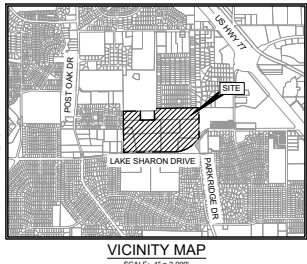
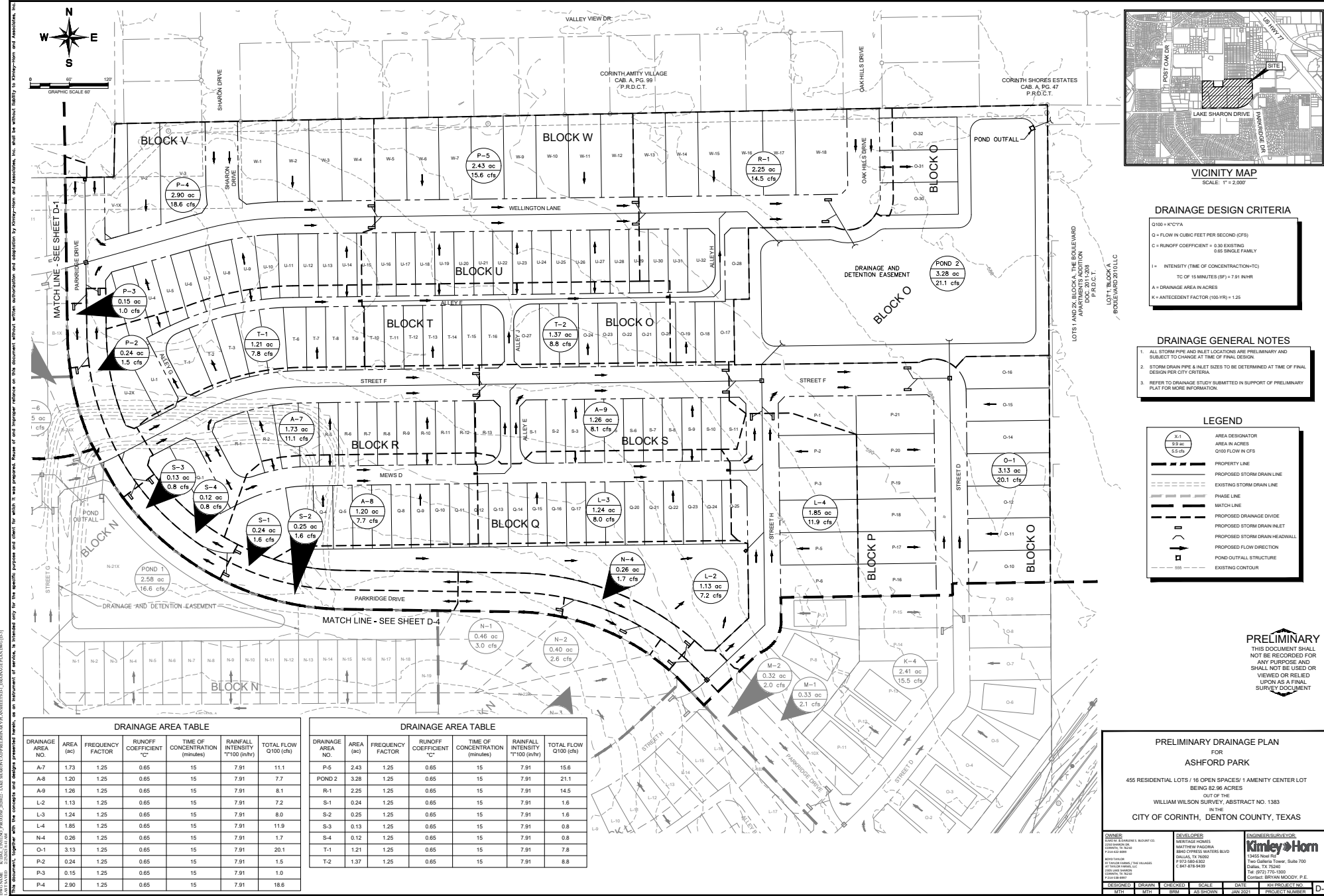
DEVELOPER:
MATTHER FARRAR
8800 CROWNWAY DRIVE
DALLAS, TX 75242
(972) 584-8102
FARRAR@MFA.COM
WWW.MFA.COM

ENGINEER/SURVEYOR:
BRYAN MOODY, P.E.
13455 ROAD 94
TWIN CREEK TOWER, SUITE 700
DALLAS, TX 75240
Tel: (972) 770-1300
Fax: (972) 770-1300
CORTEX: BRYAN.MOODY@P.E.

DESIGNED: MTH
DRAWN: MTH
CHECKED: GMM
SCALE: AS SHOWN
DATE: JAN 2011
PROJECT NO.: PROJECT NUMBER

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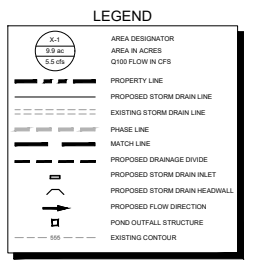


DRAINAGE DESIGN CRITERIA

Q100 = K^{0.75}
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.30 EXISTING
 0.65 SINGLE FAMILY
 1+ = INTENSITY (TIME OF CONCENTRATION)²
 TO 15 MINUTES (SF) + 7.91 (HR)
 A = DRAINAGE AREA IN ACRES
 K = ANTECEDENT FACTOR (100-YR) = 1.25

DRAINAGE GENERAL NOTES

1. ALL STORM PIPE AND INLET LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.
2. STORM DRAIN PIPE & INLET SIZES TO BE DETERMINED AT TIME OF FINAL DESIGN PER CITY CRITERIA.
3. REFER TO DRAINAGE STUDY SUBMITTED IN SUPPORT OF PRELIMINARY PLAT FOR MORE INFORMATION.



PRELIMINARY
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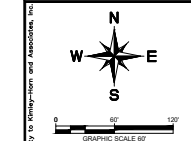
PRELIMINARY DRAINAGE PLAN FOR ASHFORD PARK
 455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 82.96 ACRES
 OUT OF THE
 WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
 IN THE
 CITY OF CORINTH, DENTON COUNTY, TEXAS

DRAINAGE AREA TABLE

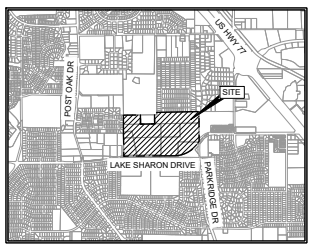
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" (100 (in/hr))	TOTAL FLOW Q100 (cfs)
A-7	1.73	1.25	0.65	15	7.91	11.1
A-8	1.20	1.25	0.65	15	7.91	7.7
A-9	1.26	1.25	0.65	15	7.91	8.1
L-2	1.13	1.25	0.65	15	7.91	7.2
L-3	1.24	1.25	0.65	15	7.91	8.0
L-4	1.85	1.25	0.65	15	7.91	11.9
N-4	0.26	1.25	0.65	15	7.91	1.7
O-1	3.13	1.25	0.65	15	7.91	20.1
P-2	0.24	1.25	0.65	15	7.91	1.5
P-3	0.15	1.25	0.65	15	7.91	1.0
P-4	2.90	1.25	0.65	15	7.91	18.6

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" (100 (in/hr))	TOTAL FLOW Q100 (cfs)
P-5	2.43	1.25	0.65	15	7.91	15.6
POND 2	3.28	1.25	0.65	15	7.91	21.1
R-1	2.25	1.25	0.65	15	7.91	14.5
S-1	0.24	1.25	0.65	15	7.91	1.6
S-2	0.25	1.25	0.65	15	7.91	1.6
S-3	0.13	1.25	0.65	15	7.91	0.8
S-4	0.12	1.25	0.65	15	7.91	0.8
T-1	1.21	1.25	0.65	15	7.91	7.8
T-2	1.37	1.25	0.65	15	7.91	8.8



DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
F-1	1.63	1.25	0.65	15	7.91	10.5
G-1	1.27	1.25	0.65	15	7.91	8.1
H-1	1.50	1.25	0.65	15	7.91	9.6
J-1	1.73	1.25	0.65	15	7.91	11.1
K-1	2.55	1.25	0.65	15	7.91	16.4
K-2	1.49	1.25	0.65	15	7.91	9.6
K-3	0.78	1.25	0.65	15	7.91	5.0
K-4	2.41	1.25	0.65	15	7.91	15.5
L-1	2.32	1.25	0.65	15	7.91	14.9
M-1	0.33	1.25	0.65	15	7.91	2.1
M-2	0.32	1.25	0.65	15	7.91	2.0
N-1	0.46	1.25	0.65	15	7.91	3.0
N-2	0.40	1.25	0.65	15	7.91	2.6
N-3	0.28	1.25	0.65	15	7.91	1.8
POND 1	2.58	1.25	0.65	15	7.91	16.6



VICINITY MAP
SCALE: 1" = 200'

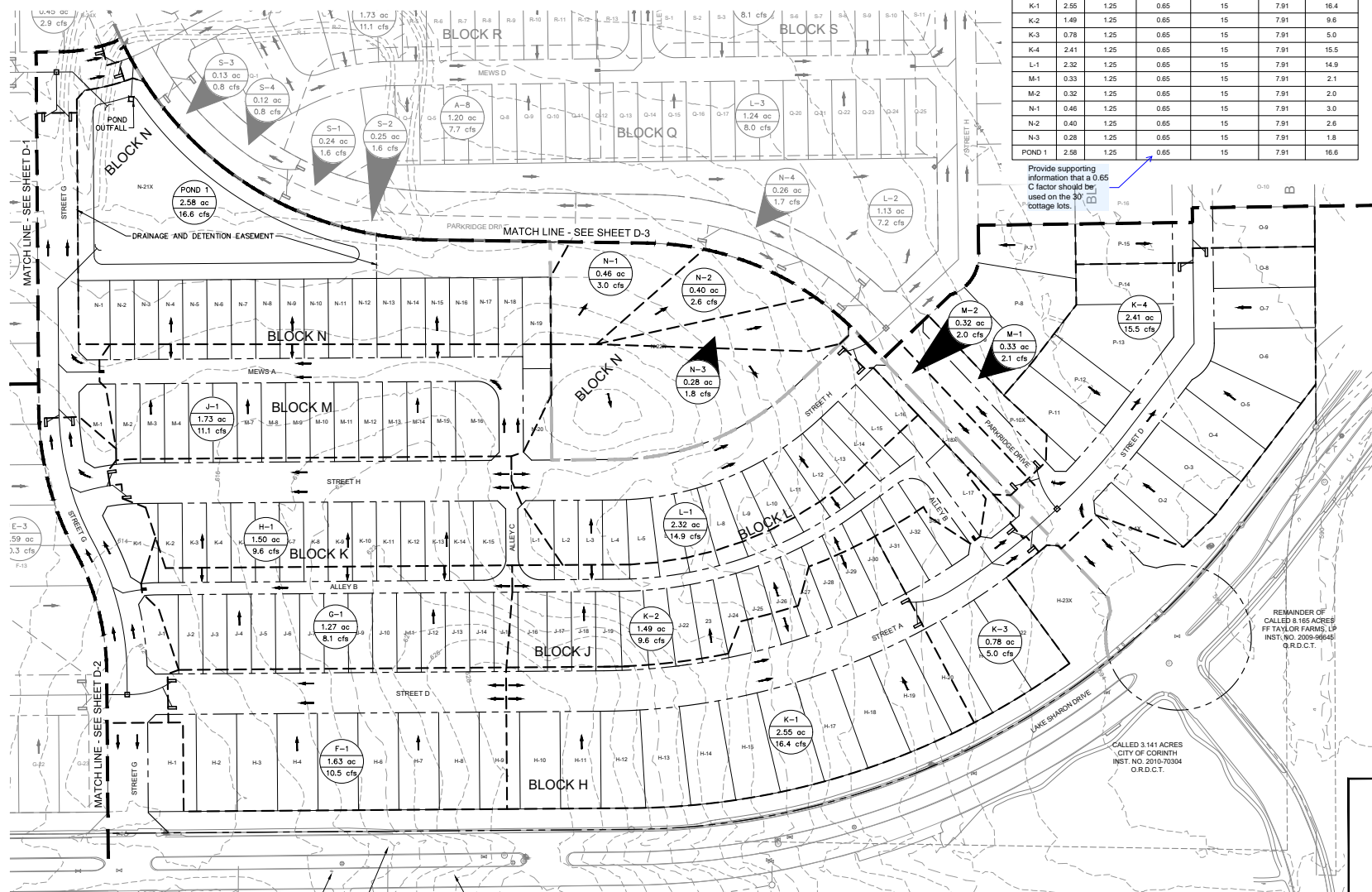
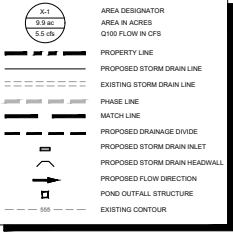
DRAINAGE DESIGN CRITERIA

- Q100 = K*CT^{0.74}
- Q = FLOW IN CUBIC FEET PER SECOND (CFS)
- C = RUNOFF COEFFICIENT = 0.30 EXISTING
0.65 SINGLE FAMILY
- T = INTENSITY (TIME OF CONCENTRATION-T)
- T = 15 MINUTES (SF) + 7.91 MIN (R)
- A = DRAINAGE AREA IN ACRES
- K = ANTECEDENT FACTOR (100-YR) = 1.25

DRAINAGE GENERAL NOTES

1. ALL STORM PIPES AND INLET LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.
2. STORM DRAIN PIPE & INLET SIZES TO BE DETERMINED AT TIME OF FINAL DESIGN PER CITY CRITERIA.
3. REFER TO DRAINAGE STUDY SUBMITTED IN SUPPORT OF PRELIMINARY PLAT FOR MORE INFORMATION.

