

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, September 09, 2024 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

- A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- B. PLEDGE OF ALLEGIANCE**
- C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**
- D. BUSINESS AGENDA**

1. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Tri Pointe Homes DFW LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family for the development of ±234 lots on approximately ±48.4 acres located at 3790 Parkridge Drive. (Case No. ZAPD24-0006 Enclave at Canyon Ranch)

- E. DIRECTOR'S REPORT**
- F. ADJOURNMENT**

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City's attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the 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, September 5, 2024 at 5:00 PM.**

A handwritten signature in black ink, appearing to read "Melissa Dailey", is written over a horizontal line.

Melissa Dailey, AICP
Director of Planning and Development Services
City of Corinth, Texas

September 5, 2024
Date of Notice

Corinth City Hall is wheelchair accessible. Person 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



CITY OF CORINTH
Staff Report

Meeting Date:	9/9/2024	Title:	Enclave at Canyon Ranch Planned Development (PD) Rezoning Request (Case No. ZAPD24-0006)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission <p>On July 29, 2024, the Planning & Zoning Commission passed a motion 4-1 recommending approval of the ZAPD24-0003 application to the City Council with two conditions: 1) Nature-based design playground be installed in the central green open space; and 2) All landscaping installed in all open space areas be consistent with principles of Texas SmartScape. On August 8, 2024, the City Council denied the request for rezoning, and subsequently requested an application be put on the agenda for consideration at a future meeting.</p>		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Tri Pointe Homes DFW LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family for the development of ±234 lots on approximately ±48.4 acres located at 3790 Parkridge Drive. (Case No. ZAPD24-0006 Enclave at Canyon Ranch)



Location Map - Case No. ZAPD24-0006

Item Summary/ Background

The Applicant is requesting approval of a Planned Development (PD) rezoning for the development of ±48.4 acres for the construction of ±234 single family detached dwellings on individually platted lots. The proposed Enclave at Canyon Ranch Planned Development is located on the west side of Parkridge Drive, just south of FM 2181. The property consists of approximately 48.34 acres and is currently zoned SF-2. There is an existing house structure located on the western side of the property, as well as two single story frame structures on the western side of the property. The property is bordered by single-family homes, a planned development, commercial property, and two (2) single-family communities. The southern property boundary is bordered by single family homes, zoned SF-2, and undeveloped land, zoned PD-36. Canyon Lake Ranch, zoned PD-36, borders the site along the western property boundary. An undeveloped tract, zoned C-2, borders the site along the northern boundary. Lennon Creek is a community currently being developed and Steeplechase is an existing community, both zoned SF-3 in Hickory Creek, that are across Parkridge Drive to the east of the property.

The Enclave at Canyon Ranch Planned Development will be a single-family residential development that will provide a vibrant, long-lasting, community that blends seamlessly into the surrounding neighborhoods. The Future Land Use designation for this property is Mixed-Residential. The purpose and intent of Mixed- Residential is to build new residential developments that capitalize on existing natural amenities of the land/property through a network of trails with access to creeks, parks, schools, and other civic destination while preserving a majority of creek, floodplain, and open spaces for public access. Enclave at Canyon Ranch will accommodate a trail connection through the community to the trail system between Lennon Creek and Steeplechase, in accordance with the City's Transportation Plan. The density stated in the comprehensive plan for Mixed-Residential is 6-10 units per acre. The proposed density for the Enclave development is 4.83 units per acre. This density is also consistent with the average density of new residential developments in Corinth over the past 10 years. It is anticipated, based on early communications and conceptual plans, that the development along the Long Lake area immediately adjacent to the west will provide additional mix of residential types compatible with the Enclave development and the comprehensive plan for this area.

The proposed based zoning district for Enclave at Canyon Ranch would consist of SF-4, Single Family Residential (Detached). In order to promote desirable housing options and a diversity of housing products for future/existing Corinth residents, the Enclave at Canyon Ranch Planned Development will provide a mix of lot sizes with the following minimums: "40's" (40-foot-wide detached home lots) – minimum lot size of 3,800 square feet, and "45's" (45-foot-wide detached home lots) – minimum lot size of 4,725 square feet. The development will provide 152 40-foot lots and 82 45-foot lots.

The Enclave at Canyon Ranch Planned development will provide the City of Corinth's market with new residential, detached, single-family homes with a maximum gross density of 5 dwelling units per acre as presented in Exhibit "E" – PD Concept Plan. This development will provide an opportunity to address the needs and home preferences for new residents searching for high-quality homes in Corinth.

The Envision Corinth 2040 Comprehensive Plan Master Thoroughfare Plan Mobility and Strategy identifies a new Collector Street and a 6'-10' sidewalk/trail to be located through the subject site, as shown below. The plan further notes that traffic calming measures be considered in order to slow traffic.



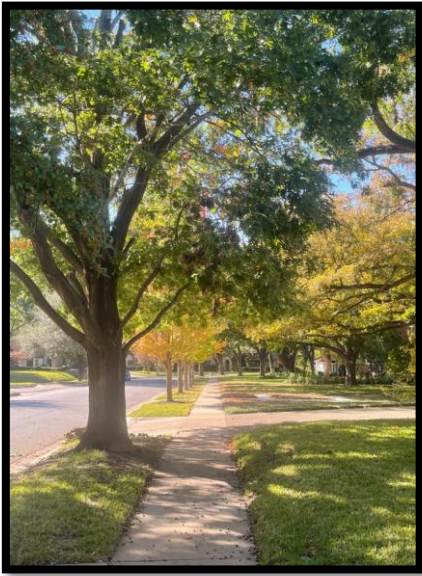
In coordination with the City Staff and adjacent landowners the Enclave at Canyon Ranch concept shows a new collector street shifted to the northern boundary of the subject site rather than through the site. This will improve access to the site as well as increase the capacity to preserve existing natural amenities. This alignment will also provide beneficial access and additional frontage to the commercial property adjacent on the north boundary of the Enclave at Canyon Ranch development.



Enclave at Canyon Ranch proposed concept/landscape plan

The development proposes Patio lots (45’ wide) designed with front entry garages while the Cottage Home Lots (40’ wide) are alley served. The Cottage Home Lots are designed following the principles of new urbanism with shorter front yard setbacks, front porches, on-street parking, and alley served garages. A central green space is planned as well as green space along the western and southern edges of the development. Amenities planned in the green space include a trail winding through existing trees, a fishing dock, gazebo and benches, and a nature-based design playground equipment that will be inclusive for children of all abilities will be located in the central open space that is adjacent to Street C.

The landscape design includes shade trees within the public right-of-way (within the landscape strip between curb and sidewalk) to create a tree-lined parkway and trees located in bulb outs along streets where cottages are located. The location of street trees was requested by staff as a design enhancement to create a more walkable and inviting streetscape. The addition of bulb-out areas promotes traffic calming and enhances the overall aesthetic of the streetscape. The images below are examples of established tree-lined streets.



Example: Tree-lined Streets – Create “Linear Park-like” Streetscape

Front yard landscaping for all homes and any landscape installed in open space areas in the development will incorporate principles of Texas SmartScape, which is landscaping that is specifically designed to use native and adapted plants that provide beauty as well as economic and environmental benefit. A SmartScape contains plants that are “smart” for North Texas because they can thrive and adapt to local weather conditions and use less water, fertilizers and pesticides while attracting interesting wildlife such as hummingbirds and butterflies.

Access to the development would be four streets along the eastern edge of the development at Parkridge Drive. This is consistent with the comprehensive plan goal for this type of development to provide a grid street pattern that disperses traffic and creates a more walkable neighborhood.

Unique Design Standards

As stated in UDC Subsection 2.06.03, the purpose of a PD District is to “... encourage quality and better development in the city by allowing flexibility in planning and development projects... and permit new or innovative concepts in land utilization and or diversification that could not be achieved through the traditional [base] zoning districts.”

The following table provides a summary of key design standards unique to the Enclave at Canyon Ranch PD that either deviate from the current UDC regulations or are offered as additional provisions to create an innovative and unique project. These additional provisions are in keeping with the Envision 2040 Comprehensive Plan Land Use and Development Strategies for the Neighborhood Land Use and promote “Traditional Neighborhood Design and New Urbanism Concepts”.

	SF-4 Base:	Dimensional Standards/Modification:	
		40’ Lots	45’ Lots
Front Yard Setback	25’	7.5’	10-20’(1)
Side Yard Setback:			
Interior Lot	5’	5’	5’
Corner Lot	15’	10’	10’
Rear Yard Setback	20’	5’	10’

Garage Setback	25'	5' (rear entry) With Concrete Apron	20'
Minimum Lot Area	7,500 SF	3,800 SF	4,725 SF
Maximum Density	N/A	N/A	N/A
Minimum Lot Width:	70' at building line	40'	45'
Minimum Lot Depth	100'	95'	105' (115' typical)
Minimum Floor Area	1,500 sq. ft.	1,400 sq. ft.	1,500 sq. ft.
Maximum Height (feet/stories)	35' / 2.5	36' / 2.5	36' / 2.5
Maximum Building Area (all buildings)	30%	75%	70%

Note that the proposed standards are further described in the attached Enclave at Canyon Ranch PD Design Statement and include justification statements for the requests.

Compliance with the Comprehensive Plan

The rezoning request for the subject property is in accordance with the Land Use and Development Strategy designation, Mixed-Residential, as set forth in the Envision Corinth 2040 Comprehensive Plan. The purpose and intent of Mixed-Residential is to build new residential developments that capitalize on existing natural amenities of the land/property through a network of trails with access to creeks, parks, schools, and other civic destination while preserving a majority of creek, floodplain, and open spaces for public access. Enclave at Canyon Ranch will accommodate a trail connection through the community winding through existing, mature trees and connecting to the trail system to the east in Hickory Creek and to the future trail system envisioned in the development of the Long Lake property to the west, in accordance with the City’s Transportation Plan. The development includes two single family lot sizes, one front loaded and another rear entry with compatible designs, and the adjacent development to the west will provide additional housing types to result in an area with a wide variety of housing types, meeting the mixed residential intent in the Comprehensive Plan.



Specifically, the proposed Concept Plan design meets the overall intent of the principles outlined in the **Mixed Residential Land Use and Development Strategy*** (see below).

LAND USE AND DEVELOPMENT STRATEGY



MIXED RESIDENTIAL

Purpose and intent

- » New residential development that capitalizes on existing natural amenities of the land/property
- » Network of trails with access to the creeks, parks, schools, shopping, and civic destinations
- » Preserve majority of creek/floodplain or open space frontage for public access

Land use types and density

- » Range of single family from large lot, to patio homes, to townhomes and multi-family transitions to neighborhood commercial
- » Recreation related uses with access to parks and open space
- » Overall residential density of 6 to 10 units per acre

Design priorities

- » Connected streets (grid-like blocks under 600-ft average block face; max. block face to be 1,000 ft.)
- » Streets should maintain view corridors that focus on open space (which allows for both visual and physical access)

- » Network of connected parks and trails
- » Architectural design recommendations to ensure quality neighborhoods
- » Transparent fencing alongside parks and open space
- » Access to creeks, open space, and parks
- » Single loaded roads in strategic locations to maximize public access and frontage to creeks and open space

Sustainability priorities

- » Regional or neighborhood scale detention/drainage facilities that serve as amenities with trails, street and development frontages
- » Incorporate trails and sidewalks to maximize walking and biking to parks, schools, and neighborhood retail
- » Design of new streets and infrastructure to incorporate appropriate LD elements
- » Allow roof-top solar panels

46

***Excerpt from 2040 Comprehensive Plan, page 46.**

Public Notice

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Lake Dallas ISD.
- The Applicant posted several “Notice of Zoning Change” signs around the perimeter of the site.
- The Public Hearing notice was posted on the City’s Website.

Letters of Support/Protest

As of the date of this report, the City has received no letters of support or opposition. See Attachment 2 – 200’ Buffer Exhibit and Correspondence from Property Owners within 200 feet of the Subject Property

Staff Recommendation

Staff recommends approval as presented.

Motion

“I move to recommend approval of Case No. ZAPD24-0006 – Enclave at Canyon Ranch Planned Development as presented.

Alternative Actions by the City Council

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request

Supporting Documentation

Attachment 1 – Enclave at Canyon Ranch PD Ordinance and Associated Exhibits

- Exhibit A – Culbertson Property Survey
- Exhibit B – Existing Site Conditions & Tree Coverage
- Exhibit C & D – Planned Development Design Statement
- Exhibit E – PD Concept Plan
- Exhibit F – PD Conceptual Landscape Plan
- Exhibit G – Representative Product Types
- Exhibit H– Shared Infrastructure Exhibit
- Exhibit I – Tree Preservation
- Exhibit J – Typical Street Sections
- Exhibit K – Consent Letter, Shared Infrastructure Agreement

Attachment 2 – 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners within 200 feet of the subject property

ATTACHMENT 1:

Draft Enclave at Canyon Ranch PD Documents

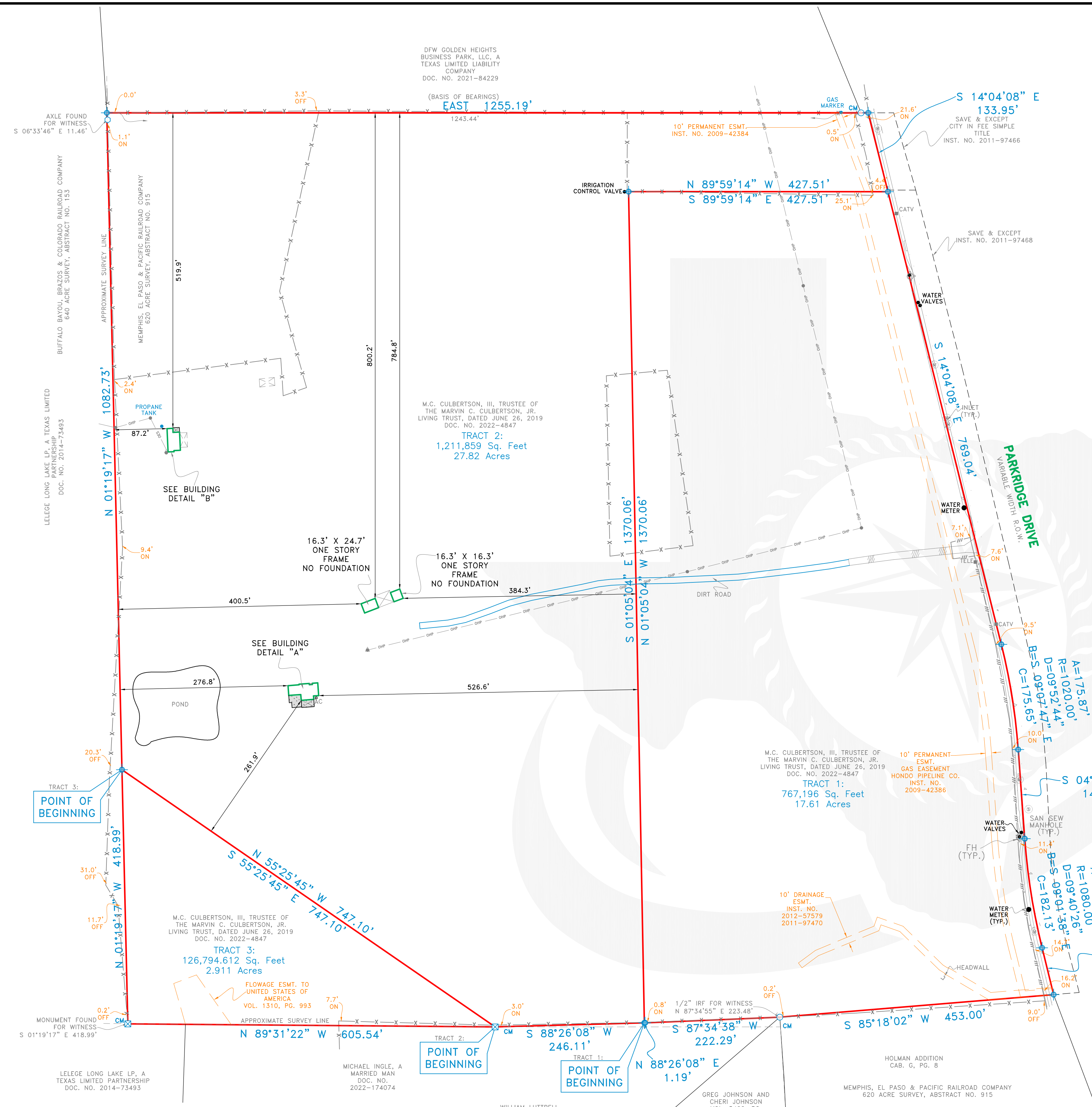
A. PROJECT NAME/TITLE: Enclave at Canyon Ranch

B. LIST OF OWNERS/DEVELOPERS:

- **Owner** - The current property owners of the proposed Culbertson Planned Development site: M.C. Culbertson, III Trustee of the Marvin C. Culbertson, Jr. Living Trust Dated June 26, 2019
- **Developer** – Tri Pointe Homes

Tri Pointe Homes, Inc. is a publicly traded company with headquarters located in California and operations in 10 states, including Arizona, California, Colorado, Maryland, Nevada, North Carolina, South Carolina, Texas, Virginia, Washington, and the District of Columbia. Serving 21 markets, Tri Pointe Homes closed over 5,000 homes in 2023. The Dallas-Fort Worth division has 12 current communities over the DFW metroplex with an average sales price of \$485,000. Tri Pointe Homes, DFW has entitled, developed, and built a wide range of products including duplex, 35' to 50' front entry and rear entry product. Tri Pointe Homes, DFW has earned a strong reputation for building within master planned communities and infill parcels.