LEGEND



Provide supporting information that a 0.65 C factor should be used on the 30' cottage lots.

REMAINDER OF CALLED 8.165 ACRES FF TAYLOR FARMS, LP INST. NO. 2009-066461 Q.R.D.C.T.

CALLED 3.141 ACRES CITY OF CORINTH INST. NO. 2010-70304 Q.R.D.C.T.

CALLED 0.178 ACRES CITY OF CORINTH INST. NO. 2010-66441 Q.R.D.C.T.

CALLED 0.416 ACRE CITY OF CORINTH INST. NO. 2010-19176 Q.R.D.C.T.

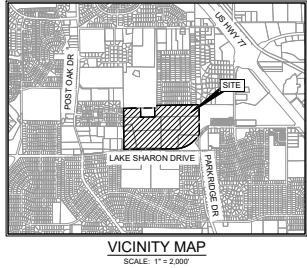
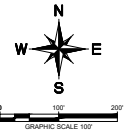
CALLED 0.592 ACRE CITY OF CORINTH INST. NO. 2010-70302 Q.R.D.C.T.

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PRELIMINARY DRAINAGE PLAN
FOR
ASHFORD PARK
455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 82.96 ACRES
OUT OF THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
IN THE
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER CITY OF CORINTH	DESIGNER KIMLEY-HORN AND ASSOCIATES, INC.
PROJECT NO. 2010-000000	ENGINEER/SURVEYOR MATTHEW PASQUA REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS, LICENSE NO. 10515
DATE JAN 2011	SCALE AS SHOWN
PROJECT NO. 2010-000000	DATE JAN 2011
PROJECT NUMBER D-4	

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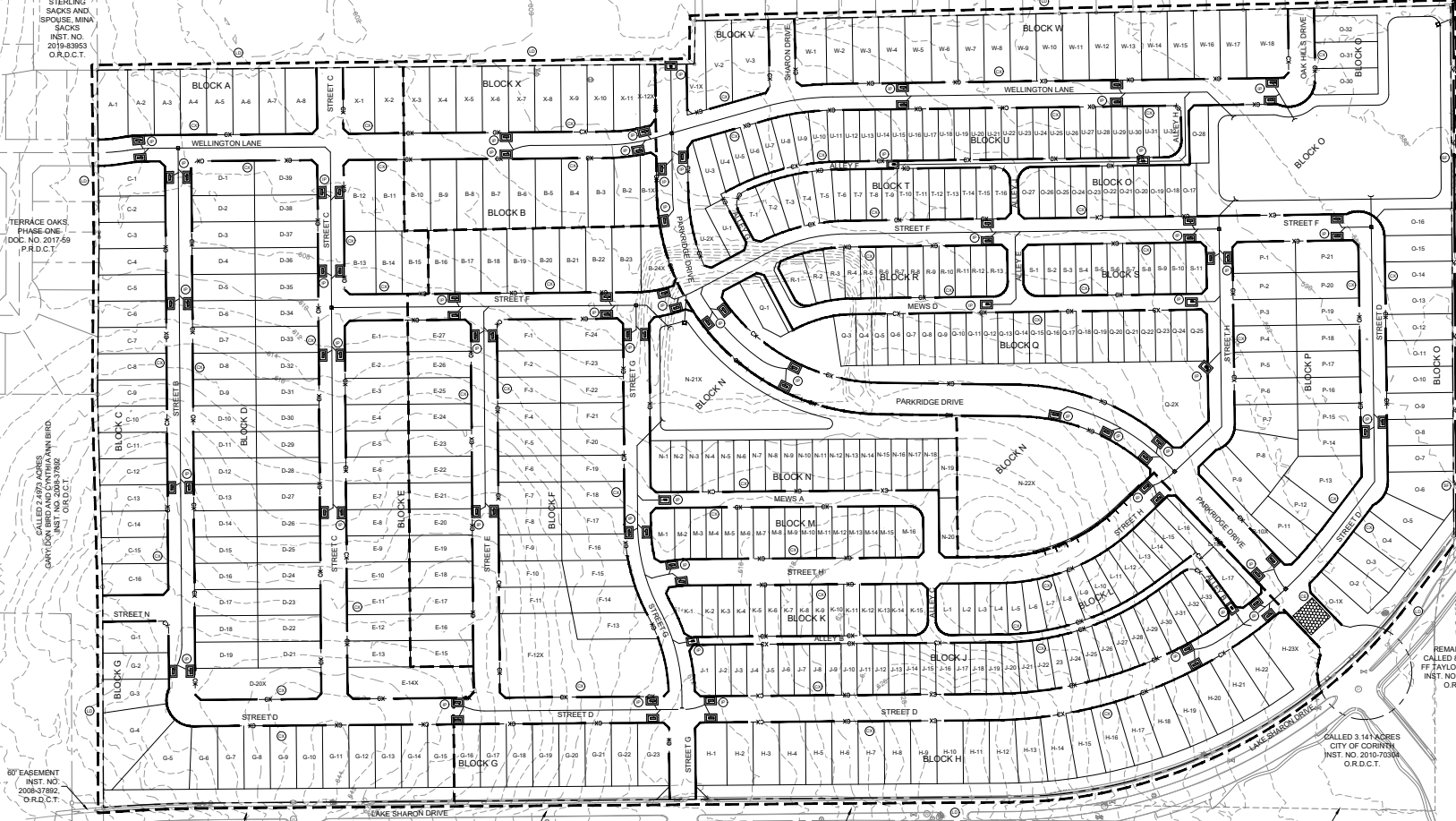


TRACT 1 CALLED 6,000 ACRES, STERLING SACKS AND SPOUSE, MINA INST. NO. 2019-83953 O.R.D.C.T.

HASLIP FAMILY FARM - CAB. I, P.C. 181 - P.R.D.C.T.
R.W.M. HERITAGE TRUST (ROBERT W. HASLIP, JR. TRUSTEE)

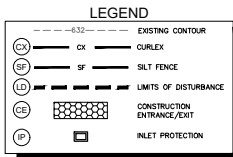
CORINTH AMITY VILLAGE CAB. A, P.C. 99 P.R.D.C.T.

CORINTH SHORES ESTATES CAB. A, P.C. 47 P.R.D.C.T.



LOTS 1 AND 2X, BLOCK A, THE BOULEVARD APARTMENTS ADDITION DOC. 2011-208 P.R.D.C.T.
LOT 1, BLOCK A BOULEVARD 2010 LLC

Provide data to support the ISWM water quality calculations in section 3.2.3 of the ISWM drainage Criteria manual



REMAINDER OF CALLED 8.185 ACRES FT TAYLOR FARMS, LP INST. NO. 2009-96645 O.R.D.C.T.

CALLED 3.141 ACRES CITY OF CORINTH INST. NO. 2010-70308 O.R.D.C.T.

CALLED 0.668 ACRE CITY OF CORINTH INST. NO. 2010-66607 O.R.D.C.T.

CALLED 8.855 ACRE CITY OF CORINTH INST. NO. 2010-70297 O.R.D.C.T.

CALLED 0.178 ACRES CITY OF CORINTH INST. NO. 2010-66444 O.R.D.C.T.

CALLED 0.416 ACRE CITY OF CORINTH INST. NO. 2010-19176 O.R.D.C.T.

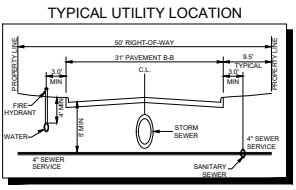
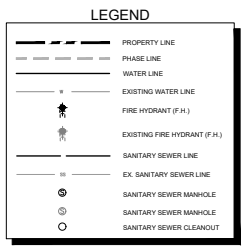
CALLED 0.663 ACRE CITY OF CORINTH INST. NO. 2010-66434 O.R.D.C.T.

CALLED 0.592 ACRE CITY OF CORINTH INST. NO. 2010-70302 O.R.D.C.T.

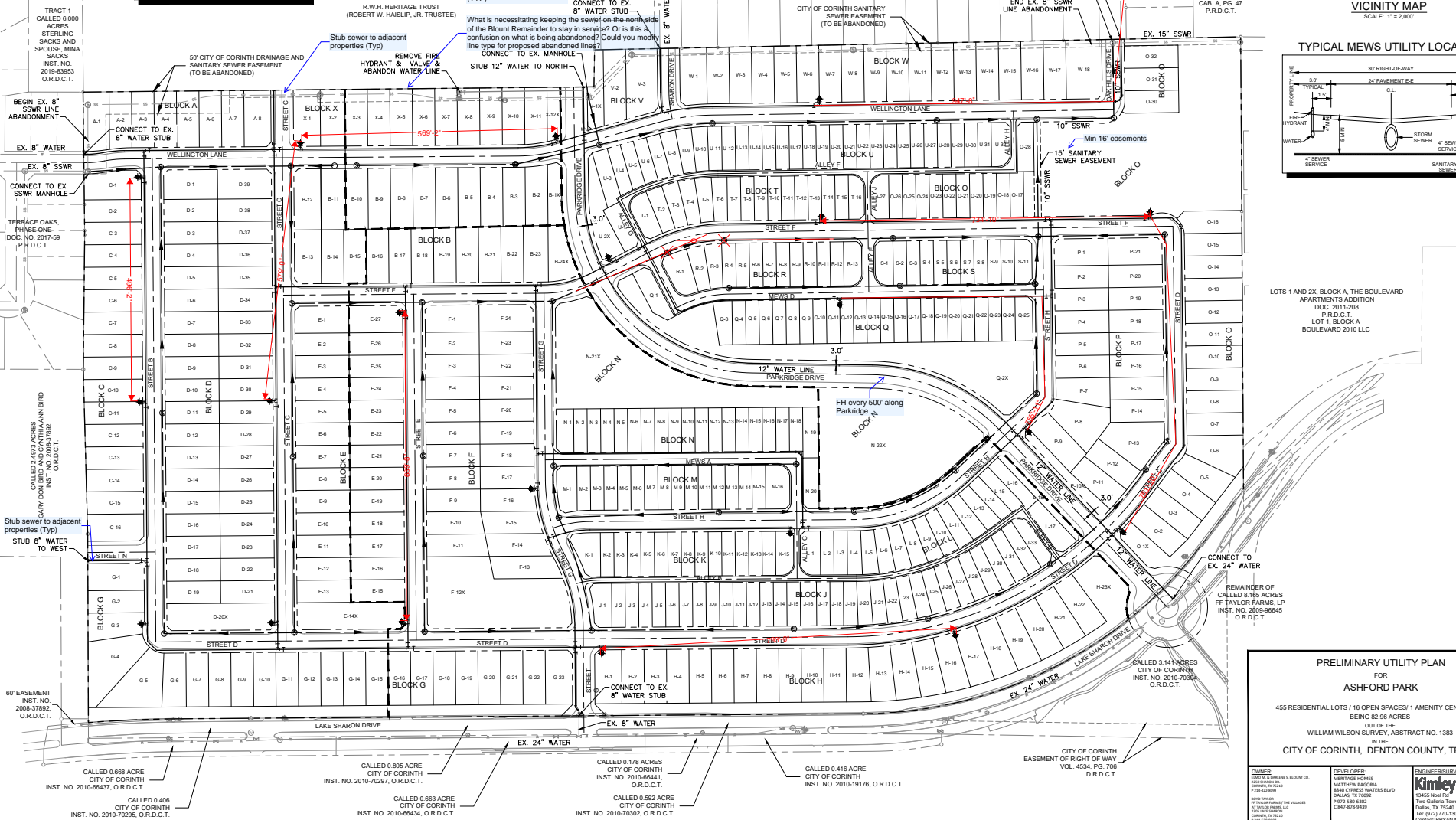
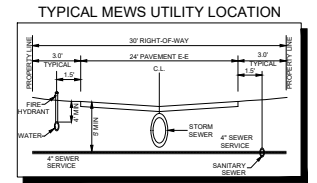
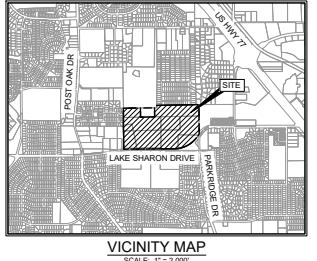
STORMWATER MANAGEMENT PLAN FOR ASHFORD PARK
465 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT BEING 82.96 ACRES OUT OF THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1383 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS

DEVELOPER		ENGINEER/SURVEYOR	
KIMLEY-HORN AND ASSOCIATES, INC. 13455 Royal Rd. Dallas, TX 75240 Tel: (972) 770-1300 Contact: BRYAN MOODY, P.E.		KIMLEY-HORN 13455 Royal Rd. Dallas, TX 75240 Tel: (972) 770-1300 Contact: BRYAN MOODY, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE
DATE	DATE	DATE	DATE
PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER

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- ### GENERAL NOTES
1. PRELIMINARY PLAN FOR REVIEW PURPOSES ONLY.
 2. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.
 3. ALL SEWER LINES ARE 6" UNLESS OTHERWISE NOTED.
 4. LAYOUT SHOWN IS PRELIMINARY. FIRE HYDRANT APPEARANCES, AND MANHOLE LOCATIONS WILL BE SUBJECT TO CHANGE IN FINAL DESIGN.