3790 Parkridge Drive
TRACT 1:

Being a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract Number 915 in Denton County, Texas, also known as "Tract 1" of those tracts of land conveyed to M.C. Culbertson, III, Trustee, or his successors in trust, under The Marvin C. Culbertson, Jr. Living Trust, dated June 26, 2019, by deed recorded in Document Number 2022-4847, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being in the North line of that tract of land conveyed to Michael Ingle, a married man, by deed recorded in Document Number 2022-174074, Official Public Records, Denton County, Texas, and being a Southeast corner of that tract of land known as "Tract 2" of said Marvin C. Culbertson, Jr. Living Trust Deed, from which a 1/2 inch iron rod found bears North 87 degrees 34 minutes 55 seconds East, a distance of 223.48 feet for witness;

THENCE North 01 degree 05 minutes 04 seconds West, along the East line of said "Tract 2", a distance of 1,370.06 feet to a point for corner, said corner being in an "ell" corner of said "Tract 2";

THENCE South 89 degrees 59 minutes 14 seconds East, along a South line of said "Tract 2", a distance of 427.51 feet to a point for corner, said corner being in the West line of Parkridge Drive (variable width right-of-way);

THENCE the following five bearings and distances along the West line of said Parkridge Drive as follows:

South 14 degrees 04 minutes 08 seconds East, a distance of 769.04 feet to a point for corner, said corner being in a curve to the right, having a radius of 1020.00 feet, a delta of 09 degrees 52 minutes 44 seconds, a chord bearing and distance of South 09 degrees 07 minutes 47 seconds East, 175.65 feet;

THENCE an arc length of 175.87 feet to a point for corner;

South 04 degrees 11 minutes 25 seconds East, a distance of 147.19 feet to a point for corner, said corner being in a curve to the left, having a radius of 1080.00, a delta of 09 degrees 40 minutes 26 seconds, a chord bearing and distance of South 09 degrees 01 minute 38 seconds East, 182.13 feet;

THENCE an arc length of 182.35 feet to a point for corner;

THENCE South 13 degrees 51 minutes 51 seconds East, along the West line of said Parkridge Drive, a distance of 79.42 feet to a point for corner, said corner being the Northeast corner of Holman Addition, an Addition in Denton County, Texas, according to the Plat thereof recorded in Cabinet 6, Page 8, Plat Records, Denton County, Texas;

THENCE South 85 degrees 18 minutes 02 seconds West, along the North line of said Holman Addition, a distance of 453.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Holman Addition and being a North corner of that tract of land conveyed to Greg Johnson and Cheri Johnson, by deed recorded in Volume 5400, Page 10774, Deed Records, Denton County, Texas and being a Northeast corner of aforesaid Ingle tract;

THENCE South 87 degrees 34 minutes 38 seconds West, along the North line of said Ingle tract, a distance of 222.29 feet to a point for corner;

THENCE North 88 degrees 26 minutes 08 seconds East, along the North line of said Ingle tract, a distance of 1.19 feet to the POINT OF BEGINNING and containing 767,196 square feet or 17.61 acres of land.

TRACT 2:

Being a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract Number 915 in Denton County, Texas, also known as "Tract 2" of those tracts of land conveyed to M.C. Culbertson, III, Trustee, or his successors in trust, under The Marvin C. Culbertson, Jr. Living Trust, dated June 26, 2019, by deed recorded in Document Number 2022-4847, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a U.S. Army Corp. of Engineers monument found for corner, said corner being in the North line of that tract of land conveyed to Michael Ingle, a married man, by deed recorded in Document Number 2022-174074, Official Public Records, Denton County, Texas, and being the Southeast corner of that tract of land known as "Tract 3" of said Marvin C. Culbertson, Jr. Living Trust Deed;

THENCE North 55 degrees 25 minutes 45 seconds West, along the Northeast line of said "Tract 3" a distance of 747.10 feet to a point for corner, said corner being in the East line of that tract of land conveyed to Lelege Long Lake LP, a Texas Limited Partnership, by deed recorded in Document Number 2014-73493, Official Public Records, Denton County, Texas;

THENCE North 01 degree 19 minutes 17 seconds West, along the East line of said Lelege Long Lake tract, a distance of 1,082.73 feet to a point for corner, said corner being the Southwest corner of that tract of land conveyed to DFW Golden Heights Business Park, LLC, by deed recorded in Document Number 2021-84229, Official Public Records, Denton County, Texas, from which an axle found bears South 06 degrees 33 minutes 46 seconds East, a distance of 11.46 feet for witness;

THENCE East, along the South line of said DFW Golden Heights Business Park, LLC tract, passing at a distance of 1,243.44 feet to a 1/2 inch iron rod found on line for reference, continue at a total distance of 1255.19 feet to a point for corner, same being the Southeast corner of said DFW Golden Heights Business Park, LLC tract and being in the West line of Parkridge Drive (variable width right-of-way);

THENCE South 14 degrees 04 minutes 08 seconds East, along the West line of said Parkridge Drive, a distance of 133.95 feet to a point for corner, said corner being the Northeast corner of that tract of land known as "Tract 1" of said Marvin C. Culbertson, Jr. Living Trust Deed;

THENCE North 89 degrees 59 minutes 14 seconds West, along the North line of said "Tract 1", a distance of 427.51 feet to a point for corner, said corner being the Northwest corner of said "Tract 1";

THENCE South 01 degree 05 minutes 04 seconds East, along the West line of said "Tract 1", a distance of 1,370.06 feet to a point for corner, said corner being in the North line of said Ingle tract;

THENCE South 88 degrees 26 minutes 08 seconds West, along a North line of said Ingle tract, a distance of 246.11 feet to the POINT OF BEGINNING and containing 1,211,859 square feet or 27.82 acres of land.

TRACT 3:

Being a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract Number 915 in Denton County, Texas, also known as "Tract 3" of those tracts of land conveyed to M.C. Culbertson, III, Trustee, or his successors in trust, under The Marvin C. Culbertson, Jr. Living Trust, dated June 26, 2019, by deed recorded in Document Number 2022-4847, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being in the East line of that tract of land conveyed to Lelege Long Lake LP, a Texas Limited Partnership, by deed recorded in Document Number 2014-73493, Official Public Records, Denton County, Texas and being the Western most Southwest corner of that tract of land known as "Tract 2" of said Marvin C. Culbertson, Jr. Living Trust Deed, from which a monument found bears South 01 degrees 19 minutes 17 seconds East, a distance of 418.99 feet for witness;

THENCE South 55 degrees 25 minutes 45 seconds East, along the Southwest line of said "Tract 2" of said Marvin C. Culbertson, Jr. Living Trust Deed, a distance of 747.10 feet to a U.S. Army Corp. of Engineers monument found for corner, said corner being in the North line of that tract of land conveyed to Michael Ingle, a married man, by deed recorded in Document Number 2022-174074, Official Public Records, Denton County, Texas;

THENCE North 89 degrees 31 minutes 22 seconds West, along a North line of said Ingle tract, a distance of 605.54 feet to a monument found for corner, said corner being the Southeast corner of said Lelege Long Lake tract;

THENCE North 01 degree 19 minutes 17 seconds West, along an East line of said Lelege Long Lake tract, a distance of 418.99 feet to the POINT OF BEGINNING and containing 126,795 square feet or 2.91 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Tri Pointe Homes DFW, L.L.C. A Texas Limited Liability Company, and Old Republic National Title Insurance Company, in connection with the transaction described in G.F. 46131DFW that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat herein is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries indicated and there are no visible and apparent encroachments or protrusions on the ground.

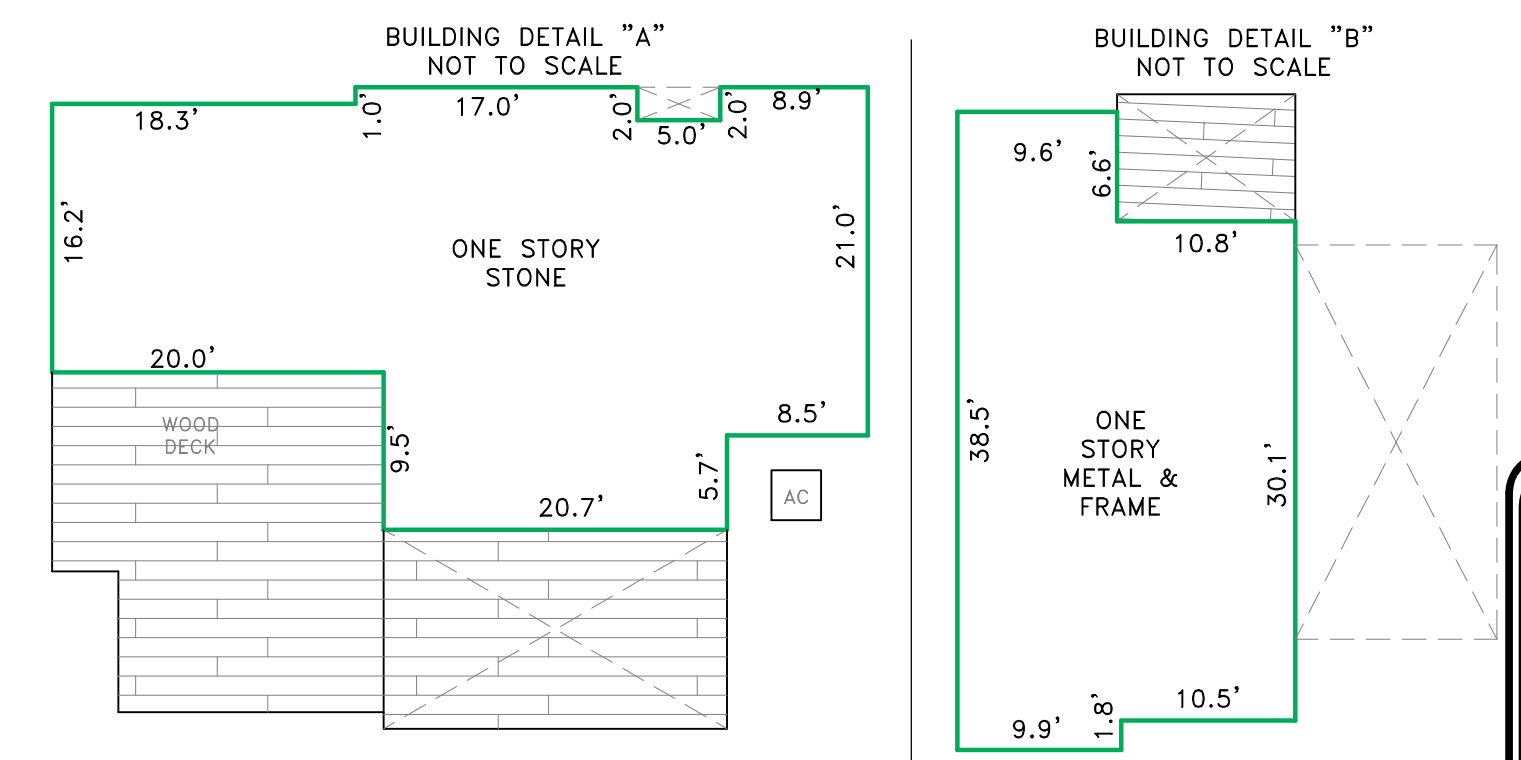
Executed this 20th day of November, 2023

Jonathan M. Quille
Registered Professional Land Surveyor



EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
VOL. 328, PG. 409;
VOL. 460, PG. 169;
VOL. 548, PG. 566

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 1310, PG. 992



NOTE: According to the F.I.R.M. in Map No. 48121C0393H, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

DATE	BY	NOTES
02/13/24	WRV	OBJECTION LTR.