LOTS 1 AND 2X, BLOCK A, THE BOULEVARD APARTMENTS ADDITION
 DOC. 2011-208
 P.R.D.C.T.
 LOT 1, BLOCK A, BOULEVARD 2010 LLC

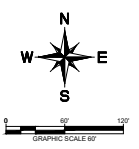
REMAINDER OF CALLED 8.185 ACRES
 FT TAYLOR FARMS, LP
 INST. NO. 2009-96645
 O.R.D.C.T.

PRELIMINARY UTILITY PLAN FOR ASHFORD PARK

455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 82.96 ACRES
 OUT OF THE
 WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
 IN THE
 CITY OF CORINTH, DENTON COUNTY, TEXAS

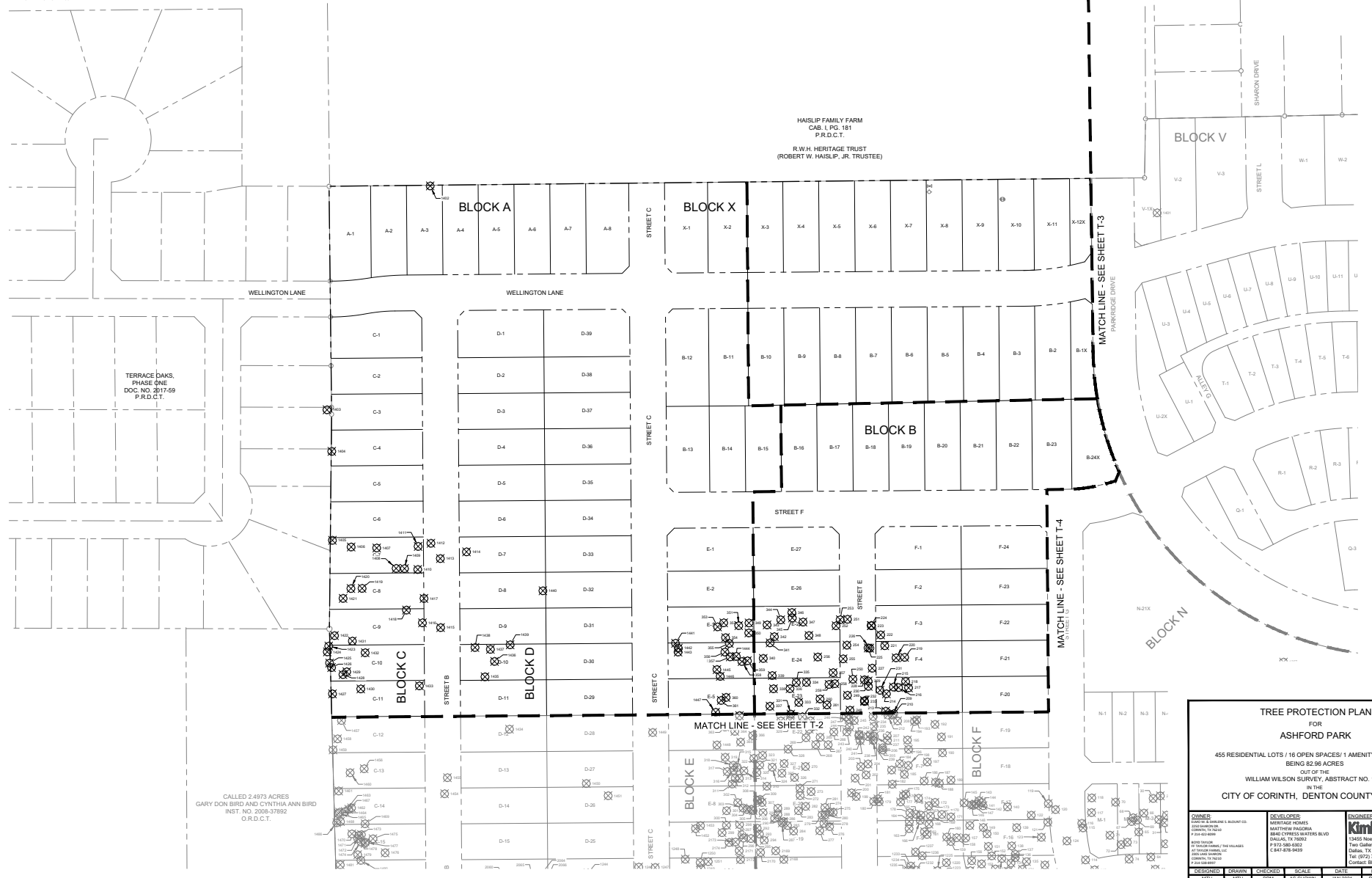
OWNER CITY OF CORINTH 13456 N. ROAD CORINTH, TX 75022	DEVELOPER MATTHER PASTORA 13456 N. ROAD CORINTH, TX 75022	ENGINEER/SURVEYOR Kimley-Horn 13456 N. ROAD CORINTH, TX 75022 TEL: 972.770.1300 CORIN: 817.878.9439
DATE JUN 2011	SCALE AS SHOWN	PROJECT NUMBER U-1

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LEGEND

	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED



TERRACE DAWS
PHASE ONE
DOC NO. 2017-59
P.R.D.C.T.

HASLIP FAMILY FARM
C&S L.P.C. 181
P.R.D.C.T.
R.W.H. HERITAGE TRUST
(ROBERT W. HASLIP, JR. TRUSTEE)

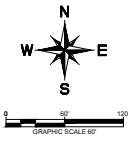
CALLED 2.4973 ACRES
GARY DON BIRD AND CYNTHIA ANN BIRD
INST. NO. 2008-37892
O.R.D.C.T.

TREE PROTECTION PLAN
FOR
ASHFORD PARK
465 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 62.96 ACRES
OUT OF THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
IN THE
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER KIMLEY-HORN AND ASSOCIATES, INC. 2201 W. WILSON ROAD CORINTH, TX 76208 TEL: 817-326-8800 WWW.KIMLEY-HORN.COM		DEVELOPER MATTIE PACE 13455 Neal Rd Dallas, TX 75240 TEL: 972-388-6502 F: 972-388-9439 CONTACT: BRYAN MOODY, P.E.	
DESIGNED MTH	DRAWN MTH	CHECKED GMR	SCALE AS SHOWN
DATE JUN 2021	PROJECT NO. 21001	PROJECT NUMBER T-1	

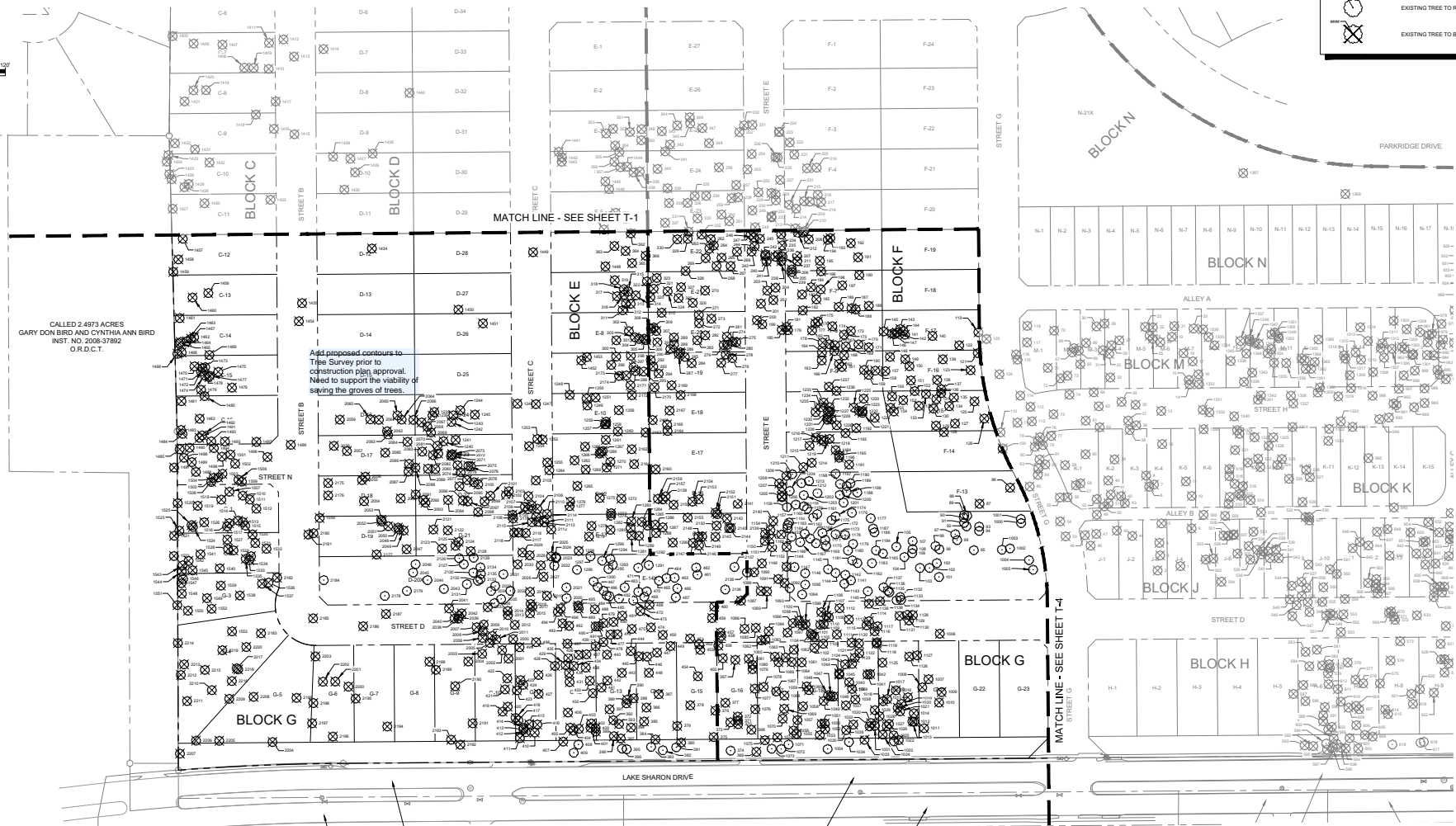
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LEGEND

EXISTING TREE TO REMAIN
 EXISTING TREE TO BE REMOVED



CALLED 2.4973 ACRES
 GARY DON BIRD AND CYNTHIA ANN BIRD
 INST. NO. 2008-37892
 O.R.D.C.T.

Add proposed contours to
 Tree Survey prior to
 construction plan approval.
 Need to support the viability of
 saving the groves of trees.

CALLED 0.406 ACRE
 CITY OF CORINTH
 INST. NO. 2010-70295, O.R.D.C.T.

CALLED 0.668 ACRE
 CITY OF CORINTH
 INST. NO. 2010-66437, O.R.D.C.T.

CALLED 0.805 ACRE
 CITY OF CORINTH
 INST. NO. 2010-70297, O.R.D.C.T.

CALLED 0.663 ACRE
 CITY OF CORINTH
 INST. NO. 2010-66434, O.R.D.C.T.

CALLED 0.178 ACRE
 CITY OF CORINTH
 INST. NO. 2010-66441
 O.R.D.C.T.
 CALLED
 CITY C
 INST. NO. 2010-70302

TREE PROTECTION PLAN SHALL BE SUBJECT TO SEPARATE
 APPROVAL PROCESS BY CITY COUNCIL PER SECTION 2.09.02
 VIA ALTERNATIVE COMPLIANCE - TREE PRESERVATION AND
 AS FURTHER STIPULATED IN PD-57. ANY PLANNING AND
 ZONING COMMISSION APPROVAL WOULD BE CONDITIONED
 UPON ALTERNATIVE COMPLIANCE APPROVAL.

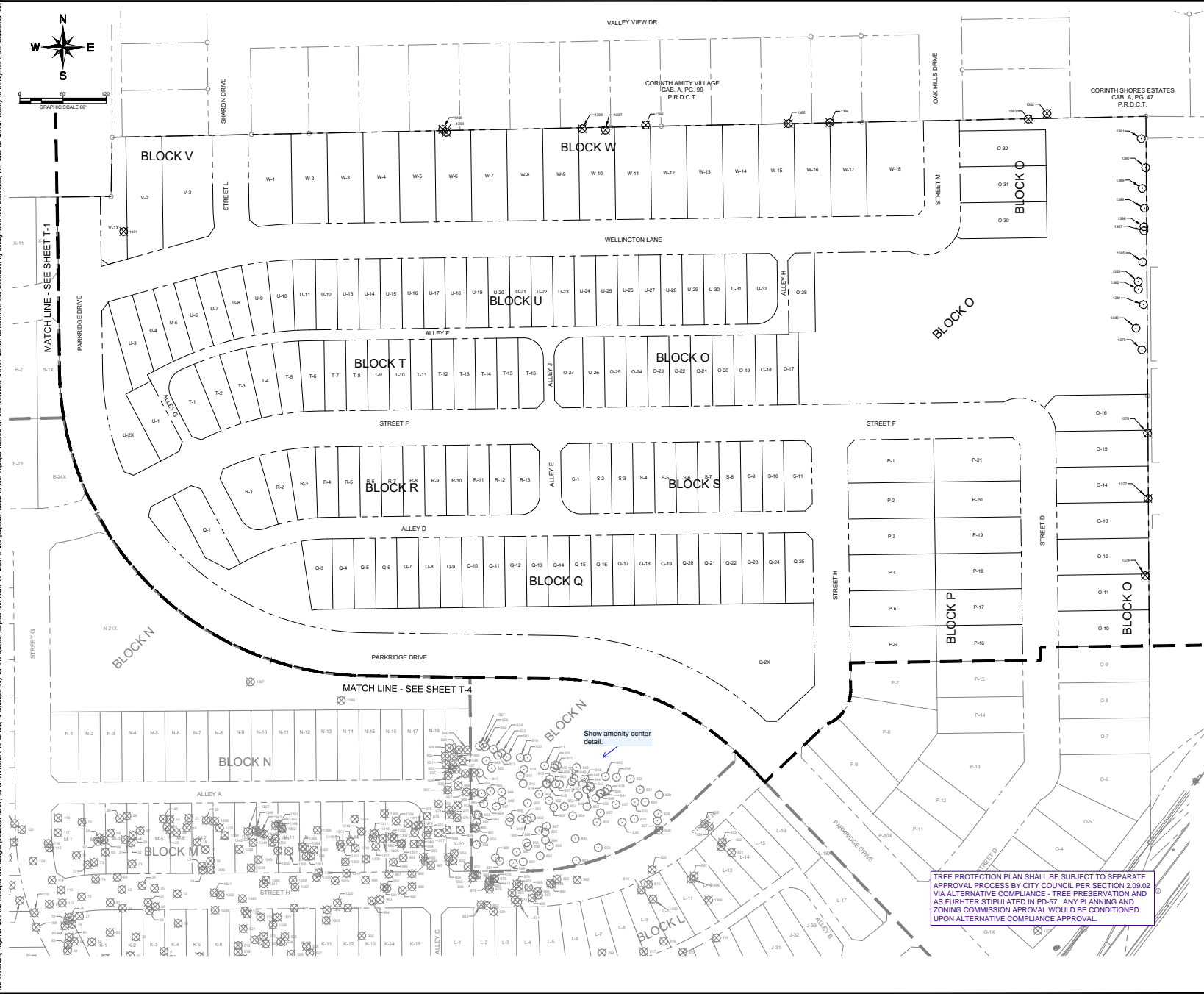
TREE PROTECTION PLAN
FOR
ASHFORD PARK

465 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 82.96 ACRES
OUT OF THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
IN THE
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER MERRILL & MERRILL HOLDINGS, L.P. 13455 N. Central Expressway, Suite 1000 Dallas, TX 75240 817.342.1000 www.merrill.com	DEVELOPER MATTHEW FAGARA 13455 N. Central Expressway, Suite 1000 Dallas, TX 75240 817.342.1000 Contact: BRYAN MOODY, P.E.	ENGINEER/SURVEYOR 13455 N. Central Expressway, Suite 1000 Dallas, TX 75240 Tel: 972.770.3000
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
MTH	MTH	SM	AS SHOWN	JUL 2011	T-2

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LEGEND

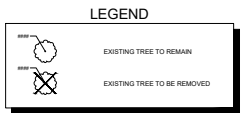
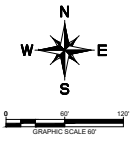
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

TREE PROTECTION PLAN SHALL BE SUBJECT TO SEPARATE APPROVAL PROCESS BY CITY COUNCIL PER SECTION 2.09.02 VIA ALTERNATIVE COMPLIANCE - TREE PRESERVATION AND AS FURTHER STIPULATED IN PD-57. ANY PLANNING AND ZONING COMMISSION APPROVAL WOULD BE CONDITIONED UPON ALTERNATIVE COMPLIANCE APPROVAL.

TREE PROTECTION PLAN
FOR
ASHFORD PARK
 455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 82.96 ACRES
 OUT OF THE
 WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
 IN THE
 CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER CITY OF CORINTH 13455 N. HWY 77 CORINTH, TX 75022 (940) 661-1000	DEVELOPER MERRILL PERLES MATTHEW FAGARA BRUCE CHRISTOPHERS BLVD DALLAS, TX 75092 P 972-586-6852 C 847-828-9439 CORINTH, TX 75001 CONTACT: BRYAN MOODY, P.E.	ENGINEER/SURVEYOR 13455 N. HWY 77 CORINTH, TX 75022 (940) 661-1000 CONTACT: BRYAN MOODY, P.E.			
DESIGNED: MTH	DRAWN: MTH	CHECKED: GSK	SCALE: AS SHOWN	DATE: JAN 2021	PROJECT NO.: T-3

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REMAINDER OF
 CALLED 8.185 ACRES
 FF TAYLOR FARMS, LP
 INST. NO. 2029-86545
 O.R.D.C.T.

CALLED 3.141 ACRES
 CITY OF CORINTH
 INST. NO. 2010-70304
 O.R.D.C.T.

CALLED 0.178 ACRES
 CITY OF CORINTH
 INST. NO. 2010-66441
 O.R.D.C.T.
 CALLED 0.592 ACRE
 CITY OF CORINTH
 INST. NO. 2010-70302, O.R.D.C.T.

CALLED 0.416 ACRE
 CITY OF CORINTH
 INST. NO. 2010-19176, O.R.D.C.T.

TREE PROTECTION PLAN
 FOR
ASHFORD PARK
 455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 82.96 ACRES
 OUT OF THE
 WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
 IN THE
 CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER MONTAGUE PERIN 13456 Noyal Rd Dallas, TX 75240 P 972-586-6802 C 847-878-9439 E mperin@montagueperin.com	DEVELOPER MONTAGUE PERIN MATTHEW PASQUA BRUCE CHENEY 13456 Noyal Rd Dallas, TX 75240 P 972-586-6802 C 847-878-9439 E mperin@montagueperin.com	ENGINEER/SURVEYOR 13456 Noyal Rd Dallas, TX 75240 Tel: 972-770-1300 Contact: BRYAN MOODY, P.E.
DESIGNED: MTH DRAWN: MTH CHECKED: GSK SCALE: AS SHOWN	DATE: JUN 2021 PROJECT NUMBER: T-4	

This document, together with any conceptual site plan, shall be submitted for review by the City of Corinth, Texas. The City of Corinth, Texas, is not responsible for the accuracy of the information provided hereon. It is the responsibility of the applicant to provide accurate information and to ensure that all information is current and complete. The City of Corinth, Texas, is not responsible for the accuracy of the information provided hereon. It is the responsibility of the applicant to provide accurate information and to ensure that all information is current and complete.

Table with 6 columns: Point Number, CanopyRadius, Protected, Species, GeneralCondition, TrunkDiameter. Contains tree data for Preserved Trees (Point Numbers 88-499).

Table with 6 columns: Point Number, CanopyRadius, Protected, Species, GeneralCondition, TrunkDiameter. Contains tree data for Preserved Trees (Point Numbers 500-1171).

Table with 6 columns: Point Number, CanopyRadius, Protected, Species, GeneralCondition, TrunkDiameter. Contains tree data for Preserved Trees (Point Numbers 1172-2015).

Table with 6 columns: Point Number, CanopyRadius, Protected, Species, GeneralCondition, TrunkDiameter. Contains tree data for Removed Trees (Point Numbers 1-154).

Table with 6 columns: Point Number, CanopyRadius, Protected, Species, GeneralCondition, TrunkDiameter. Contains tree data for Removed Trees (Point Numbers 155-400).

UPDATE SURVEY BASED ON REFINED DEFINITION OF 'DAMAGED' TREES

Project information including: TREE PROTECTION DATA FOR ASHFORD PARK, 455 RESIDENTIAL LOTS / 16 OPEN SPACES / 1 AMENITY CENTER LOT BEING 62.96 ACRES, WILLIAM WILSON SURVEY, ABSTRACT NO. 1383, CITY OF CORINTH, DENTON COUNTY, TEXAS. Includes developer and engineer contact information.

Revision table with columns: REVISION, DATE, BY, CHECKED BY, SCALE, DATE, PROJECT NUMBER. Includes a drawing status summary at the bottom.