SYMBOL	DESCRIPTION
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
○	FENCE POST CORNER
○	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
○	POINT FOR CORNER
○	GRAVEL/ROCK ROAD OR DRIVE
○	POOL EQUIPMENT
○	COLUMN
○	AIR CONDITIONING
○	FIRE HYDRANT
○	DES - DES
○	CHP - CHP
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	PIRE FENCE
○	COVERED PORCH, DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE

CBG
SURVEYING TEXAS, LLC
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

TRACTS 1, 2 & 3
M.E.P. & P.R.R. CO. SURVEY ABST. NO. 915
DENTON COUNTY, TEXAS
3790 PARKRIDGE DRIVE

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	11/20/2023	1906536-01	SEE CERT	WRV

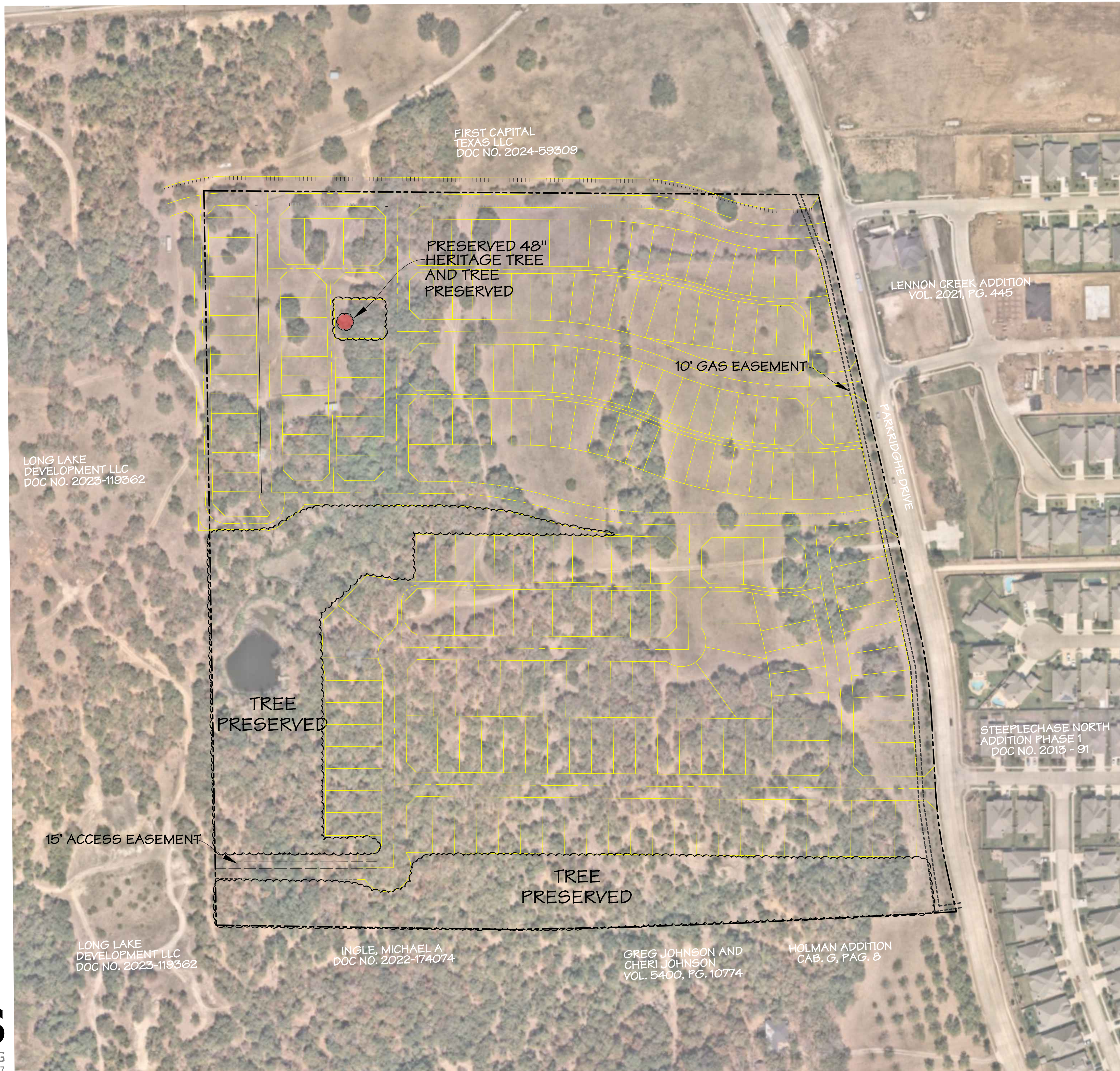
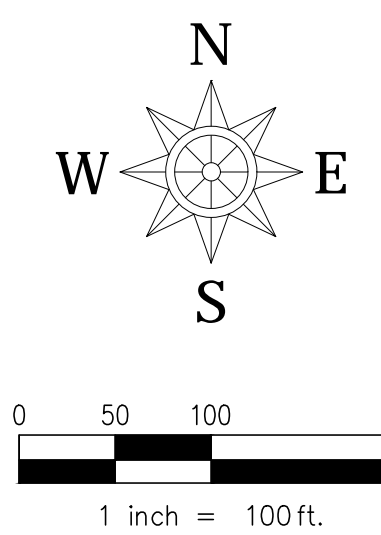


EXHIBIT B
Existing Site Conditions and
Existing Tree Cover to be Preserved

ENCLAVE AT CANYON RANCH
CITY OF CORINTH, DENTON COUNTY, TEXAS

TOTAL RESIDENTIAL LOTS 235
TOTAL OPEN SPACE 9
TOTAL GROSS ACRES 48.341

OUT OF THE
M.E.P. & P.R.R SURVEY, ABSTRACT NO. 915

OWNER / APPLICANT
CULBERTSON, M C III TR
MARVIN C CULBERTSON JR LIVING TRUST
1001 Summer St,
Chattanooga, TN 37405

DEVELOPMENT MANAGER
Tripointe Homes
6201 W Plano Pkwy Suite 160,
Plano, TX 75093
(844) 760-5626

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
(972) 422-0077

Drawing: C:\2023_08\513-230_Corinth_Trest\DWG\ExhibitB\2024_02_20 - Corinth - Exhibit A.dwg Saved By: Gaulton Show Time: 7/15/2024 2:47:29 PM
Plotted by: gaulton Plot Date: 7/15/2024 2:48 PM

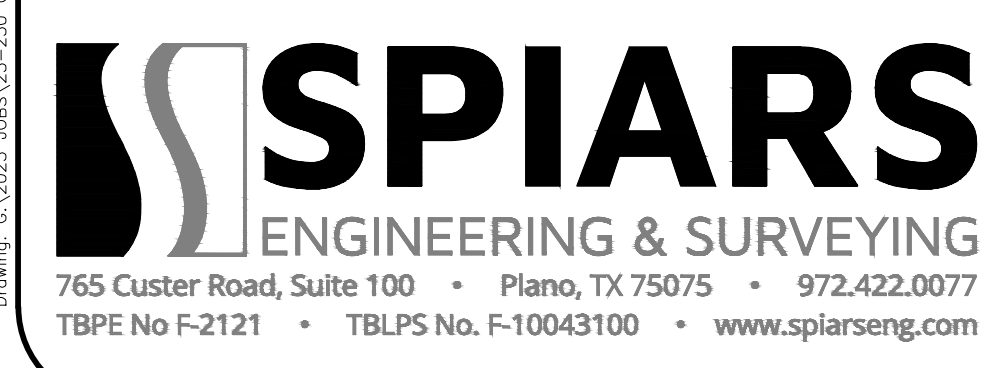
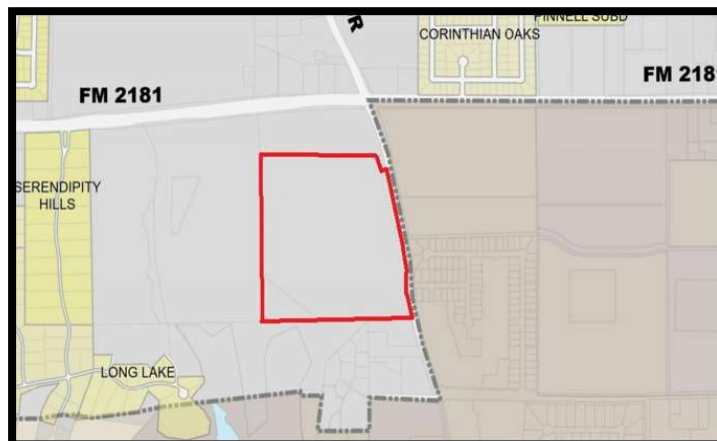


EXHIBIT "C"
PD DESIGN STATEMENT



A. PROJECT ACREAGE AND LOCATION

The proposed Enclave at Canyon Ranch Planned Development is located on the west side of Parkridge Drive, just south of Teasley Drive (FM 2181). The property consists of approximately 48.34 acres. The property is currently zoned SF-2. There is an existing house structure located on the western side of the property, as well as two single story frame structures on the western side of the property. The property is bordered by single-family homes, a planned development, commercial property, and two (2) single-family communities. The southern property boundary is bordered by single family homes, zoned SF-2, and undeveloped land, zoned PD-36. Canyon Lake Ranch, zoned PD-36, borders the site along the western property boundary. An undeveloped tract, zoned C-2, borders the site along the northern boundary. Lennon Creek is a community currently being developed and Steeplechase is an existing community, both zoned SF-3 in Hickory Creek, that are across Parkridge Drive to the east of the property.



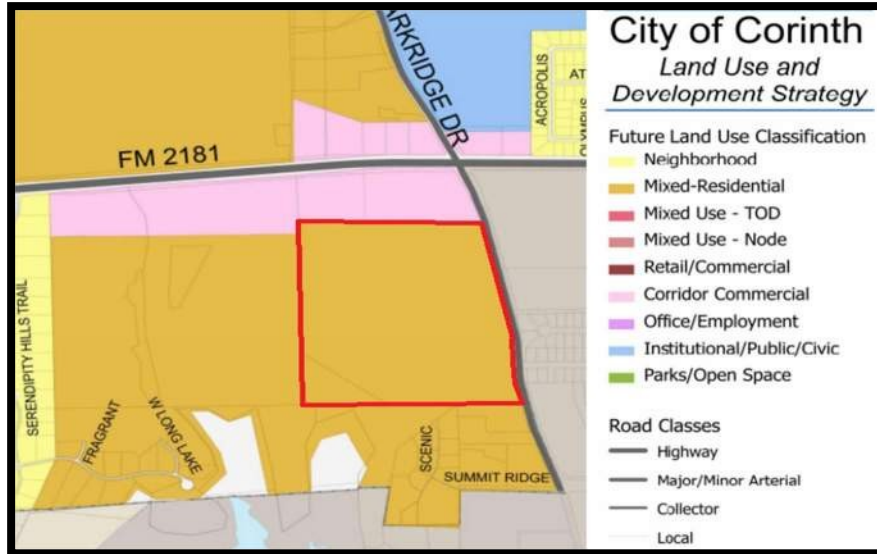


B. EXISTING SITE CONDITIONS (see Exhibit “B” for Existing Conditions)

The property is currently used for residential and agricultural purposes. Below is a brief description of the existing physical characteristics of the property.

1. Elevations & Slope Analysis The highest point of the property is generally located in the northern portion of the property and has an approximate elevation of 610. The site then generally slopes downward toward the southern portion of the property, which has an approximate elevation of 540.
2. Soil Characteristics The soil characteristics of the property are typical of those found in North Texas, specifically those found in the City of Corinth. USDA soil survey identifies three types of soil on our site. Most of the property is comprised of Birome-Rayex-Aubrey complex while the remainder of the site is Gasil fine sandy loam and Konsil fine sandy loam.
3. Tree Cover - Portions of the property are “heavily treed”.
4. Floodplain/Drainage/Wetlands/Pond – A small portion of the southwest corner of the property is located within a floodplain. There are multiple drainage basins on the property and as such natural drainage ways will be utilized as shown in Exhibit “E”. No detention or retention is required on-site per the preliminary flood study analysis. This will be further analyzed during final design of Civil Plans There are two existing ponds on the property that will be in the preserved areas. There is also one Heritage Tree located in the northeastern corner of the property that will be preserved.
5. Other - There is an existing gas easement along Parkridge Drive that will be preserved as open space. If this gas line is inactive and can be abandoned, then the line will be removed during construction and the easement will be abandoned with the Final Plat.

In accordance with the Envision 2040 Comprehensive Plan, adopted in 2020, the site is identified as Mixed Use Residential per the Land Use and Development Strategy with the purpose and intent of supporting new residential communities that capitalize on the existing natural amenities of the land and that preserve the majority of the creek/floodplain/open space for public access. The dwelling units envisioned range from larger lot single family to townhomes and multifamily transitions to neighborhood commercial with density of 6-10 units per acre. Streets are connected grid-like blocks and are designed to provide visual and physical access to open space corridors. Additionally, sustainable priorities include drainage facilities that serve as amenities with trails/street and development frontages.



Additionally, the Envision Corinth 2040 Comprehensive Plan Master Thoroughfare Plan Mobility and Strategy identifies a new Collector Street and a 6'-10' sidewalk/trail to be located through the subject site. The plan further notes that traffic calming measures be considered in order to slow traffic.



In coordination with the City Staff and adjacent landowners the Enclave at Canyon Ranch Concept shows a new Collector Street shifted to the northern boundary of the subject site rather than through the site. This will improve access to the site as well as increase the capacity to preserve existing natural amenities. This alignment will also provide beneficial access and additional frontage to the Commercial Property north of the Enclave at Canyon Ranch tract.

C. PROJECT OVERVIEW / DESCRIPTION

The Enclave at Canyon Ranch Planned Development will be a single-family residential development that will provide a vibrant, long-lasting, community that blends seamlessly into the surrounding neighborhoods.

The Future Land Use designation for this property is Mixed-Residential. The purpose and intent of Mixed- Residential is to build new residential developments that capitalize on existing natural amenities of the land/property through a network of trails with access to creeks, parks, schools, and other civic destination while preserving a majority of creek, floodplain, and open spaces for public access.

Enclave at Canyon Ranch will accommodate a trail connection through the community to the trail system between Lennon Creek and Steeplechase, in accordance with the City’s Transportation Plan.

The proposed based zoning district for Enclave at Canyon Ranch shall consist of SF-4, Single Family Residential (Detached). In order to promote desirable housing options and a diversity of housing products for future/existing Corinth residents, the Enclave at Canyon Ranch Planned Development will provide a mix of lot sizes. Enclave at Canyon Ranch Planned Development lot mix will consist of two (2) different lot size categories with the following minimums: “40’s” (40-foot-wide detached home lots) – minimum lot size of 3,800 square feet, and “45’s” (45-foot-wide detached home lots) – minimum lot size of 4,725 square feet.

The Enclave at Canyon Ranch Planned Development will provide the City of Corinth’s market with new residential, detached, single-family homes with a maximum gross density of 5 dwelling units per acre as presented in Exhibit “E” – PD Concept Plan. This development will provide a great opportunity for a variety of new residents searching for a high-quality home in Corinth.



EXHIBIT “D”
PLANNED DEVELOPMENT STANDARDS

SECTION 1: PURPOSE AND BASE DISTRICT

A. Purpose

The regulations set forth herein provide development standards for single family residential uses within the Enclave at Canyon Ranch Planned Development District No. (“PD-72”). The boundaries of PD-72 are identified by metes and bounds on the Legal Description, Exhibit “D” to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on Exhibit “E” and associated Ancillary Concept Plans. A use that is not expressly authorized herein is expressly prohibited in this PD-72. The regulations set forth herein.

B. Base District

In this PD-72, the “SF-4” Single-Family Residential District (Detached) regulations of the Corinth Unified Development Code (UDC), Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the PD Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

SECTION 2 – USES AND AREA REGULATIONS

A. Purpose

PD-72, Enclave at Canyon Ranch Planned Development is intended to provide a quality residential development taking advantage of the location and concepts outlined in the Envision Corinth 2040 Comprehensive Plan by promoting variation in single-family dwelling types and lot sizes to create a “traditional neighborhood development” following new urbanist concepts while respecting the larger lot transitions of the existing surrounding neighborhoods. The development includes approximately 234 Single-Family Detached lots, as set forth in Exhibit “E” – PD Concept Plan, providing views and access to common open spaces including a large central green space designed to preserve vast groves of existing mature trees and offer open spaces for passive neighborhood gatherings, and trail network linking to several additional passive open space tree preserves in addition to a tree-lined perimeter trail.

The preserved tree area will have natural slopes ranging from 10-50%. The remarkable topography of the preserved area will facilitate the six-foot (6’) trail system that will meander through the trees with locations for benches, trash, and enhanced landscape. Underbrush will be cleaned up and shrubs, ornamental grasses and groundcovers will be used for the enhanced landscape areas. The existing fishing pond in the preserved area will be maintained and will provide a natural amenity for the community to enjoy.

B. Permitted Uses and Use Regulations

In the PD-72 District, no building, or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the SF-4 Single Family Residential District (Detached) regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the SF-4, Single Family Residential (Detached) District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the PD-72 District. The residential building layout shall be in general conformance with the PD Concept Plan shown in Exhibit “E” attached hereto.