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Removed Trees					
Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
271	10	TRUE	post oak	Healthy	12.8
272	18	TRUE	post oak	Healthy	12.5
273	7	TRUE	post oak	Healthy	7.8
274	11	TRUE	post oak	Healthy	10.2
275	12	TRUE	post oak	Healthy	10.4
276	7	TRUE	post oak	Healthy	7.4
277	7	TRUE	post oak	Healthy	7.4
278	8	TRUE	post oak	Healthy	8.7
279	8	TRUE	post oak	Healthy	7
280	8	TRUE	post oak	Healthy	10
281	8	TRUE	post oak	Healthy	7.5
282	12	TRUE	post oak	Healthy	11.8
283	13	TRUE	post oak	Healthy	11.4
284	10	TRUE	post oak	Healthy	9.6
285	14	TRUE	post oak	Healthy	10.3
286	11	TRUE	post oak	Healthy	9.5
287	7	TRUE	post oak	Healthy	6.5
288	8	TRUE	post oak	Healthy	8
289	9	TRUE	Damaged	Healthy	9.2
290	9	TRUE	post oak	Healthy	8
291	10	TRUE	post oak	Healthy	10.1
292	13	TRUE	post oak	Damaged	14.8
293	10	TRUE	post oak	Healthy	9.9
294	9	TRUE	post oak	Healthy	7.5
295	9	TRUE	post oak	Healthy	8.9
296	12	TRUE	post oak	Healthy	11.2
297	7	TRUE	post oak	Healthy	7.3
298	9	TRUE	post oak	Healthy	7.2
299	10	TRUE	post oak	Healthy	8.9
300	14	TRUE	post oak	Healthy	13
301	14	TRUE	post oak	Healthy	14.5
302	9	TRUE	blackjack oak	Healthy	9.2
303	9	TRUE	post oak	Healthy	8.9
304	10	TRUE	post oak	Healthy	8.8
305	7	TRUE	post oak	Healthy	7.5
306	6	TRUE	post oak	Healthy	7.4
307	10	TRUE	post oak	Healthy	7.4
308	10	TRUE	post oak	Healthy	6.8
309	7	TRUE	post oak	Damaged	6.2
310	13	TRUE	post oak	Healthy	12.9
311	16	TRUE	post oak	Healthy	14.7
312	10	TRUE	post oak	Healthy	10.4
313	18	TRUE	post oak	Healthy	11.1
314	13	TRUE	post oak	Healthy	11.7
315	31	TRUE	post oak	Healthy	26.2
316	20	TRUE	post oak	Healthy	10.7
317	15	TRUE	post oak	Healthy	11.9
318	16	TRUE	post oak	Healthy	15.9
319	22	TRUE	post oak	Healthy	16.5
320	15	TRUE	post oak	Healthy	14.9
321	14	TRUE	post oak	Healthy	12.6
322	12	TRUE	post oak	Healthy	12.1
323	10	TRUE	post oak	Healthy	9.2
324	7	TRUE	post oak	Healthy	9
325	7	TRUE	post oak	Healthy	10.3
326	8	TRUE	post oak	Healthy	10.7
327	16	TRUE	post oak	Healthy	14.8
328	17	TRUE	post oak	Healthy	20.9
329	6	TRUE	post oak	Damaged	11.1
330	15	TRUE	post oak	Healthy	13.9
331	19	TRUE	post oak	Healthy	15.1
332	7	TRUE	post oak	Healthy	8.3
333	17	TRUE	post oak	Healthy	14
334	20	TRUE	post oak	Healthy	15.7
335	9	TRUE	post oak	Healthy	9.4
336	14	TRUE	post oak	Healthy	13.5
337	13	TRUE	post oak	Healthy	13.3
338	15	TRUE	post oak	Healthy	11.6
339	17	TRUE	post oak	Healthy	14.4
340	14	TRUE	post oak	Damaged	12.3
341	9	TRUE	post oak	Healthy	9
342	9	TRUE	post oak	Healthy	11.3
343	18	TRUE	post oak	Healthy	12.9
344	16	TRUE	post oak	Healthy	15
345	17	TRUE	post oak	Healthy	15.6
346	20	TRUE	post oak	Healthy	15.6
347	12	TRUE	blackjack oak	Healthy	14.3
348	13	TRUE	post oak	Healthy	10.5
349	13	TRUE	post oak	Healthy	12.7
350	13	TRUE	post oak	Healthy	12.7
351	14	TRUE	post oak	Healthy	15.7
352	12	TRUE	post oak	Healthy	12.5
353	12	TRUE	post oak	Healthy	11.7
354	20	TRUE	post oak	Healthy	14
355	18	TRUE	post oak	Healthy	11.7
356	20	TRUE	post oak	Healthy	14.4
357	19	TRUE	post oak	Damaged	15.6
358	15	TRUE	post oak	Healthy	7.6
359	9	TRUE	post oak	Healthy	10.7
360	15	TRUE	post oak	Healthy	15.2
361	8	TRUE	post oak	Healthy	10
362	17	TRUE	post oak	Healthy	15.9
363	17	TRUE	post oak	Healthy	15.8
364	18	TRUE	post oak	Healthy	15.8
365	17	TRUE	post oak	Healthy	15.2
366	15	TRUE	post oak	Healthy	13.2
367	12	TRUE	post oak	Healthy	12.8
368	8	TRUE	post oak	Damaged	8.6
369	6	TRUE	post oak	Damaged	9.6
370	9	TRUE	post oak	Healthy	9.8

Removed Trees					
Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
371	9	TRUE	post oak	Healthy	9.1
372	10	TRUE	post oak	Healthy	9.7
373	7	TRUE	post oak	Healthy	7.2
374	15	TRUE	post oak	Healthy	14.8
375	10	TRUE	blackjack oak	Healthy	11.8
376	10	TRUE	post oak	Healthy	11.5
377	8	TRUE	post oak	Healthy	12.2
378	15	TRUE	post oak	Healthy	13.5
379	16	TRUE	post oak	Healthy	13.5
380	12	TRUE	post oak	Healthy	12.1
381	10	TRUE	post oak	Healthy	10.7
382	14	TRUE	post oak	Healthy	13.2
383	10	TRUE	post oak	Damaged	13.2
384	11	TRUE	post oak	Healthy	11.3
385	13	TRUE	post oak	Healthy	10.2
386	6	TRUE	post oak	Healthy	6.6
387	9	TRUE	post oak	Healthy	7.5
388	13	TRUE	post oak	Healthy	10.5
389	6	TRUE	post oak	Healthy	6.6
390	7	TRUE	post oak	Healthy	7
391	6	TRUE	post oak	Healthy	6.6
392	13	TRUE	post oak	Healthy	11.6
393	8	TRUE	post oak	Healthy	8.4
394	14	TRUE	post oak	Healthy	14.1
395	8	TRUE	post oak	Healthy	10.1
396	15	TRUE	post oak	Healthy	15.7
398	9	TRUE	post oak	Damaged	11.5
399	9	TRUE	post oak	Healthy	9.3
400	7	TRUE	post oak	Healthy	6.9
401	5	TRUE	post oak	Healthy	6.6
402	10	TRUE	post oak	Healthy	8.6
403	10	TRUE	post oak	Healthy	11.7
404	8	TRUE	post oak	Healthy	8.8
405	11	TRUE	post oak	Healthy	10
406	8	TRUE	post oak	Healthy	8.3
407	12	TRUE	post oak	Healthy	12
408	11	TRUE	post oak	Healthy	11
409	11	TRUE	post oak	Healthy	11.4
410	10	TRUE	post oak	Healthy	11.6
411	14	TRUE	post oak	Healthy	12.8
412	10	TRUE	post oak	Healthy	9.9
413	10	TRUE	post oak	Healthy	10.1
414	10	TRUE	post oak	Healthy	10.1
415	15	TRUE	post oak	Healthy	10.8
416	15	TRUE	post oak	Healthy	13.4
417	14	TRUE	post oak	Healthy	11.7
418	12	TRUE	post oak	Healthy	12.8
419	14	TRUE	post oak	Healthy	13.5
420	9	TRUE	post oak	Healthy	7.8
421	12	TRUE	post oak	Healthy	11.1
422	13	TRUE	post oak	Healthy	12.9
423	13	TRUE	post oak	Healthy	12.9
424	12	TRUE	post oak	Healthy	10.7
425	17	TRUE	post oak	Healthy	15.1
426	13	TRUE	post oak	Healthy	13.4
427	11	TRUE	post oak	Healthy	11.6
428	10	TRUE	post oak	Healthy	9.8
429	8	TRUE	post oak	Healthy	10.5
430	16	TRUE	post oak	Healthy	13.6
431	15	TRUE	post oak	Healthy	15.1
432	14	TRUE	post oak	Damaged	15.1
433	8	TRUE	post oak	Healthy	8.3
434	9	TRUE	post oak	Healthy	9.1
435	12	TRUE	blackjack oak	Healthy	9.9
436	12	TRUE	post oak	Healthy	11.1
437	12	TRUE	post oak	Healthy	9.9
438	10	TRUE	post oak	Healthy	9.4
439	10	TRUE	post oak	Healthy	8.6
440	11	TRUE	post oak	Damaged	8.6
441	8	TRUE	post oak	Healthy	8.1
442	8	TRUE	post oak	Healthy	7.8
443	7	TRUE	post oak	Healthy	7.8
444	23	TRUE	white ash	Healthy	16.2
445	8	TRUE	post oak	Damaged	8.2
446	11	TRUE	post oak	Healthy	10.3
447	10	TRUE	post oak	Damaged	10.3
448	11	TRUE	post oak	Healthy	9.7
449	15	TRUE	post oak	Healthy	13.7
450	15	TRUE	post oak	Healthy	13.4
451	12	TRUE	post oak	Healthy	11.3
452	16	TRUE	post oak	Healthy	13
453	11	TRUE	post oak	Healthy	10.6
454	23	TRUE	white ash	Healthy	16.2
455	15	TRUE	post oak	Healthy	13.3
456	11	TRUE	post oak	Damaged	9.5
457	11	TRUE	post oak	Healthy	7.8
458	12	TRUE	post oak	Healthy	12.5
459	15	TRUE	post oak	Healthy	13.6
460	12	TRUE	post oak	Healthy	11.6
461	15	TRUE	post oak	Healthy	13.7
462	12	TRUE	post oak	Healthy	11.7
463	12	TRUE	post oak	Healthy	11.8
464	12	TRUE	post oak	Healthy	11.8
465	15	TRUE	post oak	Healthy	11.8
466	10	TRUE	post oak	Healthy	11.8
467	10	TRUE	post oak	Healthy	11.8
468	10	TRUE	post oak	Healthy	11.8
469	10	TRUE	post oak	Healthy	11.8
470	10	TRUE	post oak	Healthy	11.8
471	10	TRUE	post oak	Healthy	11.8
472	10	TRUE	post oak	Healthy	11.8
473	10	TRUE	post oak	Healthy	11.8
474	10	TRUE	post oak	Healthy	11.8
475	10	TRUE	post oak	Healthy	11.8
476	10	TRUE	post oak	Healthy	11.8
477	10	TRUE	post oak	Healthy	11.8
478	10	TRUE	post oak	Healthy	11.8
479	10	TRUE	post oak	Healthy	11.8
480	10	TRUE	post oak	Healthy	11.8
481	10	TRUE	post oak	Healthy	11.8
482	10	TRUE	post oak	Healthy	11.8
483	10	TRUE	post oak	Healthy	11.8
484	10	TRUE	post oak	Healthy	11.8
485	10	TRUE	post oak	Healthy	11.8
486	10	TRUE	post oak	Healthy	11.8
487	10	TRUE	post oak	Healthy	11.8
488	10	TRUE	post oak	Healthy	11.8
489	10	TRUE	post oak	Healthy	11.8
490	10	TRUE	post oak	Healthy	11.8
491	10	TRUE	post oak	Healthy	11.8
492	10	TRUE	post oak	Healthy	11.8
493	10	TRUE	post oak	Healthy	11.8
494	10	TRUE	post oak	Healthy	11.8
495	10	TRUE	post oak	Healthy	11.8
496	10	TRUE	post oak	Healthy	11.8
497	10	TRUE	post oak	Healthy	11.8
498	10	TRUE	post oak	Healthy	11.8
499	10	TRUE	post oak	Healthy	11.8
500	10	TRUE	post oak	Healthy	11.8

Removed Trees					
Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
524	15	TRUE	post oak	Healthy	11
525	15	TRUE	post oak	Healthy	11.5
526	10	TRUE	post oak	Healthy	7.3
527	7	TRUE	post oak	Healthy	6.5
528	12	TRUE	post oak	Healthy	8.3
529	10	TRUE	post oak	Healthy	8.5
530	10	TRUE	post oak	Healthy	9.4
531	10	TRUE	post oak	Healthy	8.8
532	12	TRUE	post oak	Healthy	11.9
533	12	TRUE	post oak	Healthy	12.2
534	20	TRUE	post oak	Healthy	15.1
535	15	TRUE	post oak	Healthy	11.9
536	10	TRUE	post oak	Healthy	11.9
537	15	TRUE	post oak	Healthy	12.2
538	10	TRUE	post oak	Healthy	9.1
539	9	TRUE	post oak	Healthy	6.2
540	15	TRUE	post oak	Healthy	14.9
541	10	TRUE	post oak	Healthy	7.8
542	15	TRUE	post oak	Healthy	12.2
543	12	TRUE	post oak	Healthy	7.5
544	15	TRUE	post oak	Healthy	14.5
545	20	TRUE	post oak	Healthy	15.5
546	10	TRUE	post oak	Healthy	8.3
547	12	TRUE	post oak	Healthy	11.1
548	15	TRUE	post oak	Healthy	11.3
549	12	TRUE	post oak	Healthy	11.3
550	15	TRUE	post oak	Healthy	11.9
551	15	TRUE	post oak	Healthy	

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Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
1010	15	TRUE	post oak	Healthy	16.3
1011	12	TRUE	post oak	Healthy	11.7
1012	10	TRUE	post oak	Healthy	13.2
1013	12	TRUE	post oak	Healthy	12
1014	10	TRUE	post oak	Healthy	9
1015	12	TRUE	post oak	Healthy	12.3
1016	8	TRUE	post oak	Healthy	8
1017	12	TRUE	post oak	Healthy	10.3
1018	8	TRUE	post oak	Healthy	8
1019	6	TRUE	post oak	Healthy	6.6
1020	8	TRUE	post oak	Healthy	9.9
1021	10	TRUE	post oak	Healthy	9.9
1022	10	TRUE	post oak	Healthy	9.7
1023	6	TRUE	post oak	Healthy	6.8
1025	10	TRUE	post oak	Healthy	7.5
1026	12	TRUE	post oak	Healthy	8.1
1027	10	TRUE	post oak	Healthy	9
1028	10	TRUE	post oak	Healthy	10.3
1029	12	TRUE	post oak	Healthy	11.6
1030	16	TRUE	post oak	Healthy	10.8
1031	10	TRUE	post oak	Healthy	7.3
1032	12	TRUE	post oak	Healthy	8.4
1033	10	TRUE	post oak	Healthy	8.2
1035	14	TRUE	post oak	Healthy	11
1036	10	TRUE	post oak	Healthy	10.5
1037	10	TRUE	post oak	Healthy	10
1038	15	TRUE	post oak	Healthy	10.9
1039	8	TRUE	post oak	Healthy	7
1040	10	TRUE	post oak	Healthy	9.2
1041	16	TRUE	blackjack oak	Healthy	12.1
1042	25	TRUE	post oak	Damaged	13.5
1043	15	TRUE	post oak	Healthy	7.3
1044	12	TRUE	post oak	Healthy	10.2
1045	12	TRUE	post oak	Healthy	8.5
1046	10	TRUE	post oak	Healthy	8
1047	10	TRUE	post oak	Healthy	8.5
1048	10	TRUE	post oak	Healthy	8.2
1049	12	TRUE	post oak	Healthy	8.6
1050	12	TRUE	post oak	Healthy	9.2
1051	10	TRUE	post oak	Healthy	7.1
1052	12	TRUE	post oak	Healthy	9.3
1053	16	TRUE	post oak	Healthy	13
1055	10	TRUE	post oak	Healthy	8.6
1056	12	TRUE	post oak	Healthy	10
1057	20	TRUE	post oak	Healthy	12.8
1058	15	TRUE	post oak	Healthy	9.8
1059	12	TRUE	post oak	Healthy	9.9
1060	25	TRUE	post oak	Healthy	12.2
1061	16	TRUE	post oak	Healthy	10.9
1062	12	TRUE	post oak	Healthy	8.2
1063	3	TRUE	post oak	Damaged	6.8
1064	20	TRUE	post oak	Healthy	10.3
1065	10	TRUE	post oak	Healthy	7.1
1066	15	TRUE	post oak	Healthy	9.5
1067	10	TRUE	post oak	Healthy	8.1
1068	15	TRUE	post oak	Healthy	9.8
1069	25	TRUE	post oak	Healthy	10.8
1070	25	TRUE	post oak	Healthy	10.8
1074	8	TRUE	post oak	Healthy	7
1075	12	TRUE	post oak	Healthy	9.3
1076	25	TRUE	post oak	Healthy	14.2
1077	24	TRUE	post oak	Healthy	13.1
1078	12	TRUE	post oak	Damaged	8.7
1079	18	TRUE	post oak	Healthy	6.5
1080	18	TRUE	post oak	Healthy	7.3
1081	15	TRUE	post oak	Healthy	6.8
1102	14	TRUE	post oak	Healthy	8.6
1103	15	TRUE	post oak	Healthy	9.6
1118	25	TRUE	post oak	Healthy	12.5
1119	24	TRUE	post oak	Healthy	9
1120	16	TRUE	post oak	Healthy	10.4
1121	14	TRUE	post oak	Healthy	6.5
1122	14	TRUE	post oak	Healthy	6.6
1123	18	TRUE	post oak	Healthy	10.8
1124	20	TRUE	post oak	Healthy	13.3
1125	20	TRUE	post oak	Healthy	12.7
1126	30	TRUE	post oak	Healthy	22
1127	30	TRUE	blackjack oak	Healthy	16.7
1191	25	TRUE	post oak	Healthy	14.9
1192	16	TRUE	post oak	Healthy	9.5
1193	15	TRUE	post oak	Healthy	9.4
1194	18	TRUE	post oak	Healthy	11.7
1195	16	TRUE	post oak	Healthy	7.4
1196	14	TRUE	post oak	Healthy	7
1211	14	TRUE	post oak	Healthy	7.8
1214	14	TRUE	post oak	Healthy	8.2
1215	20	TRUE	post oak	Healthy	9.5
1216	14	TRUE	cedar elm	Healthy	8.6
1217	10	TRUE	post oak	Healthy	6.2
1218	14	TRUE	post oak	Healthy	6.6
1219	14	TRUE	post oak	Healthy	6.6
1220	30	TRUE	post oak	Healthy	13.6
1221	12	TRUE	post oak	Healthy	7.2
1222	14	TRUE	post oak	Healthy	7.5
1223	14	TRUE	post oak	Healthy	7.5
1224	20	TRUE	post oak	Healthy	7.5
1225	6	TRUE	post oak	Damaged	6.7
1226	15	TRUE	post oak	Healthy	7.6

Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
1227	15	TRUE	post oak	Healthy	7.6
1228	10	TRUE	post oak	Healthy	6.6
1229	14	TRUE	post oak	Healthy	6.4
1230	15	TRUE	cedar elm	Healthy	6.1
1231	8	TRUE	post oak	Healthy	6.4
1232	30	TRUE	post oak	Healthy	14.9
1233	12	TRUE	post oak	Healthy	6.5
1234	14	TRUE	post oak	Healthy	10.5
1235	10	TRUE	post oak	Healthy	6.3
1243	15	TRUE	post oak	Healthy	10
1247	25	TRUE	post oak	Healthy	11.6
1248	20	TRUE	post oak	Healthy	15.6
1249	20	TRUE	blackjack oak	Healthy	16.7
1250	15	TRUE	post oak	Healthy	10
1251	35	TRUE	post oak	Healthy	30
1252	35	TRUE	post oak	Healthy	30
1253	35	TRUE	post oak	Healthy	30
1254	35	TRUE	post oak	Healthy	30
1255	35	TRUE	post oak	Healthy	30
1256	20	TRUE	post oak	Healthy	19
1257	20	TRUE	post oak	Healthy	19
1258	20	TRUE	blackjack oak	Healthy	16.7
1259	20	TRUE	blackjack oak	Healthy	16.7
1260	20	TRUE	blackjack oak	Healthy	16.7
1261	20	TRUE	blackjack oak	Healthy	16.7
1262	20	TRUE	blackjack oak	Healthy	16.7
1263	20	TRUE	blackjack oak	Healthy	16.7
1264	20	TRUE	blackjack oak	Healthy	16.7
1265	20	TRUE	blackjack oak	Healthy	16.7
1266	20	TRUE	blackjack oak	Healthy	16.7
1267	20	TRUE	blackjack oak	Healthy	16.7
1268	20	TRUE	blackjack oak	Healthy	16.7
1269	20	TRUE	blackjack oak	Healthy	16.7
1270	15	TRUE	post oak	Healthy	12
1271	12	TRUE	post oak	Healthy	7.4
1272	30	TRUE	post oak	Healthy	15.5
1273	30	TRUE	post oak	Healthy	7.1
1274	12	TRUE	post oak	Healthy	7.5
1275	30	TRUE	post oak	Healthy	12.3
1276	30	TRUE	post oak	Healthy	13.1
1277	30	TRUE	post oak	Healthy	13.1
1278	25	TRUE	post oak	Healthy	15.7
1279	25	TRUE	post oak	Healthy	12.2
1280	25	TRUE	post oak	Healthy	12.2
1281	25	TRUE	post oak	Healthy	12.2
1282	25	TRUE	post oak	Healthy	12.2
1283	18	TRUE	post oak	Healthy	9.8
1284	6	TRUE	post oak	Healthy	6.3
1285	10	TRUE	post oak	Healthy	12.8
1286	12	TRUE	post oak	Healthy	7.1
1287	10	TRUE	post oak	Healthy	8.2
1288	20	TRUE	post oak	Healthy	9.4
1289	30	TRUE	post oak	Healthy	15.1
1290	30	TRUE	post oak	Healthy	15.6
1291	30	TRUE	post oak	Healthy	15.6
1292	12	TRUE	post oak	Healthy	7.4
1301	12	TRUE	post oak	Healthy	6.8
1302	12	TRUE	post oak	Healthy	6.8
1303	12	TRUE	post oak	Healthy	9.4
1304	20	TRUE	blackjack oak	Healthy	15.2
1305	17	TRUE	blackjack oak	Healthy	12.9
1306	30	TRUE	post oak	Healthy	24.8
1307	30	TRUE	post oak	Healthy	8.3
1308	20	TRUE	post oak	Healthy	13.3
1309	15	TRUE	post oak	Healthy	8.2
1310	18	TRUE	post oak	Healthy	13.4
1311	18	TRUE	post oak	Healthy	24
1312	15	TRUE	post oak	Healthy	14.3
1313	24	TRUE	post oak	Healthy	9.4
1314	24	TRUE	post oak	Healthy	16
1315	18	TRUE	blackjack oak	Damaged	17.8
1316	8	TRUE	blackjack oak	Healthy	10.6
1317	15	TRUE	blackjack oak	Healthy	10.6
1318	15	TRUE	blackjack oak	Healthy	10.6
1319	15	TRUE	blackjack oak	Healthy	10.6
1320	15	TRUE	blackjack oak	Healthy	10.6
1321	15	TRUE	blackjack oak	Healthy	10.6
1322	15	TRUE	blackjack oak	Healthy	10.6
1323	15	TRUE	blackjack oak	Healthy	10.6
1324	15	TRUE	blackjack oak	Healthy	10.6
1325	15	TRUE	blackjack oak	Healthy	10.6
1326	15	TRUE	blackjack oak	Healthy	10.6
1327	15	TRUE	blackjack oak	Healthy	10.6
1328	15	TRUE	blackjack oak	Healthy	10.6
1329	15	TRUE	blackjack oak	Healthy	10.6
1330	15	TRUE	blackjack oak	Healthy	10.6
1331	15	TRUE	blackjack oak	Healthy	10.6
1332	15	TRUE	blackjack oak	Healthy	10.6
1333	15	TRUE	blackjack oak	Healthy	10.6
1334	25	TRUE	post oak	Healthy	16.3
1335	12	TRUE	post oak	Healthy	9.2
1336	18	TRUE	post oak	Healthy	14.3
1337	20	TRUE	post oak	Healthy	14.3
1338	15	TRUE	post oak	Healthy	10.9
1339	15	TRUE	post oak	Healthy	16.5
1340	15	TRUE	post oak	Healthy	16.5
1341	15	TRUE	post oak	Healthy	16.5
1342	15	TRUE	post oak	Healthy	16.5
1343	15	TRUE	post oak	Healthy	16.5
1344	15	TRUE	post oak	Healthy	16.5
1345	15	TRUE	post oak	Healthy	16.5
1346	15	TRUE	post oak	Healthy	16.5
1347	15	TRUE	post oak	Healthy	16.5
1348	18	TRUE	post oak	Healthy	14.3
1349	18	TRUE	post oak	Healthy	10.7
1350	18	TRUE	post oak	Healthy	10.9

Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
1351	25	TRUE	post oak	Healthy	17.8
1352	25	TRUE	post oak	Healthy	17.8
1353	12	TRUE	post oak	Healthy	7.2
1354	20	TRUE	post oak	Healthy	19.2
1355	15	TRUE	post oak	Healthy	11.4
1356	20	TRUE	post oak	Healthy	13.5
1361	21	TRUE	post oak	Healthy	10.9
1362	12	TRUE	post oak	Healthy	10.1
1363	25	TRUE	post oak	Healthy	16.9
1364	30	TRUE	post oak	Healthy	18.5
1365	18	TRUE	post oak	Healthy	12.1
1366	30	TRUE	post oak	Healthy	23
1367	25	TRUE	post oak	Healthy	24.2
1368	10	TRUE	gum bumelia	Healthy	11.2
1369	15	TRUE	post oak	Healthy	17.6
1370	18	TRUE	post oak	Healthy	14.8
1371	18	TRUE	post oak	Healthy	12.9
1372	45	TRUE	post oak	Healthy	36.6
1373	45	TRUE	post oak	Healthy	36.6
1374	12	TRUE	post oak	Healthy	10.9
1377	30	TRUE	post oak	Healthy	19.9
1378	20	TRUE	post oak	Healthy	21.2
1379	18	TRUE	post oak	Healthy	13.5
1393	15	TRUE	Bradford pear	Healthy	8.6
1394	15	TRUE	Bradford pear	Healthy	19.8
1395	15	TRUE	Bradford pear	Healthy	16.5
1396	15	TRUE	Bradford pear	Healthy	16.5
1397	10	TRUE	gum bumelia	Healthy	9.6
1398	12	TRUE	gum bumelia	Healthy	11.3
1399	35	TRUE	American elm	Healthy	28.8
1400	35	TRUE	Bradford pear	Healthy	81.7
1401	12	TRUE	Bradford pear	Healthy	8.5
1402	15	TRUE	post oak	Healthy	11.3
1403	10	TRUE	gum bumelia	Healthy	6.4
1404	18	TRUE	blackjack oak	Healthy	23.6
1405	8	TRUE	post oak	Healthy	10.4
1406	20	TRUE	blackjack oak	Healthy	16.8
1407	18	TRUE	blackjack oak	Healthy	14.8
1408	15	TRUE	blackjack oak	Healthy	11.9
1409	15	TRUE	blackjack oak	Healthy	7.9
1410	20	TRUE	post oak	Healthy	