C. Dimensional Regulations

UDC Subsection 2.08.04 Residential Dimensional Regulations Chart for the SF-4 Single Family Residential (Detached) District shall apply, except as modified in Table A – Dimensional Requirements below:

Table A – Dimensional Requirements:

	SF-4 Base:	Dimensional Standards/Modification:	
		40’ Lots	45’ Lots
Front Yard Setback	25’	7.5’	10-20’(1)
Side Yard Setback:			
Interior Lot	5’	5’	5’
Corner Lot	15’	10’	10’
Rear Yard Setback	20’	5’	10’
Garage Setback	25’	5’ (rear entry) With Concrete Apron	20’
Minimum Lot Area	7,500 SF	3,800 SF	4,725 SF
Maximum Density	N/A	N/A	N/A
Minimum Lot Width:	70’ at building line	40’	45’
Minimum Lot Depth	100’	95’	105’ (115’ typical)
Minimum Floor Area	1,500 sq. ft.	1,400 sq. ft.	1,500 sq. ft.
Maximum Height (feet/stories)			
	35’/2.5	36’ / 2.5	36’ / 2.5
Maximum Building Area (all buildings)	30%	75%	70%

- (1) 20' Maximum Front Yard Setback for Main Dwelling Facade
- (2) 20' Garage Setback on Front Entry Units.
- (3) 11' minimum and 16' maximum driveway width from street to inner edge of sidewalk.

Justification: These departures from the base district in subsection 2.04 are necessary to provide for the proposed product and are commonly found throughout the Dallas-Fort Worth Metroplex. These departures will also allow the property to be developed in accordance with the overall density outlined in the Envision Corinth 2040 Comprehensive Plan. Additionally, these departures allow for the flexibility needed to incorporate the traffic calming measures described in this PD.

D. Development Standards

Except as otherwise set forth, the Development Standards of Subsection 2.04.04, SF-4, Single Family Residential (Detached) of Subsection 2.04, "Residential Zoning Districts" of the UDC, for the SF-4 Single Family District (Detached and all other requirements of the UDC shall apply to development within PD-72, Enclave at Canyon Ranch.

1. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply, as may be amended.
2. **UDC Subsection 2.09.01 Landscaping Regulations for Attached, and Detached Single Family Developments** shall apply, except as modified below:
 - a. Subsection 2.09.01.B.2.B.(a) and (b) **Required Landscaping and Location of Trees** shall be modified to require, at a minimum, the number, size, and location of Shade Trees for 40' Home Lots and 50' Home Lots as depicted in Exhibit "F" – Conceptual Landscape Plan (where Shade Trees are shown within lots, within the right-of-way, and within Common Open Space X-Lots). The exact location and type of species of said Shade Trees shall be further defined on the detailed Landscape Plan to be submitted with Civil Plans. The detailed Landscape Plan shall serve as a guide for the Builder and City Staff during construction by identifying the species to be planted along each street as well as standards for Shade Trees to be located within the public right-of-way (in the "Parkway," where Parkway is defined as the eight-foot (8') area between the sidewalk and curb), and as located within the respective Lots fronting onto common open space X-Lots (where Shade Trees as shown to be located along the sidewalk/trail). Additionally, the "Parkway" shall be defined to include the six-foot (6') area located between the curb and the sidewalk on along Street A which is being shown on Exhibit "H-Layout A" as an off-site improvement to be dedicated by the adjacent property owner (see Section 3 for additional standards/requirements related to the off-site shared infrastructure improvements). Shade Trees shall be located 30' on center within the aforementioned parkway.
 - i. The Builder shall be responsible for the installation of the Shade Trees associated with each 40' and 45' Lots as described above and depicted on Exhibit "F"— Conceptual Landscape Plan and as shall be further deigned on the Landscape Plans at time of the Civil Plans as noted above. This shall include Shade Trees to be located in the Parkway adjacent to each lot (front and side frontage) and trees shown within the lot or common open space lot, where applicable. The installation of the

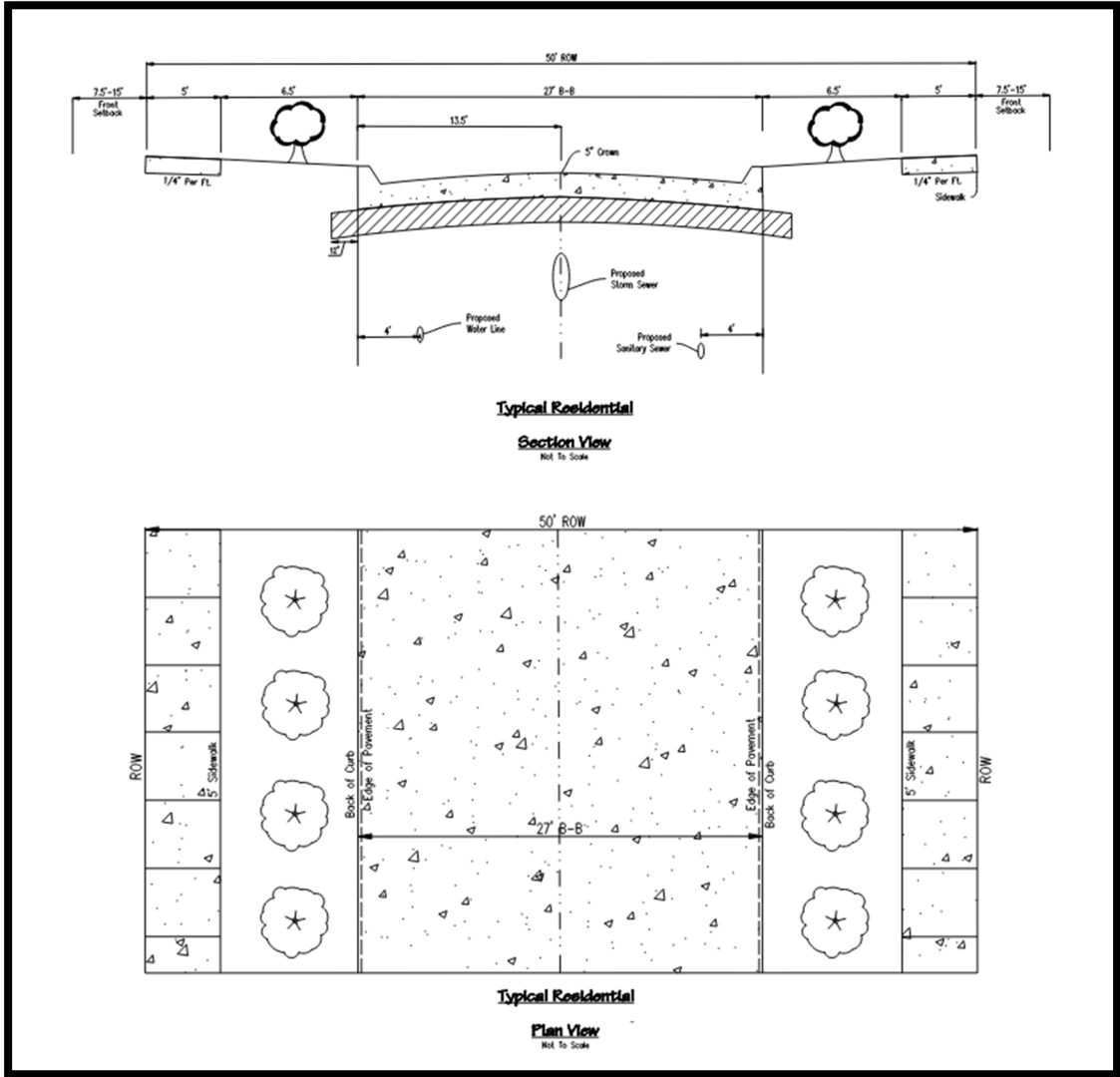
Shade Trees shall be satisfied prior to issuance of Certificate of Occupancy/Building Final. Reference example below illustrating required Shade Tree Plantings for a corner lot and an interior lot.

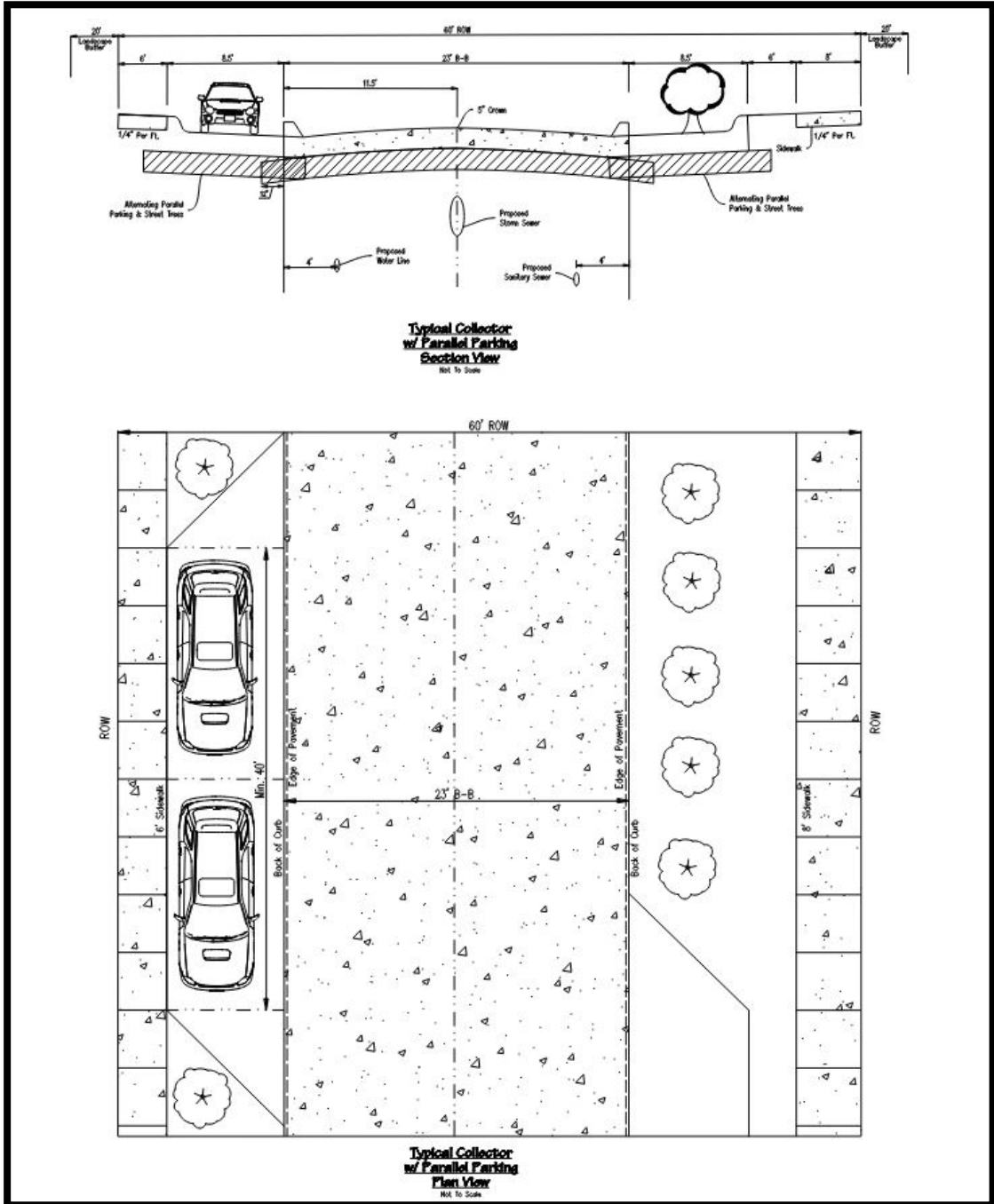


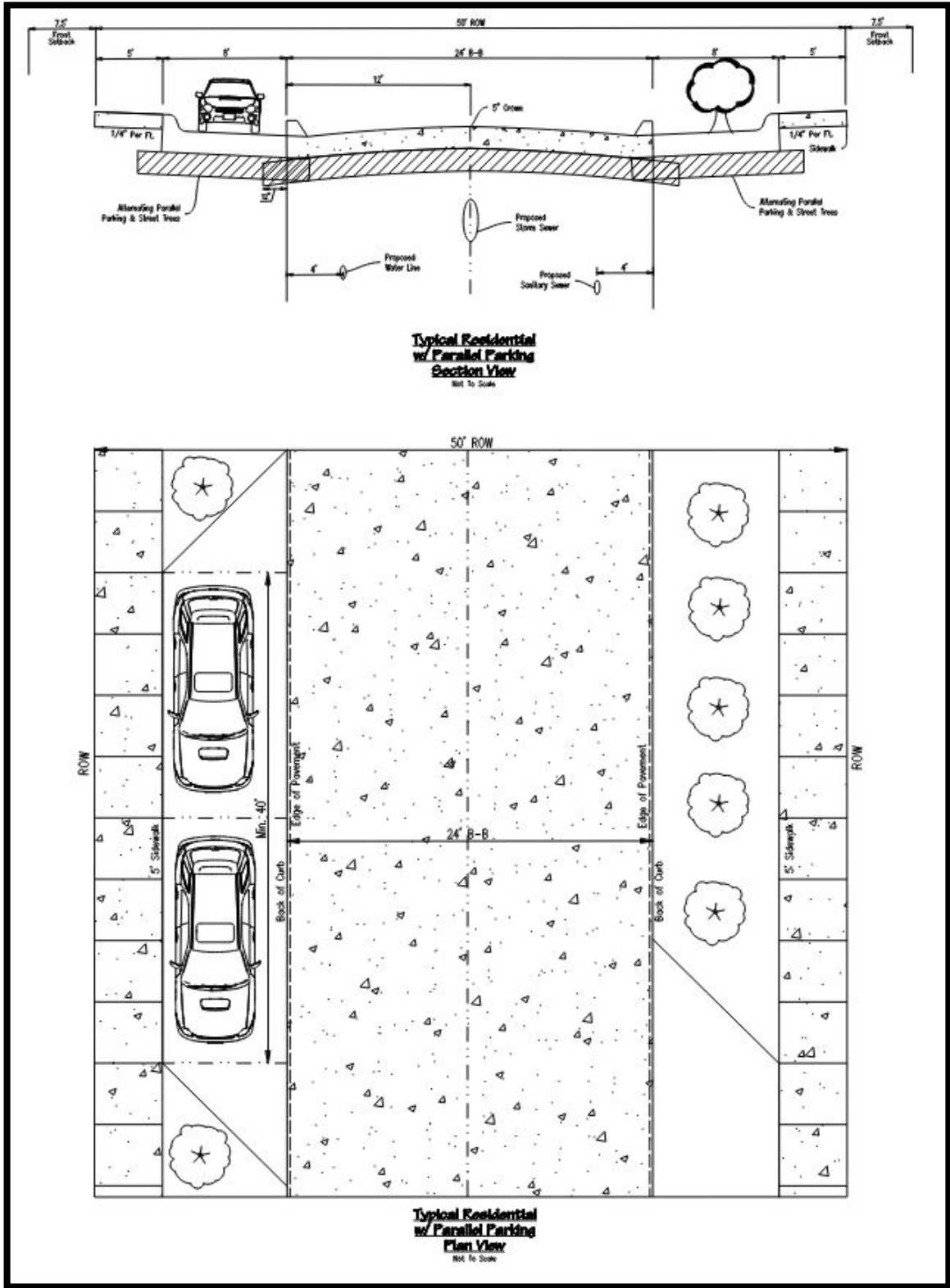
- ii. The Developer shall be responsible for installing Shade Trees within all “Parkway” locations that abut common open space lots and along the northside of Street A (Open Space Lots and Street A Parkway area as shown on Exhibit “E” and shall be further defined in the Landscape Plan to be submitted at time of Civil Plan).
 - iii. 40’ and 45’ Homes shall be subject to the minimum landscape requirements including shrubs and ornamental tree(s) as set forth in Subsection 2.09.01.B. – Requirements for Single Family Attached and Detached Lots except as noted above whereby the required Shade Trees shall be permitted (and shall be required) to be located within the Parkway (departure from B.(b)(1) location of trees) and with the exception that landscape in all front yards shall be consistent with the principles and recommendations of Texas SmartScape landscaping.
- b. All landscaping and Shade Trees within the Parkway and the common open space X-Lots shall be maintained by the Homeowners Association in perpetuity.
 - c. Front yard and common open space lot landscaping shall utilize drought-tolerant, native vegetation in keeping with Texas SmartScape principles.
3. **UDC Subsection 2.09.02 Tree Preservation shall apply, except as modified below:**
- a. The Applicant has agreed to preserve a minimum of 25% of the total Healthy Protected Tree caliper inches on site within Common Open Space Lots (X-Lots) as generally depicted on Exhibit “F”—Conceptual Landscape Plan and Exhibit “I” Tree Preservation Plan which currently depicts a preservation rate of 27.5% as a goal. Recognizing this commitment, 9.49 acres of the Tree Preservation area shall be counted towards satisfying the minimum required Trail and Land Dedication Requirements of UDC Subsection 3.05.10. provided that a minimum 25% percentage of Healthy Protected Tree caliper inches are preserved in perpetuity within the Common Open Space Lots (X-Lots) as referenced herein for minimum preservation and as confirmed at the time of Civil Construction Plans with the submittal of the formal Tree Preservation/Mitigation Plan documents. This rate may rate be reduced by

two percent (2%) with the approval of Director of Planning and Development provided the intent of the Planned Development design is maintained.

- b. Healthy Protected Trees located within the 50' access easement/future street right-of-way as generally depicted on the PD Concept Plan – Exhibit “E” and as further described in Section 3, herein, shall not be counted for purposes of calculating the above saved base percentage rate minimum of 25%. Further, Healthy Protected Trees shown to be preserved within this area are also exempt from receiving preservation credits.
 - c. However, the Healthy Protected Trees located within the access easement/future street right-of-way would be exempt from Mitigation should construction for the future Street connection occur in the future as set forth in Section 3, herein. The exception to this Mitigation exemption is the removal of Healthy Protected Trees that will be removed within the 15' Utility Easement as generally shown on the PD Concept Plan Exhibit “E” which is for the purpose of serving the Enclave at Canyon Ranch development.
4. **UDC Subsection 2.09.03 Vehicular Parking Regulations and Pedestrian Oriented Street Design** shall apply, except as modified below:
- a. Two car garage spaces shall be provided to accommodate off-street parking requirements for single family dwellings.
 - b. On-Street parking shall be provided as generally depicted in **Exhibit “E”—PD Concept Plan** and **Exhibit “F”—Conceptual Landscape Plan**.
 - c. Typical Street Sections are presented below and depict the location of on-street parking spaces, curbs, parkways, street trees, sidewalks, and minimum front yard setbacks. Reference **Exhibit “E” – PD Concept Plan**.







5. **UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, except as modified below:

a. **Garage Doors.** The following requirements shall apply:

- i. The garage door(s) shall not extend in front of the home and shall have a minimum setback of 20 feet. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation. In conjunction with this standard is the minimum/maximum primary façade setback requirement of 10'(minimum) to 20'(maximum) which requires the front porch and/or front façade of the home to define the streetscape.
1. Driveway width shall be a minimum of 11 feet and a maximum of 16 feet wide up to the inner edge of the sidewalk. If the driveway is less than 16' in width, the curb shall be designed with a rolled curb.
 - ii. For any dwelling on a lot less than 45' in width (Typical 40' Lot) at the front building setback line, the garage shall be accessed by the alley
1. A five (5') foot concrete apron area shall be provided in addition to on-street parking as depicted in Exhibit "E"—PD Concept Plan.
 - iii. Garage doors facing the public street shall be "carriage style" with decorative hardwood and windows. Additionally, sconces shall be provided as an architectural amenity along with the carriage style doors. Alley served garage doors are not subject to this provision.
 - iv. The following are examples of carriage style garage doors that generally comply with this section.

The example below complies relative to the sconces and windows. Decorative hardware would be required in addition to what is depicted.



The examples below comply relative to the windows and hardware. Decorative sconces would be required in addition to what is depicted.



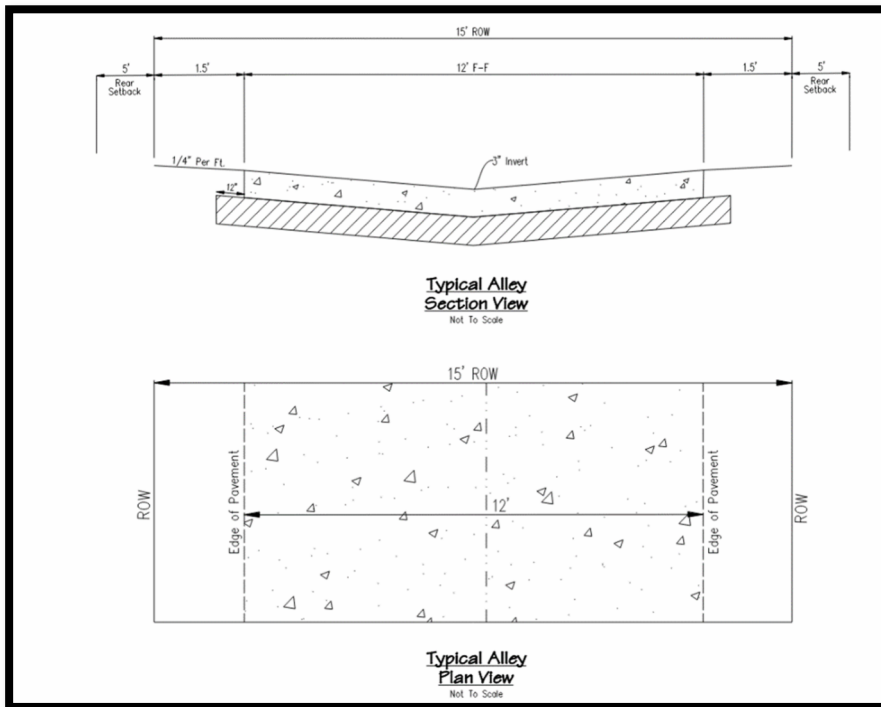
6. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below:

- a. Exterior wall materials – Each façade (excluding doors and windows) shall consist only of masonry construction materials and/or fiber-reinforced cementitious board as presented in Exhibit "E"— Representative Product Types.
- b. Each building shall include at least four of the following architectural elements however a Covered Front Porch shall be required for each front façade for a minimum of every two out of three houses along each side of the block (2/3rds of the houses) to determine the minimum for the ratio (e.g. if 12 houses are located along the south side of a street block, then a minimum of eight of the 12 houses on that side of the street must have a Front Porch):
 - i. Metal roof accents;
 - ii. Dormers;
 - iii. Offsets within each building (a minimum 5 feet to receive credit);
 - iv. Covered Front Porches (a minimum of fifty (50) square feet in size, including the front door entrance area);
 - v. Stoops (a minimum of 2 feet tall by 4 feet wide);
 - vi. Varied roof height in building (a minimum of 10-foot difference)
 - vii. Sconce lighting;
 - viii. Decorative banding or molding;
 - ix. Awnings or canopies
 - x. Front porch columns;
 - xi. Bay windows; and
 - xii. Shutters

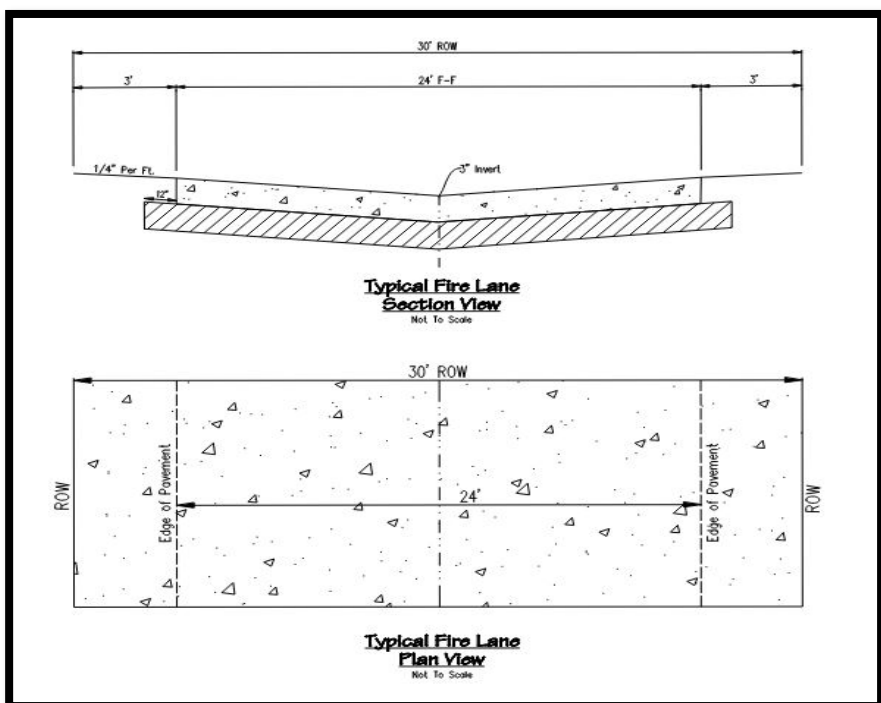
7. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall apply.

8. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.
9. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply. Additionally, the Applicant agrees to install pedestrian lighting approximately 60' on center (in line with the Street Trees) on the Northern Collector Road and Parkridge Drive frontage within the Parkway.
10. **UDC Subsection 4.01 Sign Regulations** shall apply.
11. **UDC Subsection 3.05.05 Alley Standards** shall apply. Note that where a dwelling is located on any lot(s) that fronts along a common open space that exceeds the minimum required Fire Department hose lay distance, said dwelling shall be constructed and designed with automatic residential fire sprinkler systems. A note shall be placed on both the Preliminary and Final Plats indicating the lots within the subdivision subject to this requirement.

a. Typical Alley Section:



b. Typical Fire Lane Alley Section:



12. **UDC Subsection 3.05.09 Lot Standards** shall apply, except that 40' Lots fronting onto Common Open Space X-lots, with rear entry access provided by an alley, shall be allowed, as shown in Exhibit "E".

Justification:

This departure from subsection 3.05.09 of the UDC is necessary to provide a unique design with additional landscaping while continuing to achieve an overall density consistent with the Envision Corinth 2040 Comprehensive Plan. This departure also allows for additional landscaped open space.

13. **UDC Subsection 3.05.10 Park and Trail Dedication** requires that Park and Trail dedication for Residentially Zoned Property be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination shall apply, except as modified below:

- a. Exhibit "E" shows 13.29 acres of common open space land to be owned and maintained in perpetuity by the Homeowners Association. Of that area, 13.29 acres shall satisfy the requirement of Subsection 3.05.10. Amenities within the common open space lots include at a minimum five (5) ornamental metal benches and associated enhanced landscaping located along sidewalks and trails, two (2) shade structures (see representative detail), and an observation pier on the pond as generally depicted on Exhibit "F" – Conceptual Landscape Plan.
- b. Existing Healthy Protected Trees and any required Mitigation Trees to be replanted within common open space lots shall be preserved in perpetuity and cared for by the Homeowner's Association.
- c. Trails, sidewalks, and amenities located within the common open space (X-lots) shall be maintained and replaced in kind in the event of removal, disrepair, and/or destruction as provided for the restrictive covenants. The details of such ownership and maintenance obligation shall be set forth in the covenants and shall be recorded prior to recording of the Final Plat for Phase 1.




- i. Developer shall remove the existing four foot (4') wide sidewalk along Parkridge Drive and construct a new five foot (5') wide sidewalk. A pedestrian public access easement shall be provided should the sidewalk need to be extended outside of the public right-of-way and into the common open space lots (X-lots). Further along Parkridge Drive, the 5' sidewalk shall be relocated to provide a minimum of a 5' Parkway area located between the curb and the sidewalk for the planting of Street Trees to be planted a minimum of 30' on center. The Street Trees shall be in addition to the required Shade Trees necessary to satisfy the planting requirements of within the 15' Landscape Edge Buffer per Subsection 2.09.01.B.2 The Street Trees and the Shade Trees shall create a continuous canopy along Parkridge Drive.
 - ii. Developer shall construct a minimum five foot (5') wide trail system through the common open space lots (X-lots) as generally depicted in Exhibit "F"—Conceptual Landscape Plan with the exception of the trail along Street G which shall be 6'-8' in width and eventually connect to the adjacent property to the west which shall be further defined at time of Civil Plan Set submittal. Where a sidewalk or trail meanders outside of the public right-of-way and into the common open space lots (X-lots), a public pedestrian access easement shall be provided permitting public access along the pedestrian trail system.
 - iii. Bollard lighting shall be provided along the trails within the common open space X- Lots as determined at time of Civil Plans to provide sufficient lighting for safety purposes.
- d. Nature-based design playground shall be installed in the central green open space, with final design to be determined at time of Landscape/Hardscape Plan with the Civil Plan Set.

Justification:

These departures from subsection 3.05.10 of the UDC are necessary to allow the developer to provide inclusive open space that promotes active outdoor activities for all residents of the City of Corinth.

14. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply, except as modified below and further depicted on Exhibit "F" – Conceptual Landscape Plan:

- a. A 6'-0" in height brick thin-wall with 7'-0" in height stone columns, with columns spaced every other lot corner and at wall ends, shall be provided as shown on Exhibit "F".
- b. The following standards shall apply to fencing as noted on Exhibit "F" – Conceptual Landscape Plan and further outlined below:

	6'-0" HT. BRICK SCREENING WALL WITH 7'-0" HT. STONE COLUMNS SPACED EVERY OTHER LOT CORNER AND AT WALL ENDS; BY DEVELOPER.
	6'-0" HT. BOARD ON BOARD WOOD FENCE WITH 7'-0" HT. STONE COLUMNS SPACED EVERY OTHER LOT CORNER AND AT WALL ENDS; BY DEVELOPER.
	6'-0" HT. ORNAMENTAL METAL FENCE INSTALLED BY BUILDER.

SECTION 3: OTHER DEVELOPMENT CONSIDERATIONS

A. Representative Product Type

Exhibit "G" provides a representation of the home model types to be constructed in the Enclave at Canyon Ranch Planned Development according to dwelling type: 40' Homes and 45' Homes.

B. Sidewalks

1. Sidewalk shall be provided by home builders during construction of the home with the exception of sidewalks and trails noted along and within the Common Open Space Lots which shall be installed by the Developer as further noted below.
2. Sidewalk along Parkridge Drive and the Northern Collector may meander within the Landscape Edge Buffer provided with a pedestrian access easement. In no instance shall the sidewalk be located closer than two (2) feet off the curb along Parkridge Drive.
3. Sidewalks and/or trails located along a Common Open Space Lot (X-Lot) shall be installed by the Developer during the installation of infrastructure as depicted in Exhibit "F"—Conceptual Landscape Plan.

C. Authorization for Off-Site Lift Station and Force Main

1. Written authorization by the adjacent property owner has been granted for the offsite lift station and force main as generally shown in Exhibit "H". Developer shall build full lift station and force main per the executed agreement between the Developer and the adjacent property owner (Exhibit "K") and negotiate shared cost with adjacent property owner as a private matter. The alignment of the offsite easement as shown on Exhibit H, which is located outside of the boundary of the subject property, shall be referenced on the Preliminary Plat for the Enclave at Canyon Ranch as an off-site improvement and dedicated at the time of Civil Plan approval by plat or separate instrument and recorded in the records of the Denton County Clerk.