Removed Trees					
Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
2201	19	TRUE	post oak	Healthy	15.8
2202	23	TRUE	post oak	Healthy	16.9
2203	19	TRUE	post oak	Healthy	14.9
2204	20	TRUE	post oak	Healthy	21.2
2205	6	TRUE	cedar elm	Healthy	6.2
2206	23	TRUE	cedar elm	Healthy	19.9
2207	14	TRUE	post oak	Healthy	15.2
2208	11	TRUE	post oak	Healthy	10.6
2209	14	TRUE	post oak	Healthy	14.8
2210	20	TRUE	post oak	Damaged	26.0
2211	22	TRUE	post oak	Healthy	20.4
2212	13	TRUE	post oak	Healthy	14
2213	12	TRUE	post oak	Damaged	12.5
2214	7	TRUE	blackjack oak	Healthy	6.1
2215	18	TRUE	post oak	Damaged	17.2
2216	13	TRUE	blackjack oak	Damaged	9.8
2217	11	TRUE	post oak	Healthy	9.6
2218	12	TRUE	post oak	Healthy	10.4
2219	19	TRUE	cedar elm	Damaged	16.5
2220	26	TRUE	post oak	Damaged	26.7

Trees in ROW Removed					
Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
13	9	TRUE	post oak	Healthy	10.9
34	15	TRUE	post oak	Healthy	13.7
35	15	TRUE	post oak	Healthy	12
36	15	TRUE	post oak	Healthy	19.5
37	9	TRUE	post oak	Healthy	7.9
49	15	TRUE	post oak	Healthy	12.3
53	15	TRUE	post oak	Healthy	13.9
54	20	TRUE	post oak	Damaged	15.1
55	14	TRUE	post oak	Healthy	11.6
56	12	TRUE	post oak	Healthy	9
61	17	TRUE	post oak	Healthy	11.9
62	14	TRUE	post oak	Healthy	15
63	15	TRUE	post oak	Healthy	14.2
64	6	TRUE	post oak	Healthy	9.4
74	10	TRUE	post oak	Healthy	12.4
75	18	TRUE	post oak	Damaged	25.5
76	10	TRUE	post oak	Healthy	15.6
78	9	TRUE	post oak	Healthy	6.3
79	15	TRUE	post oak	Healthy	13.1
80	11	TRUE	post oak	Healthy	13.7
81	11	TRUE	cedar elm	Healthy	12.4
82	8	TRUE	post oak	Healthy	8.1
83	9	TRUE	post oak	Healthy	6.3
84	13	TRUE	post oak	Damaged	15.6
85	13	TRUE	post oak	Damaged	15.6
109	14	TRUE	post oak	Healthy	13
110	18	TRUE	post oak	Damaged	16
111	10	TRUE	post oak	Damaged	13.5
112	9	TRUE	post oak	Healthy	9.8
113	13	TRUE	cedar elm	Healthy	11.4
114	31	TRUE	post oak	Healthy	28.3
115	17	TRUE	post oak	Healthy	15.6
116	14	TRUE	post oak	Healthy	14.8
120	14	TRUE	post oak	Healthy	13.3
124	12	TRUE	post oak	Healthy	11.5
180	7	TRUE	post oak	Healthy	6.9
199	13	TRUE	post oak	Healthy	12
200	15	TRUE	post oak	Healthy	10.9
201	10	TRUE	blackjack oak	Damaged	10.2
202	15	TRUE	post oak	Healthy	11.6
203	12	TRUE	post oak	Healthy	9.4
204	8	TRUE	post oak	Healthy	6.1
223	22	TRUE	post oak	Healthy	16.5
224	30	TRUE	post oak	Damaged	27.5
225	21	TRUE	post oak	Healthy	14.8
226	16	TRUE	post oak	Healthy	11
227	18	TRUE	post oak	Healthy	15.9
228	13	TRUE	post oak	Healthy	11.8
229	14	TRUE	post oak	Damaged	10.8
230	11	TRUE	post oak	Healthy	9
232	9	TRUE	post oak	Healthy	8.5
233	9	TRUE	post oak	Healthy	9.2
234	14	TRUE	post oak	Healthy	10.4
235	12	TRUE	post oak	Healthy	9.5
236	7	TRUE	post oak	Healthy	7.1
237	16	TRUE	post oak	Healthy	13.8
238	13	TRUE	post oak	Healthy	10.8
239	6	TRUE	post oak	Healthy	6.5
240	8	TRUE	post oak	Healthy	7.3
241	7	TRUE	post oak	Healthy	6.8
242	11	TRUE	post oak	Healthy	9.3
243	10	TRUE	post oak	Healthy	10.2
244	7	TRUE	post oak	Healthy	6.1
245	12	TRUE	post oak	Healthy	9.4
246	11	TRUE	post oak	Healthy	10.9
247	8	TRUE	post oak	Healthy	10.7
248	14	TRUE	post oak	Healthy	11.6
249	10	TRUE	cedar elm	Healthy	9.3
250	10	TRUE	post oak	Healthy	9.3
251	19	TRUE	post oak	Healthy	15.5
253	25	TRUE	post oak	Healthy	18.1
254	17	TRUE	post oak	Healthy	14.5
255	18	TRUE	post oak	Healthy	15.2
450	14	TRUE	post oak	Healthy	10.8
451	15	TRUE	post oak	Healthy	11.6
457	8	TRUE	post oak	Healthy	9
458	12	TRUE	post oak	Healthy	11.3
460	12	TRUE	post oak	Healthy	11.5
460	12	TRUE	post oak	Healthy	12.5
468	15	TRUE	post oak	Healthy	13.2
473	10	TRUE	post oak	Healthy	7.8
474	20	TRUE	post oak	Healthy	17.4
475	21	TRUE	post oak	Healthy	15.7
476	10	TRUE	post oak	Healthy	10.2
477	6	TRUE	post oak	Healthy	7.5
478	10	TRUE	post oak	Healthy	7.5
479	14	TRUE	post oak	Damaged	14.9
480	10	TRUE	post oak	Healthy	10.1
481	14	TRUE	post oak	Healthy	13.7
488	11	TRUE	post oak	Healthy	10.3
489	12	TRUE	post oak	Healthy	12.5
490	10	TRUE	post oak	Healthy	9.3
491	9	TRUE	post oak	Healthy	10.9
492	12	TRUE	post oak	Healthy	14
493	13	TRUE	post oak	Healthy	14.5
494	8	TRUE	post oak	Healthy	9.1
495	12	TRUE	post oak	Healthy	10.3
496	8	TRUE	post oak	Healthy	9.3
498	13	TRUE	post oak	Healthy	12.4
500	15	TRUE	post oak	Healthy	12.6

Trees in ROW Removed					
Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
509	20	TRUE	post oak	Healthy	15.1
510	15	TRUE	post oak	Healthy	12.0
530	12	TRUE	post oak	Healthy	8.8
532	12	TRUE	post oak	Healthy	8.3
545	15	TRUE	post oak	Healthy	10.7
546	15	TRUE	blackjack oak	Healthy	9.7
547	15	TRUE	blackjack oak	Healthy	12.4
548	10	TRUE	post oak	Healthy	7.3
549	15	TRUE	post oak	Healthy	12.9
550	20	TRUE	post oak	Healthy	19.7
551	18	TRUE	post oak	Healthy	13.9
552	12	TRUE	post oak	Healthy	8.1
553	12	TRUE	post oak	Healthy	6.6
554	15	TRUE	post oak	Healthy	11.5
555	20	TRUE	post oak	Healthy	12.8
556	12	TRUE	post oak	Healthy	7.6
569	12	TRUE	post oak	Healthy	9.8
570	12	TRUE	post oak	Healthy	9.9
571	12	TRUE	blackjack oak	Healthy	6.6
572	12	TRUE	post oak	Healthy	9.8
632	8	TRUE	post oak	Healthy	6.9
633	9	TRUE	post oak	Healthy	9.4
634	9	TRUE	post oak	Healthy	8.7
649	18	TRUE	post oak	Healthy	14
656	15	TRUE	post oak	Healthy	7.1
663	12	TRUE	blackjack oak	Healthy	20.4
681	18	TRUE	blackjack oak	Healthy	12.8
682	20	TRUE	post oak	Healthy	22.2
688	20	TRUE	post oak	Healthy	16.4
716	25	TRUE	post oak	Healthy	16
721	12	TRUE	post oak	Healthy	12.7
725	20	TRUE	post oak	Healthy	13.1
728	24	TRUE	post oak	Healthy	16.2
729	10	TRUE	post oak	Healthy	6.2
730	10	TRUE	post oak	Healthy	7.2
731	10	TRUE	post oak	Healthy	13.3
732	18	TRUE	post oak	Healthy	19
772	12	TRUE	post oak	Healthy	8.5
778	15	TRUE	blackjack oak	Healthy	9
779	12	TRUE	post oak	Healthy	16.0
780	15	TRUE	blackjack oak	Healthy	16.2
781	8	TRUE	blackjack oak	Healthy	8.2
784	12	TRUE	blackjack oak	Healthy	12.1
785	15	TRUE	blackjack oak	Healthy	15.9
786	9	TRUE	post oak	Healthy	7.4
787	12	TRUE	blackjack oak	Healthy	8.6
788	10	TRUE	post oak	Healthy	6.5
790	15	TRUE	blackjack oak	Healthy	11.9
791	15	TRUE	blackjack oak	Healthy	11.2
792	9	TRUE	blackjack oak	Healthy	6.6
800	30	TRUE	post oak	Healthy	23.9
807	15	TRUE	blackjack oak	Healthy	13.9
809	16	TRUE	blackjack oak	Healthy	16.2
812	4	TRUE	blackjack oak	Damaged	12.2
815	30	TRUE	post oak	Healthy	19.4
820	15	TRUE	post oak	Healthy	10.1
824	29	TRUE	post oak	Healthy	21.7
825	30	TRUE	post oak	Healthy	25.2
826	18	TRUE	post oak	Healthy	16.2
862	25	TRUE	post oak	Healthy	21.3
863	9	TRUE	post oak	Healthy	8.3
864	10	TRUE	post oak	Healthy	8.6
865	9	TRUE	post oak	Healthy	7.7
866	18	TRUE	post oak	Healthy	14.8
867	12	TRUE	post oak	Healthy	10
868	12	TRUE	post oak	Healthy	11.6
869	18	TRUE	post oak	Healthy	14.7
870	12	TRUE	post oak	Healthy	10.1
871	12	TRUE	post oak	Healthy	10.8
872	12	TRUE	post oak	Healthy	11.9
873	15	TRUE	post oak	Healthy	13
874	20	TRUE	post oak	Healthy	16.9
875	12	TRUE	post oak	Healthy	10.5
876	12	TRUE	post oak	Healthy	9
877	15	TRUE	post oak	Healthy	7.5
878	15	TRUE	post oak	Healthy	10.3
879	15	TRUE	post oak	Healthy	15.5
880	18	TRUE	post oak	Healthy	12.8
882	18	TRUE	post oak	Healthy	11
883	18	TRUE	post oak	Healthy	16.2
884	12	TRUE	post oak	Healthy	8
885	10	TRUE	post oak	Healthy	8.5
886	12	TRUE	blackjack oak	Healthy	8.1
968	15	TRUE	post oak	Healthy	10.6
970	12	TRUE	post oak	Healthy	12
975	12	TRUE	blackjack oak	Healthy	8.4
976	12	TRUE	post oak	Healthy	8.9
977	12	TRUE	post oak	Healthy	9.6
986	12	TRUE	post oak	Healthy	9.5
987	18	TRUE	post oak	Healthy	14.4
988	15	TRUE	blackjack oak	Healthy	10.3
989	20	TRUE	post oak	Healthy	21.5
990	20	TRUE	post oak	Healthy	19.4
991	24	TRUE	post oak	Healthy	12.1
992	12	TRUE	post oak	Healthy	8.7
993	17	TRUE	post oak	Healthy	13
994	30	TRUE	post oak	Damaged	22.1
996	22	TRUE	post oak	Healthy	16.2
997	15	TRUE	post oak	Healthy	15.7
1036	30	TRUE	post oak	Healthy	21.2