D. Authorization for Off-Site Collector Street (Northern Collector Street and Western Alley).

1. Written authorization has been granted for the Northern Collector Street A and Western Alley per the executed agreement between the Developer and the adjacent property owner (Exhibit "K"), as generally shown in Exhibit "H". Developer shall build full Collector Street and Alley with development of Enclave at Canyon Ranch and will negotiate shared cost with adjacent property owner as a private matter. The alignment of Street A and the Alley, as generally depicted on the PD Concept Plan – Exhibit "E", are subject to additional dedications by adjacent property owner to permit the proposed location of the aforementioned Collector Street A and Alley partially outside of the boundary of the subject property. The rights-of-way shall be referenced on the Preliminary Plat for the Enclave at Canyon Ranch plat as off-site

improvements and dedicated at the time of Civil Plan approval by plat or separate instrument and recorded in the records of the Denton County Clerk.

2. The Developer understands that should the dedication of the rights-of-way not be offered and dedicated by the adjacent property owner, the PD Concept Plan and associated ancillary plans will require a PD Amendment for approval of an alternative design that includes the aforementioned Collector Street A and Alley to be shown wholly within the boundaries of the subject property.
3. The design and construction of the Collector Street A shall be in accordance with the typical as depicted on both the Concept Plan - Exhibit "E" and Conceptual Landscape Plan – Exhibit "F" which includes the installation of Shade Trees within the Parkway.

E. Future Street (extension of Street G to the Western Property Line).

The Developer of Enclave at Canyon Ranch shall dedicate an access easement for the benefit of the adjacent property owner. Should it be determined at the point the adjacent property owner develops the property that a connection to Street G is necessary, the Developer shall by dedication, convert the access easement to right-of-way to allow the adjacent property owner to obtain an additional point of ingress and egress and construct the future street extension of Street G as generally shown on Exhibit "E" – PD Concept Plan. It is understood that the property owner/developer of the adjacent property would be solely responsible for the construction of the future street connection, with there being no requirement for the Developer to construct the extension of Street G with the Enclave at Canyon Ranch development.

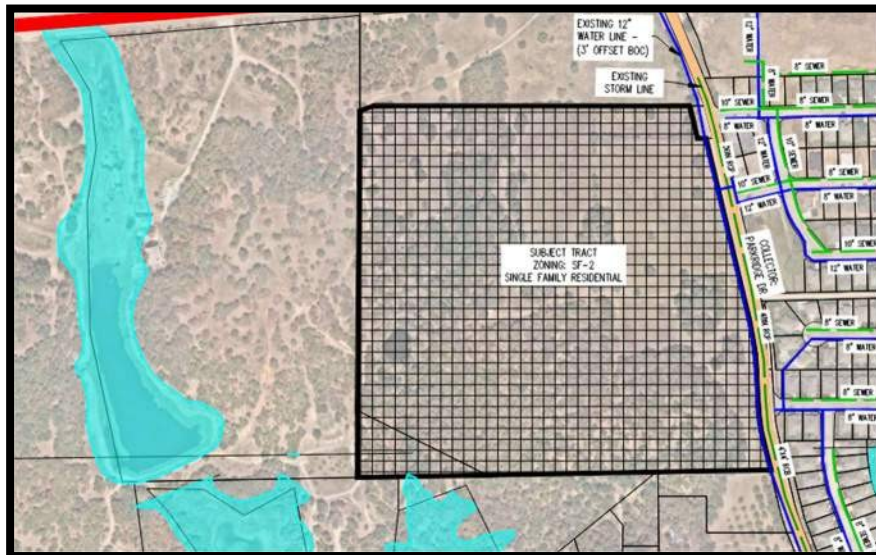
F. Phasing

1. This property will be developed in one (1) phase.

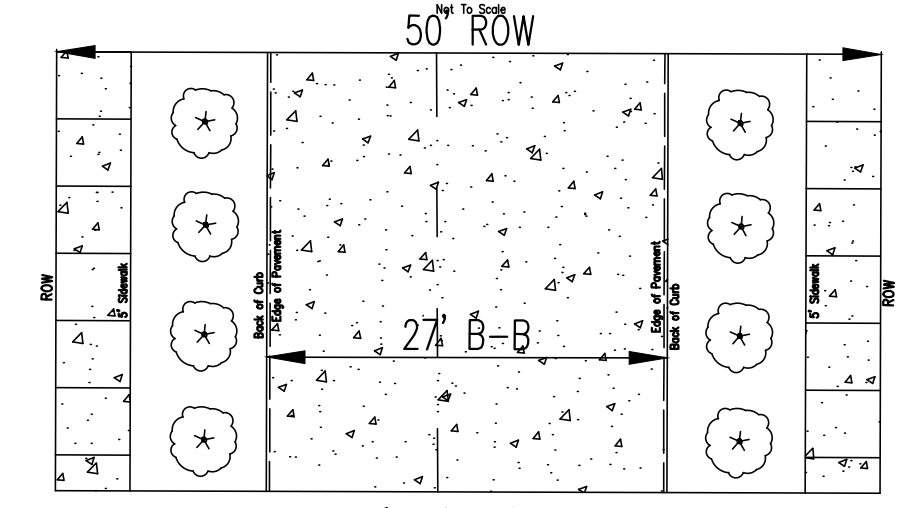
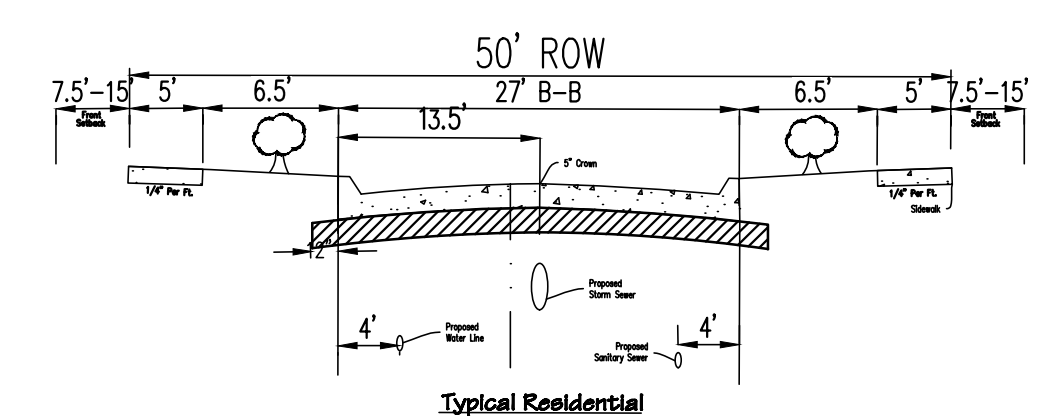
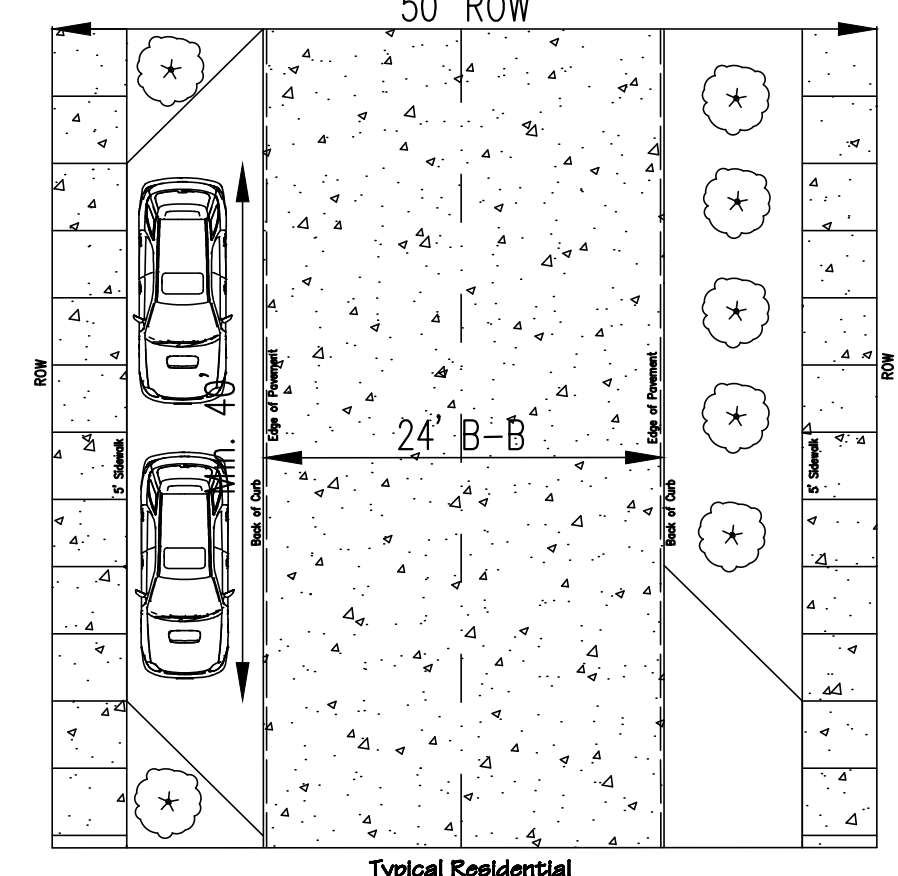
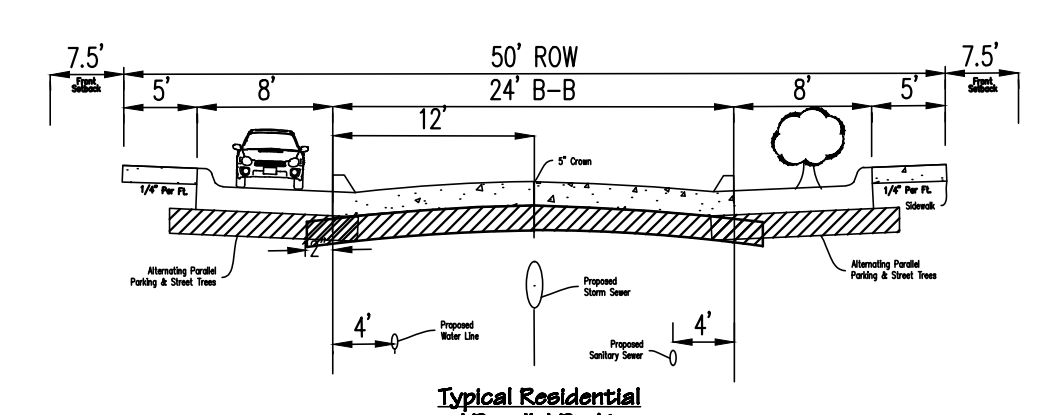
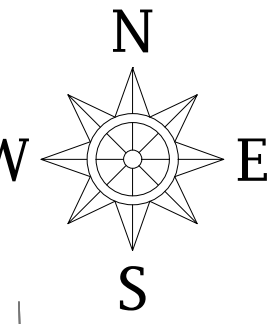
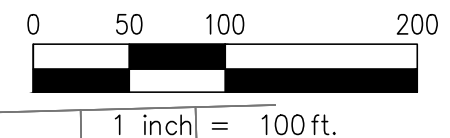
G. Utility Infrastructure/Floodplain and Drainage

1. Electric, Gas, and Telecom utilities will all be installed in a 7.5' Franchise Utility Easement along the front of all homes and within a 5' Franchise Utility Easement along the sideyards where necessary.
2. As shown below (Figure 1), there is a small portion of FEMA floodplain in the southwest corner of the property. The offsite sanitary sewer easement has been shown in the southwest corner of the property. Any proposed drainage will not affect the protected tree groves shown in Exhibit G.

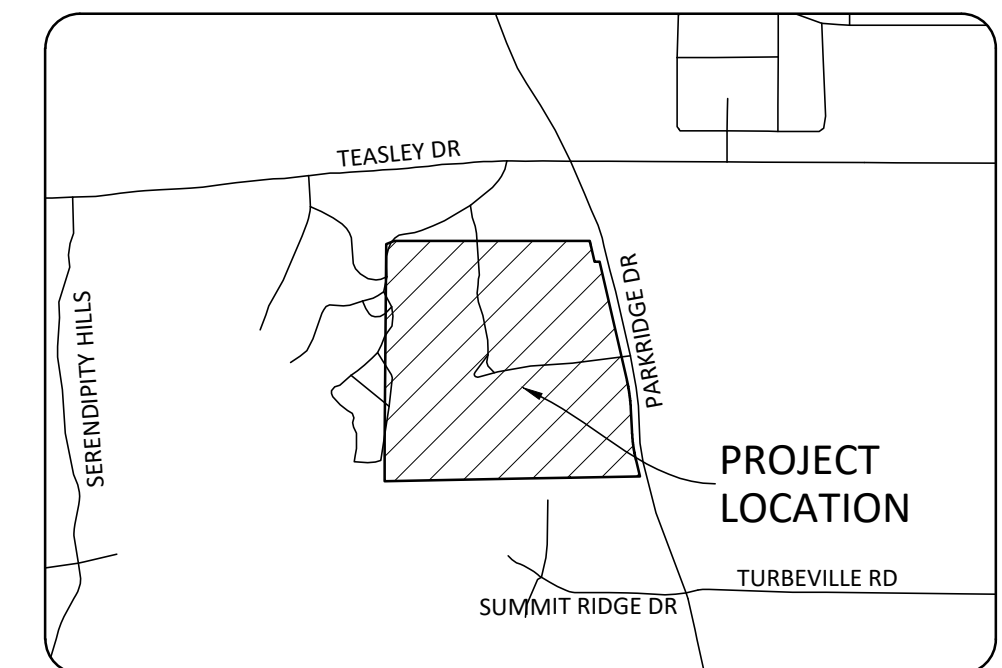
Figure 1 - Existing Utility Infrastructure and Floodplain Map



FIRST CAPITAL TEXAS LLC
DOC NO. 2024-59309



NOTE:
The off-site ROW for Street A and Alley dedication shall be offered for dedication at time of approval of Civil Engineering Plan.
Should the off-site Rights-of-way and Easements not be offered for dedication, the PD Concept Plan and associated ancillary exhibits shall require a PD Amendment to reconfigure the site layout to address utilities and street circulation.



Vicinity Map

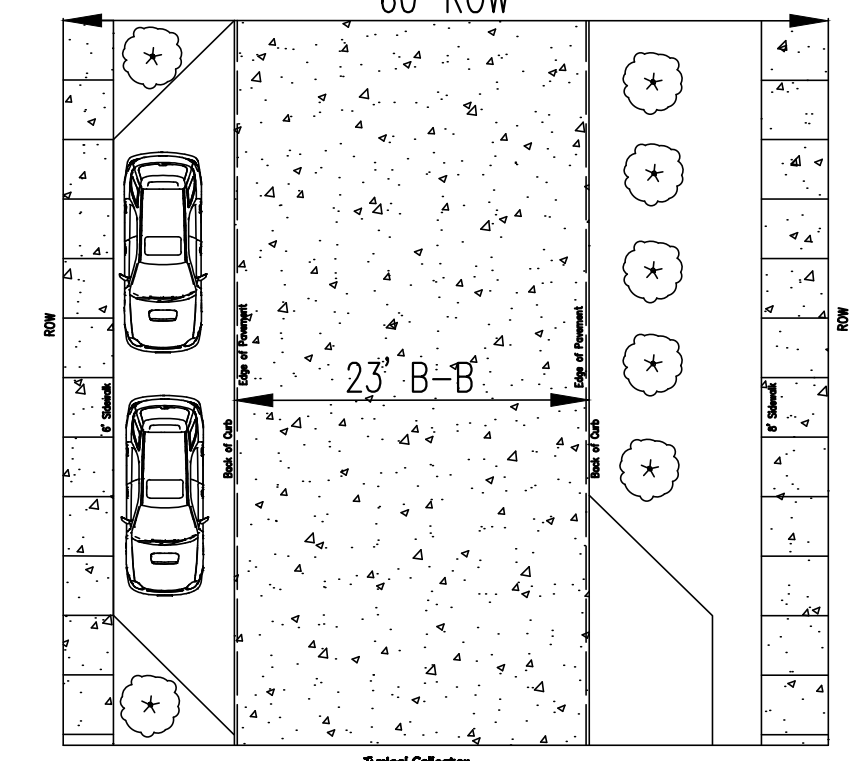
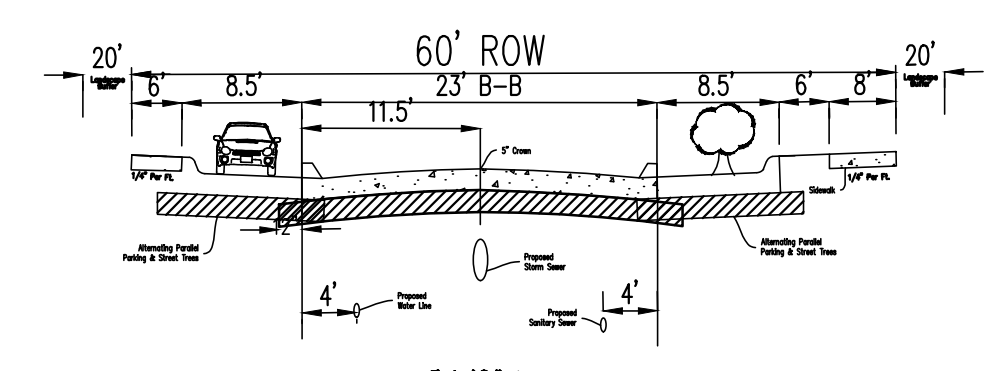


EXHIBIT E - PD CONCEPT PLAN

ENCLAVE AT CANYON RANCH
CITY OF CORINTH, DENTON COUNTY, TEXAS

TOTAL RESIDENTIAL LOTS 234
TOTAL OPEN SPACE 9
TOTAL GROSS ACRES 48.341

M.E.P. & P.R.R SURVEY, ABSTRACT NO. 915

OWNER / APPLICANT
CULBERTSON, M C III TR
MARVIN C CULBERTSON JR LIVING TRUST
1001 Summer St,
Chattanooga, TN 37405

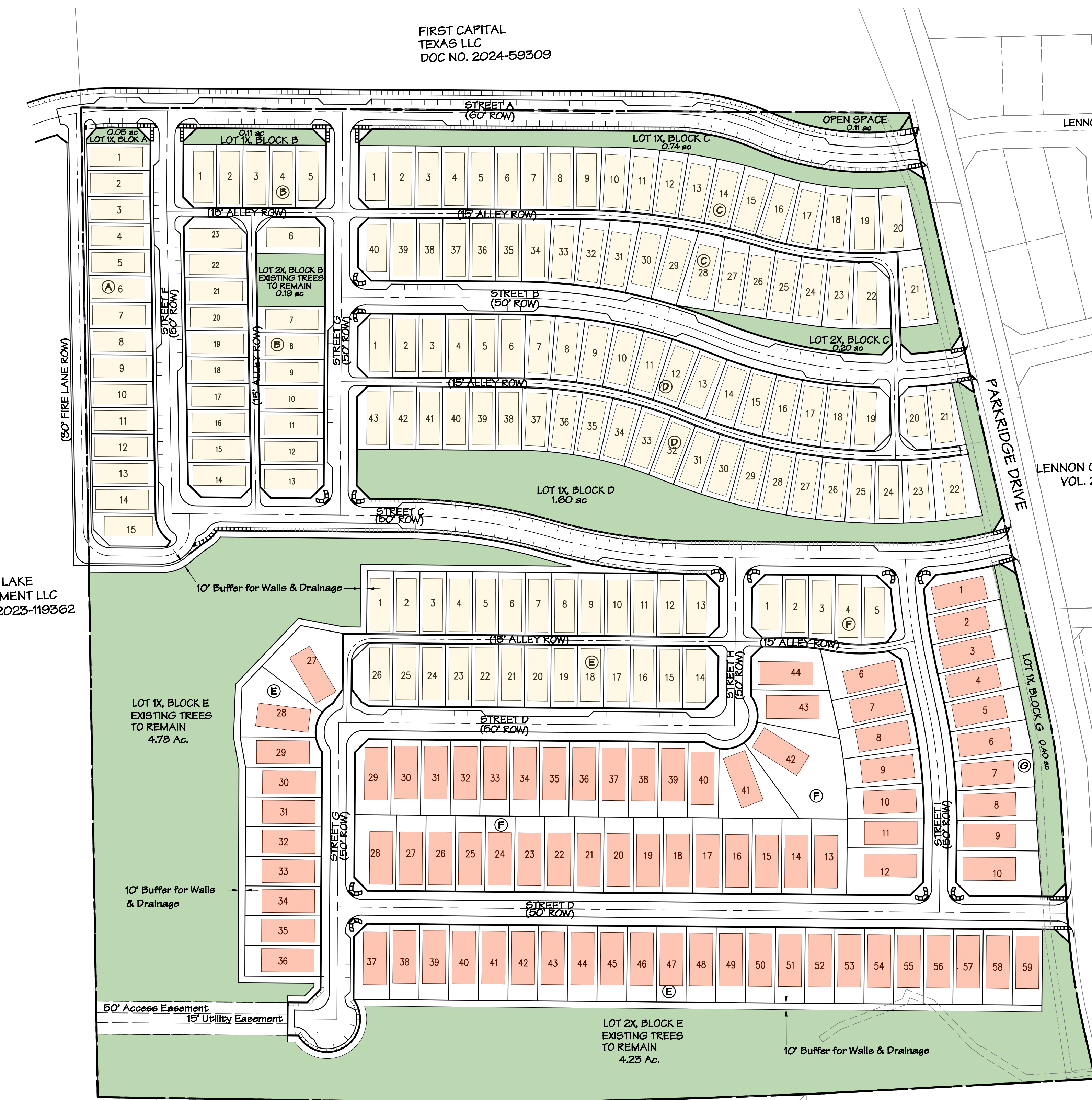
DEVELOPMENT MANAGER
Tripoint Homes
6201 W Plano Pkwy Suite 160,
Plano, TX 75093
(844) 760-5626

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
(972) 422-0077

Site Summary Table		
Description	Quantity	Units
Proposed Base Zoning	PD-XX	
Land Use Designation	Mixed Residential	
Gross Acreage	48.341	AC
Net Acreage	38.85	AC
Proposed Lots		
Proposed 40' Lot	152	UNIT
Proposed 45' Lot	82	UNIT
Total Proposed Lot	234	UNIT
Total Proposed Net Open Space Lots	8	LOT
Area of Net Undeveloped Open Space	9.49	AC
Area of Net Open Space	13.29	AC
Percentage of Open Space	27.49	%
Area of Required Landscaping Provided	3.80	AC
40' Lots Minimum Floor Area	1,400	S.F
45' Lots Minimum Floor Area	1,500	S.F
Maximum Building Height	35' 2 1/2	FT
Required Parking (2 Per Lot) - 468 Spaces		
Driveway/Street Parking Provided	301	UNIT
Garage Parking (2 per unit)	468	UNIT
Total Parking	769	UNIT
Start of Ph.1 Construction (Month/Year)	Aug-25	

NOTE:
Street A and Alley located along the Western Property Line Will Be Constructed By Developer With The Initial Phase Of Development In Accordance With The Authorization Document In The Adjacent Property Owner To Construct These Offsite Improvements S Set Forth In Exhibit H.

LONG LAKE DEVELOPMENT LLC
DOC NO. 2023-119362



LOT 1X, BLOCK E EXISTING TREES TO REMAIN 4.78 Ac.

LOT 2X, BLOCK B EXISTING TREES TO REMAIN 0.18 ac

LOT 1X, BLOCK D 1.60 ac

LOT 2X, BLOCK C 0.74 ac

LOT 2X, BLOCK C 0.20 ac

LOT 1X, BLOCK D 1.60 ac

LOT 1X, BLOCK E EXISTING TREES TO REMAIN 4.23 Ac.

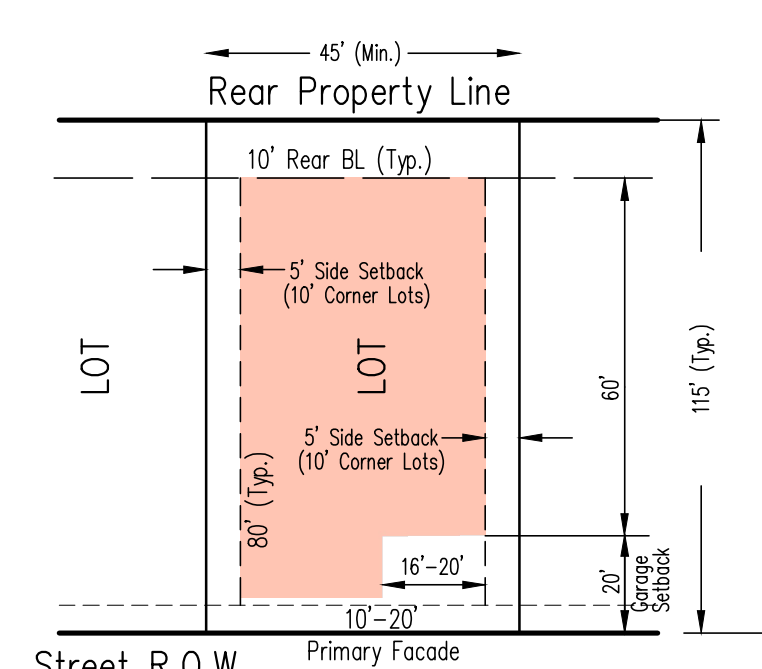
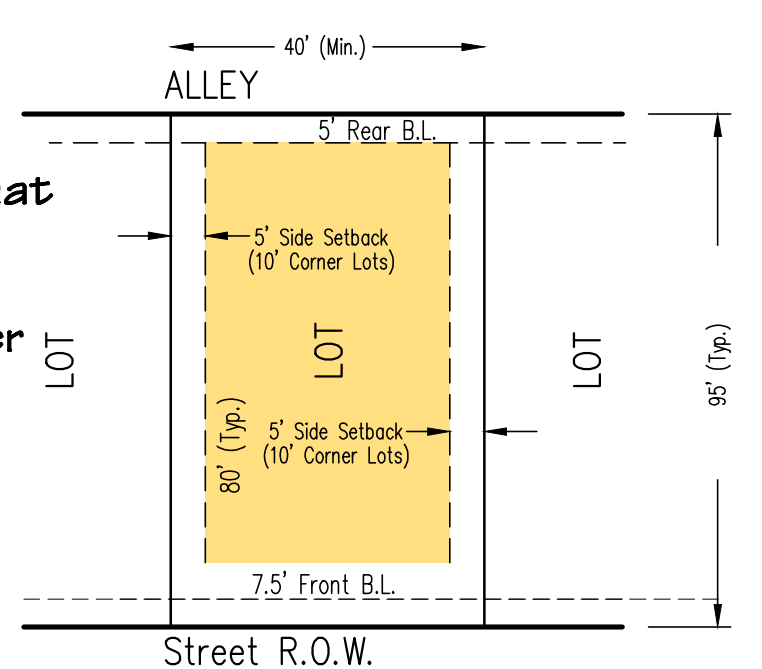
LONG LAKE DEVELOPMENT LLC
DOC NO. 2023-119362

INGLE, MICHAEL A
DOC NO. 2022-174074

GREG JOHNSON AND CHERI JOHNSON
VOL. 5400, PG. 10774

HOLMAN ADDITION
CAB. G, PAG. 8

NOTE:
Any Lots fronting along Common Open Space that exceeds the minimum required Fire Department hose-lay-distance shall be constructed and designed with automatic residential fire sprinkler system.



- 40'x95' Lot
- 45'x115' Lot

PRODUCT	UNITS	ACCESS	% OF UNITS
40'X95'	152	REAR	65
45'X115'	82	FRONT	35
TOTAL	234		100

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com



NOTE: REFER TO TREE SURVEY FOR EXACT LOCATION OF ALL EXISTING TREES TO REMAIN.

ENCLAVE AT CANYON RANCH / CONCEPTUAL SCREENING AND BUFFERING

City of Corinth, Denton County, Texas

AMENITY INSPIRATION:



BENCHES ALONG PATH



TRAIL THROUGH EXISTING TREES



GAZEBO



FISHING PIER OVERLOOKING POND



STONE SEATWALL



PLAYGROUND FACILITY - NATURAL STYLE GEARED TOWARDS INCLUSIVE PLAY.

NOTE: INCLUSIVE PLAY IS DEFINED AS MAKING OPPORTUNITIES AVAILABLE TO ALL CHILDREN, REGARDLESS OF DISABILITY AND BACKGROUND. THIS IS ACHIEVED WITH THE PLAYGROUND DESIGN BY THE MANUFACTURER TO ENSURE ALL PROPOSED PLAYGROUND ELEMENTS ADHERE TO THESE STANDARDS.

CALLOUTS LEGEND:

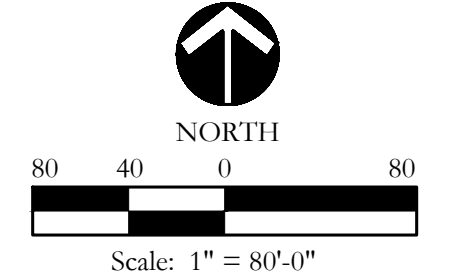
- 6'-0" HT. BRICK SCREENING WALL WITH 7'-0" HT. STONE COLUMNS SPACED EVERY OTHER LOT CORNER AND AT WALL ENDS, BY DEVELOPER.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE WITH 7'-0" HT. STONE COLUMNS SPACED EVERY OTHER LOT CORNER AND AT WALL ENDS, BY DEVELOPER.
- 6'-0" HT. ORNAMENTAL METAL FENCE INSTALLED BY BUILDER.
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- TRAIL HEAD SIGN.
- PLAYGROUND FACILITY - NATURAL STYLE GEARED TOWARDS INCLUSIVE PLAY. TO INCLUDE 4 BENCHES AND 1 TRASH RECEPTACLE.
- ENHANCED AMENITY NODE TO INCLUDE BUT NOT LIMITED TO GAZEBO, FISHING PIER, STONE SEATWALL, BENCH, ORNAMENTAL GRASS AND SHRUB BED, AND TRASH RECEPTACLE LOCATED A MIN. OF 10' FROM SAID BENCH.
- 8'-0" WIDTH CONCRETE TRAIL.
- 6'-0" WIDTH CONCRETE TRAIL.
- 5'-0" WIDTH CONCRETE SIDEWALK.
- HOA COMMON AREA LOTS.
- 3" CALIPER SHADE TREE, SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY DEVELOPER.
- 3" CALIPER SHADE TREE, SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY BUILDER.
- PRIVATE LOT 3" CALIPER SHADE TREE. INSTALLED BY BUILDER.
- PRIVATE LOT 2" CALIPER ORNAMENTAL TREE. INSTALLED BY BUILDER.