Trees in ROW Removed					
Point Number	CanopyRadius	Protected	Species	GeneralCondition	TrunkDiameter
1082	12	TRUE	post oak	Healthy	8.6
1083	10	TRUE	post oak	Healthy	9.3
1084	15	TRUE	post oak	Healthy	11.6
1085	14	TRUE	post oak	Healthy	11
1086	10	TRUE	post oak	Healthy	8
1087	24	TRUE	post oak	Healthy	23.2
1088	12	TRUE	post oak	Healthy	6.6
1089	14	TRUE	post oak	Healthy	10
1090	15	TRUE	post oak	Healthy	10.5
1091	15	TRUE	post oak	Healthy	10
1092	15	TRUE	post oak	Healthy	10.2
1096	20	TRUE	post oak	Healthy	12
1097	12	TRUE	post oak	Healthy	6.2
1098	14	TRUE	post oak	Healthy	8.5
1099	8	TRUE	post oak	Healthy	7.2
1100	1	TRUE	post oak	Healthy	7.1
1101	12	TRUE	post oak	Healthy	11.1
1104	35	TRUE	post oak	Healthy	17
1105	12	TRUE	post oak	Healthy	8
1106	10	TRUE	post oak	Healthy	9.2
1107	25	TRUE	post oak	Healthy	14.5
1108	10	TRUE	post oak	Healthy	7.2
1109	10	TRUE	post oak	Healthy	9
1110	12	TRUE	post oak	Healthy	7
1112	20	TRUE	post oak	Healthy	11.2
1113	25	TRUE	post oak	Healthy	8.6
1114					



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Preliminary Plat Checklist

Project Name: **Ashford Park**

GENERAL INFORMATION

- 1) See **Section 3.03.02. Preliminary Plat** of the Unified Development Code for more information on the preliminary platting process.
- 2) A pre-application conference with City Staff is encouraged, but not required.
- 3) All required materials shall be submitted in both hard copy and electronic formats (Adobe PDF), unless specifically instructed otherwise. All digital items shall be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

APPLICATION CHECKLIST

Item	Applicant	Staff
Completed and Signed Universal Application Form - One (1) paper copy and one (1) PDF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application Fee (Page 89)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of Intent - One (1) paper copy and one (1) PDF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tax Certificates from Denton County indicating that City taxes are current (http://dentoncounty.com/Departments/Tax-Assessor-Collector/Property-Tax/Tax-Certificates.aspx) - One (1) paper copy and one (1) PDF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current title commitment issued by a title insurance company, a title opinion letter or some other acceptable proof of ownership - One (1) paper copy and one (1) PDF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Required Documentation		
Three (3) sets of folded preliminary plat prints 24" x 36" size sheets Submitted Electronically	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Three (3) sets of preliminary water, wastewater, and drainage plans 24" x 36" size sheets Submitted Electronically	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Formatting Requirements		
Scale of 1" = 100' or larger	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Graphic scale of the drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Legend, if symbols used	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vicinity map with a scale of 1" = 2,000' or larger covering area of at least one (1) mile	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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All Park and Trail dedication must be approved by City Council. For residentially zoned properties, proof of the City Council's approval of the Park and Trail Dedications (see UDC Section 3.05.10.).

Reference PD-57 Section indicating that City Council approved the Amenity Center/lot, list specific HOA lots with preserved Protected Trees Grove/Habitat, amenitized detention basins, and trails along Lake Sharon and Parkridge Drive as satisfying Park and Trail requirements of UDC Section 3.05.10

Preliminary Plat Title Block Elements

Name of proposed development		
Subdivision name		
Lot and block numbers		
Survey name and abstract number		
Gross acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of preparation and date of any revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Graphic Elements to be shown on Preliminary Plat		
Titled "Preliminary Plat"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signature block for the Planning and Zoning Commission Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seal and signature of the licensed Professional Engineer in the State of Texas who prepared the plat Preliminary Seal used since preliminary plat is not meant to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, address, phone number, and email address of the developer, engineer, or surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Label continuous and adjacent properties around proposed development (lots, blocks, tracts, abstracts, names, owners, platted or unplatted, existing zoning and proposed land use designation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
City and County limit lines, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing structures, indicating whether any structures will be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Legal description of the property (metes and bounds description)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monument locations, materials, and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot area and dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot and block numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Required building setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Use the current City of Corinth benchmarks (https://www.cityofcorinth.com/planning-development/page/city-benchmarks)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name the responsible entity for the operation and maintenance of any building, park, equipment, pools, planting, lawns, or legal interests if it is proposed that they are to be shared by owners of the real property within the subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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Subdivision boundary lines accurate in scale indicated by heavy lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bearing and length of each boundary line	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of numbers and dimensions of existing blocks, lots, building lines, water courses, ravines, bridges, culverts, and present structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary line, accurate to scale, of the subject tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tract designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Primary control points of descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location, dimensions and names of all existing and proposed ROW's alleys, reservations, easements, or other ROWs within the proposed subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All existing, recorded and proposed residential lots, parks, public areas, permanent structures within or contiguous with the proposed subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ROW dedication in conformance with the Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Layout, building setback lines. including setbacks for water, sanitary sewer, drainage easements and approximate dimensions of lots and blocks, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Identify all lots and blocks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Identify zoning of subject land and adjacent properties and boundary lines of respective zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed densities, lot sizes, and number of residential lots and blocks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage of the individual lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approximate area in parks and in other nonresidential uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Square footage of each lot in the proposed subdivision/development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets and Access Elements		
Label all existing and proposed streets in the proposed and abutting subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All streets shall conform to Corinth Design Criteria and the Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Radius of the curve shall be shown, lots facing on curved streets, the chord width of the lot at the front building setback line shall be shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Provide cross-sections of proposed streets showing the width of pavement, type of pavement, and location and width of sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
For any property to be subdivided, the City may require that the Owner provides, at the Owner's expense, a traffic study of the proposed development. One (1) paper copy and one (1) PDF of this study shall be submitted for review concurrently with the submittal of the Preliminary Plat.	N/A <input type="checkbox"/>	<input type="checkbox"/>
Traffic Threshold worksheet , if warranted - One (1) paper copy and one (1) PDF	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Include proposed street names - name the mews alleys as well

Add note referencing zoning PD-57

Add reference to deeded HOA lots and acreage for passive open spaces parkland/parks (including the amenity center, Protected Tree Grove/Habitat Lots, detention basin lots, and trails) per PD-57as satisfying park and trail requirements. See comment on plat sheet regarding summary table.



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Informational: See City Engineer's note regarding right turn lane on Plat & TIA waiver

Traffic Impact Analysis (TIA), if required by Section 3.05.04.D.	N/A <input type="checkbox"/>	<input type="checkbox"/>
All proposed sidewalks shall be shown on the Preliminary Plat in accordance with the City of Corinth Design Criteria <i>Note provided on preliminary plat and sidewalk shown on typical street sections</i>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Elements (Preliminary Drainage Plan)		
All proposed grading and drainage improvements for the proposed subdivision shall be in accordance with the City of Corinth drainage requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All drainage must be planned in accordance with the City's drainage requirements and the best interests of the immediate and adjacent properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Label all existing and proposed drainage patterns	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Include existing contour lines on basis of two (2) foot intervals or less in terrain with a slope of five (5) percent or more and on a basis of one (1) foot intervals in terrain with a slope of less than five (5) percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All elevations shall be reference to a City benchmark on the same datum and indicate which benchmarks were used on the drawing <i>Benchmarks will be included on Civil Plans</i>	N/A <input type="checkbox"/>	<input type="checkbox"/>
Any proposed changes in topography shall be shown by proposed contour lines on a basis of five (5) foot intervals in terrain with a slope of five (5) percent or more, and on a basis of one (1) foot intervals in terrain with a slope of less than five (5) percent	<input type="checkbox"/>	<input type="checkbox"/>
Description of contributing drainage areas or basins which drain to the proposed subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Area, slope, soil types and type of development in the contributing area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All calculations shall be based on ultimate development (based on the zoning designation) of the contributing drainage areas of basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of existing drainage facilities or appurtenances for drainage such as pipes, inlets, culverts, and bridges	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage area map indicating drainage areas, and calculated run-off, and points of concentration from proposed development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location, dimension, description, and flow line of existing drainage structures and the location, flow line and floodplain boundaries of existing water courses within the subdivision or contiguous tracts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Width of all existing and proposed drainage easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All easements for proposed on and off drainage facilities shall be sized to accommodate those facilities required for ultimate development within the watershed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A Preliminary Storm Water Management Plan (SWMP) identifying permanent water quality feature opportunities for the development. The Preliminary SWMP and the Preliminary Drainage Plan may be shown on the same sheet. The Preliminary SWMP must comply with the standards and criteria outlined in the UDC, Engineering Standards Manual, and the Municipal Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Utilities Elements (Preliminary Utility Plan)		
Location of all existing sanitary sewer, water mains, storm sewers, gas mains, electric lines, telephone lines, culverts, or other underground and overhead structures or utilities within the tract and immediately adjacent thereto with pipe sizes, grades and locations indicated. <i>Grades and elevations to be provided with final design & civil plans, where applicable.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Size and location of all proposed water distribution mains, including valves and fire hydrants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Include proposed typical for trails. Note that a public pedestrian access easement for trails and sidewalks if outside of ROW.

Benchmark for Prelim

Proposed grading to be completed at time of final design & civil plans

Preliminary grading required at this time



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Location and size of all proposed sanitary sewer mains, including manholes, preliminary grades for each main between manholes, and the depth at each manhole.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Franchise Utilities Elements (Preliminary Utility Plan)	Grades of sewer lines to be determined at time of final design & civil plans. Grades of all lines will meet minimum/maximum per city criteria	
The developer shall provide the City of Corinth letters from the franchise utility companies (telephone, electric, cable, gas, etc.) confirming that the franchise utility companies have been provided adequate easements for their utilities. These letters shall be submitted with the Preliminary Plat.	<input checked="" type="checkbox"/>	Missing Spectrum
Floodplain Study		
The City may require that the owner provide, at the owner's expense, a floodplain study of the proposed development. If proposed development lies within a flood hazard area as delineated by the current Flood Insurance Rate Maps as provided by FEMA, then a Floodplain permit is required. <i>Previously Submitted.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree survey or tree protection plan as outlined by Section 2.09.02. Tree Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional items as requested by the Planning & Zoning Commission, City Council, or City Staff	<input type="checkbox"/>	<input type="checkbox"/>

Need to resubmit per prior comments

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submitted materials. Further, I have included any required conditions of an approved rezoning, plat development (PD) zoning, special use permit, variance, or special exception or development agreement.


Applicant's Signature

2/22/21
Date

Tree Protection Plan must reflect an approved Alternative Compliance - Tree Preservation Approval by City Council - Preliminary Plat Approval is subject to Alternative Compliance Approval.

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.


Design Engineer's Signature

2/11/21
Date

Bryan Moody, P.E. 107573
Print Name & License Number

Kimley-Horn, Firm #928
Firm & Registration Number

Informational: While not a specific requirement on the Preliminary Plat checklist, CC&Rs are required to be approved and recorded prior to Final Plat Approval. Please provide draft HOA document so that Staff/City Attorney can review and comment. Include language that is unique to the Ashford Park project e.g., discussing trails and amenities (benches, landscaping, lighting) around detention basins, HOA lots with Protected Trees with care as set forth in PD-57 language, Amenity center, etc.



February 18, 2021

Helen-Eve Beadle
Director of Planning and Development
City of Corinth
3300 Corinth Parkway
Corinth, TX 76208

RE: *Ashford Park – Preliminary Plat Submittal – Letter of Intent*

Ms. Beadle:

The purpose of this submittal is for the review and approval of the Preliminary Plat.

The proposed Ashford Park Development is generally located north of the intersection of Lake Sharon Drive and Parkridge Drive and totals approximately 80 acres. It consists of 437 single family residential lots and associated open spaces.

Please contact me at (469) 914-8720 or bryan.moody@kimley-horn.com should you have any questions.

Sincerely,

Bryan Moody, P.E.
Project Manager

The total acreage and number of overall dwelling units does not match unit count on Preliminary Plat. Please clarify intent if otherwise.

Attachments for Review:

- Preliminary Plat

Supplemental Attachments:

- Universal Application
- Checklist
- Title Commitments
- Tax Statements
- Oncor Will serve Letter
- Traffic Threshold Worksheet