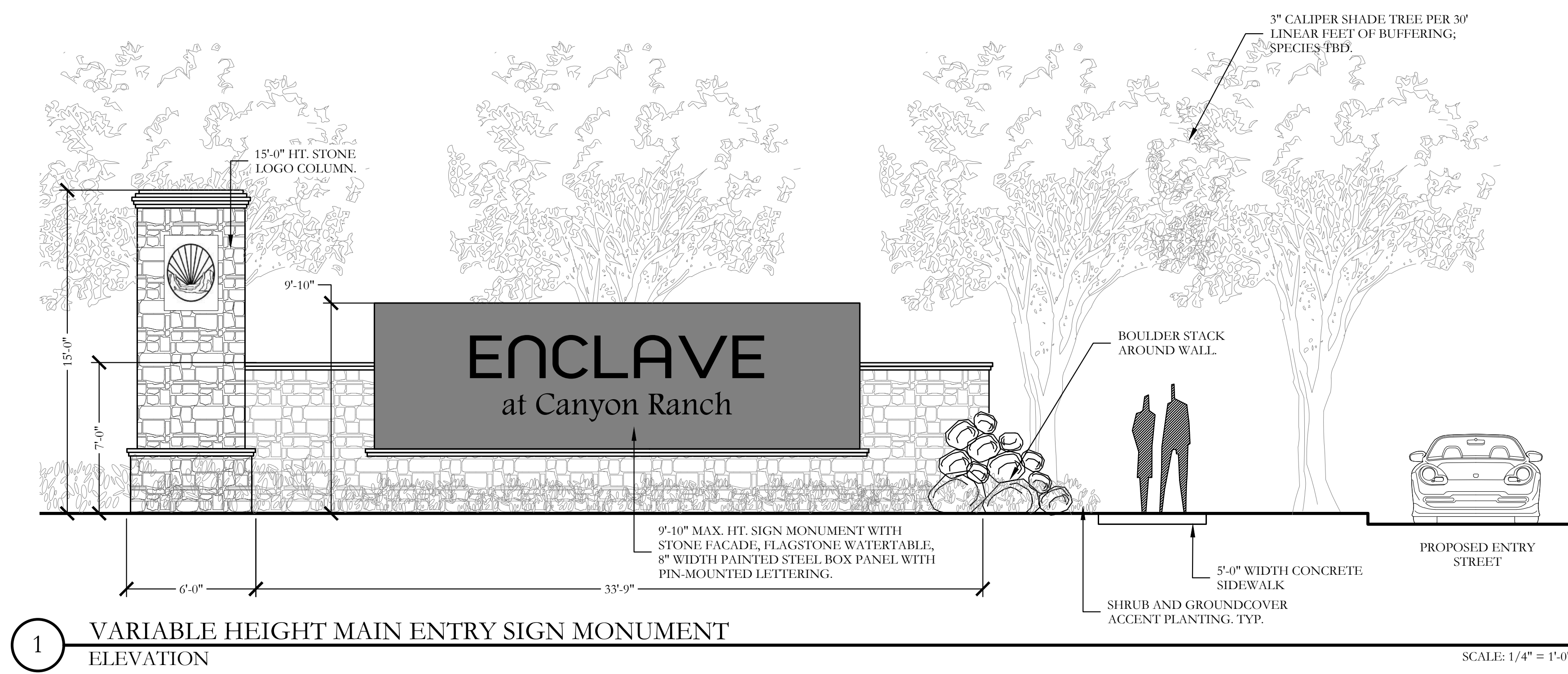
LANDSCAPE PROVIDED:

- PARKRIDGE DRIVE**
- A. 1 - 3" CAL. SHADE TREE / 30 LF OF LANDSCAPE EDGE. 1,256 LF / 30 LF = 41.86 - 3" CAL. SHADE TREES REQUIRED. PROVIDED: 11 EXISTING TREES TO REMAIN. 31 - 3" CAL. SHADE TREE. TOTAL: 42 TREES ALONG PARKRIDGE DRIVE.
 - B. 1 - 3" CAL. SHADE TREE / 30 LF OF SCREEN WALL. 1,066 LF / 30 LF = 35.5 - 3" CAL. SHADE TREES REQUIRED. PROVIDED: 36 - 3" CAL. SHADE TREE.
- STREET A**
- A. 1 - 3" CAL. SHADE TREE / 30 LF OF LANDSCAPE EDGE. 2,522 LF / 30 LF = 77.4 - 3" CAL. SHADE TREES REQUIRED. PROVIDED: 78 - 3" CAL. SHADE TREE.
 - B. 1 - 3" CAL. SHADE TREE / 30 LF OF SCREEN WALL. 65 LF / 30 LF = 2 - 3" CAL. SHADE TREES REQUIRED. PROVIDED: 2 - 3" CAL. SHADE TREE.
- STREET B**
- A. 1 - 3" CAL. SHADE TREE / 30 LF OF LANDSCAPE EDGE. 422 LF / 30 LF = 14.06 - 3" CAL. SHADE TREES REQUIRED. PROVIDED: 14 - 3" CAL. SHADE TREE.
- STREET C**
- A. 1 - 3" CAL. SHADE TREE / 30 LF OF LANDSCAPE EDGE. 1,798 LF / 30 LF = 59.9 - 3" CAL. SHADE TREES REQUIRED. PROVIDED: 60 - 3" CAL. SHADE TREE.
- ADDITIONAL TREES SHOWN**
- A. PROVIDED: 78 - 3" CAL. SHADE TREES NOT COUNTING TOWARDS REQUIRED LANDSCAPE SHOWN.

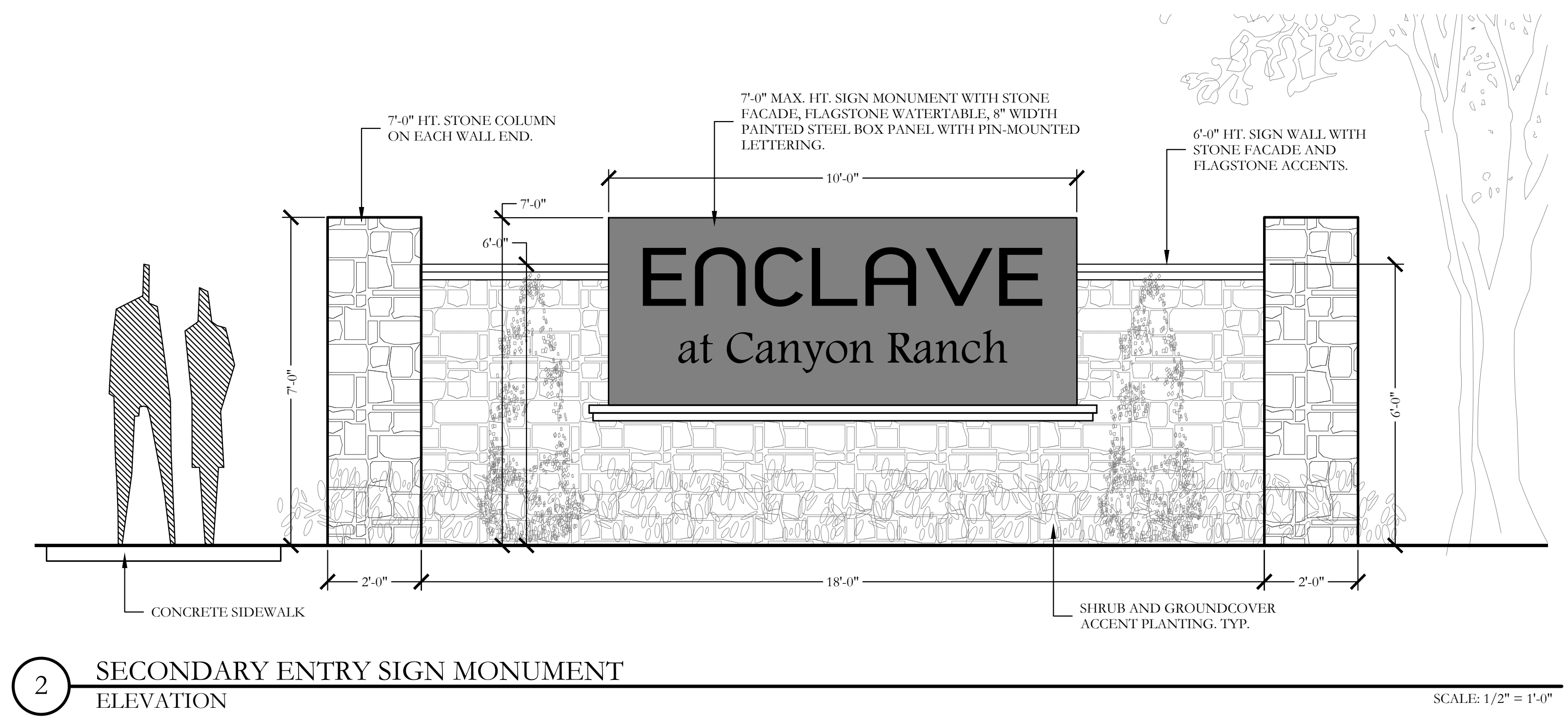
EXHIBIT F CONCEPTUAL LANDSCAPE PLAN

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

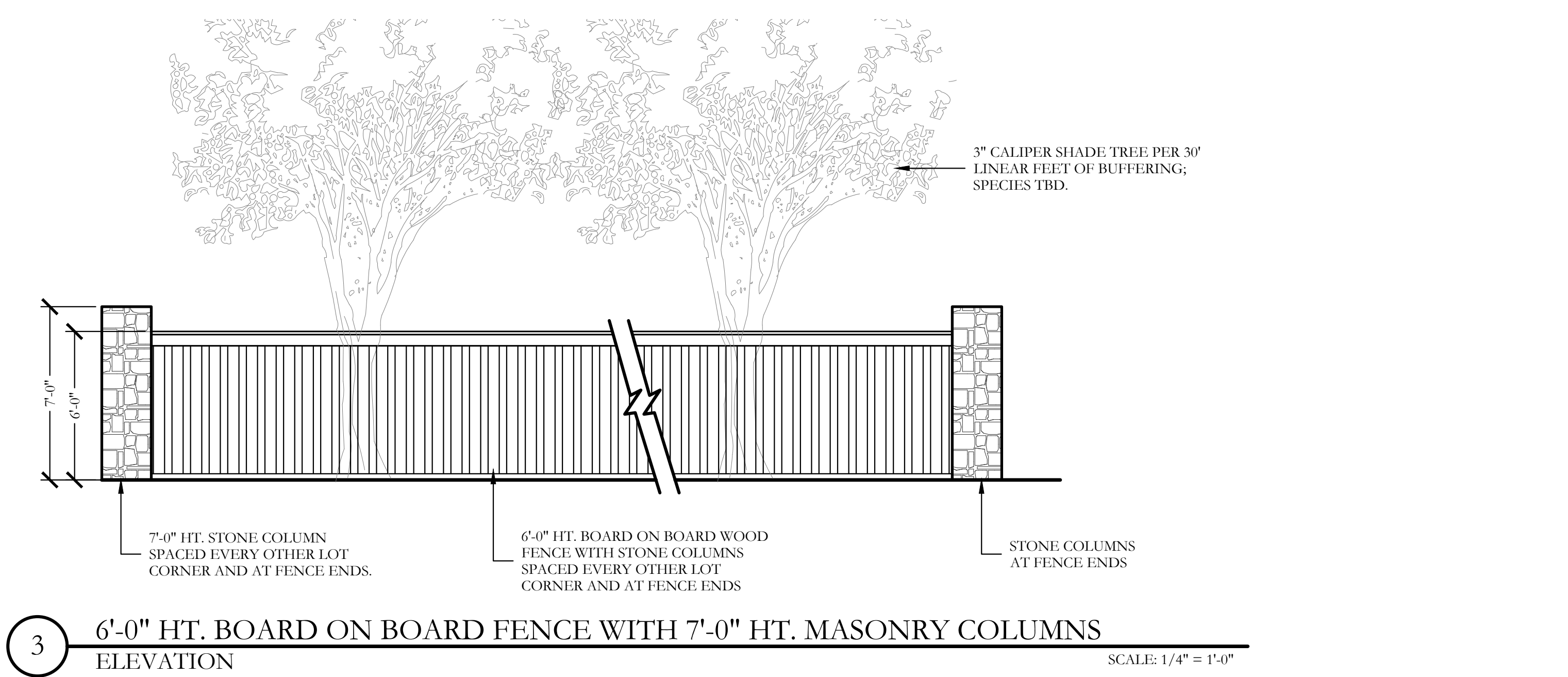




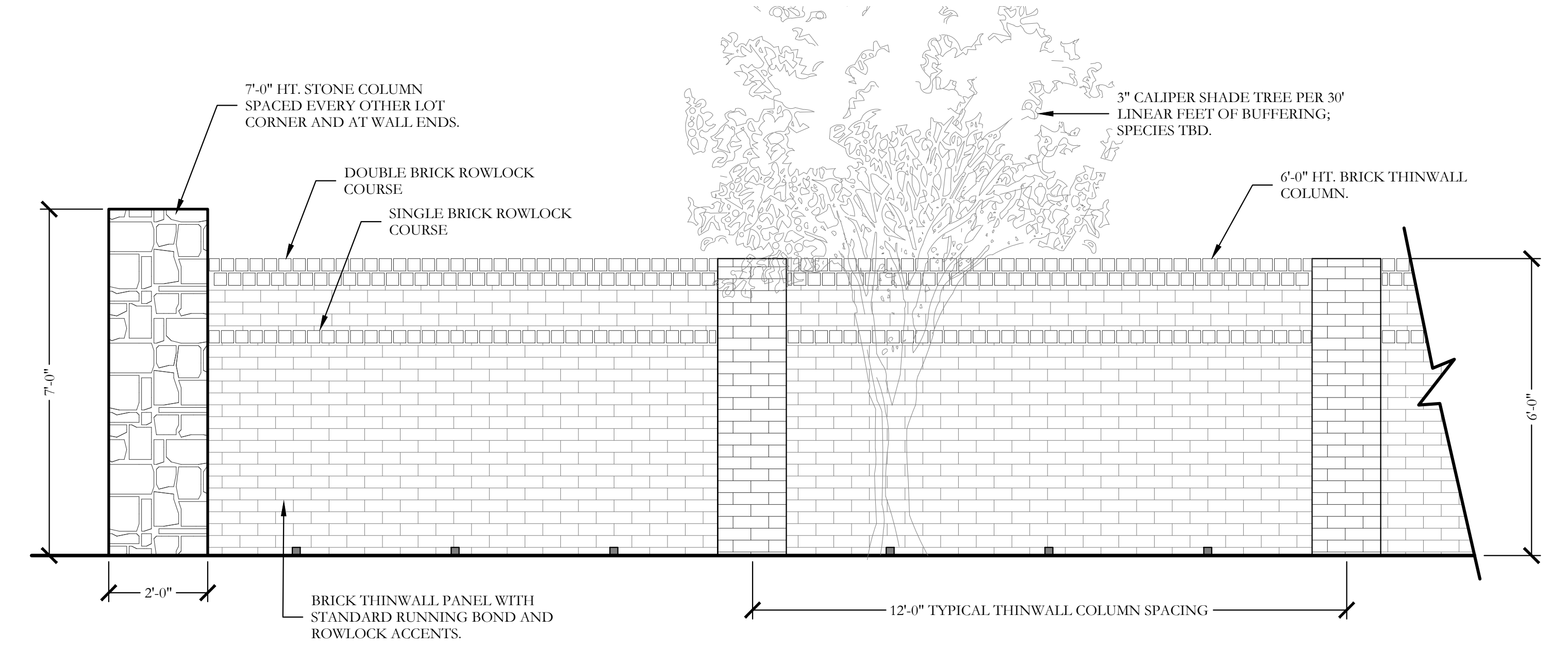
1 VARIABLE HEIGHT MAIN ENTRY SIGN MONUMENT
ELEVATION
SCALE: 1/4" = 1'-0"



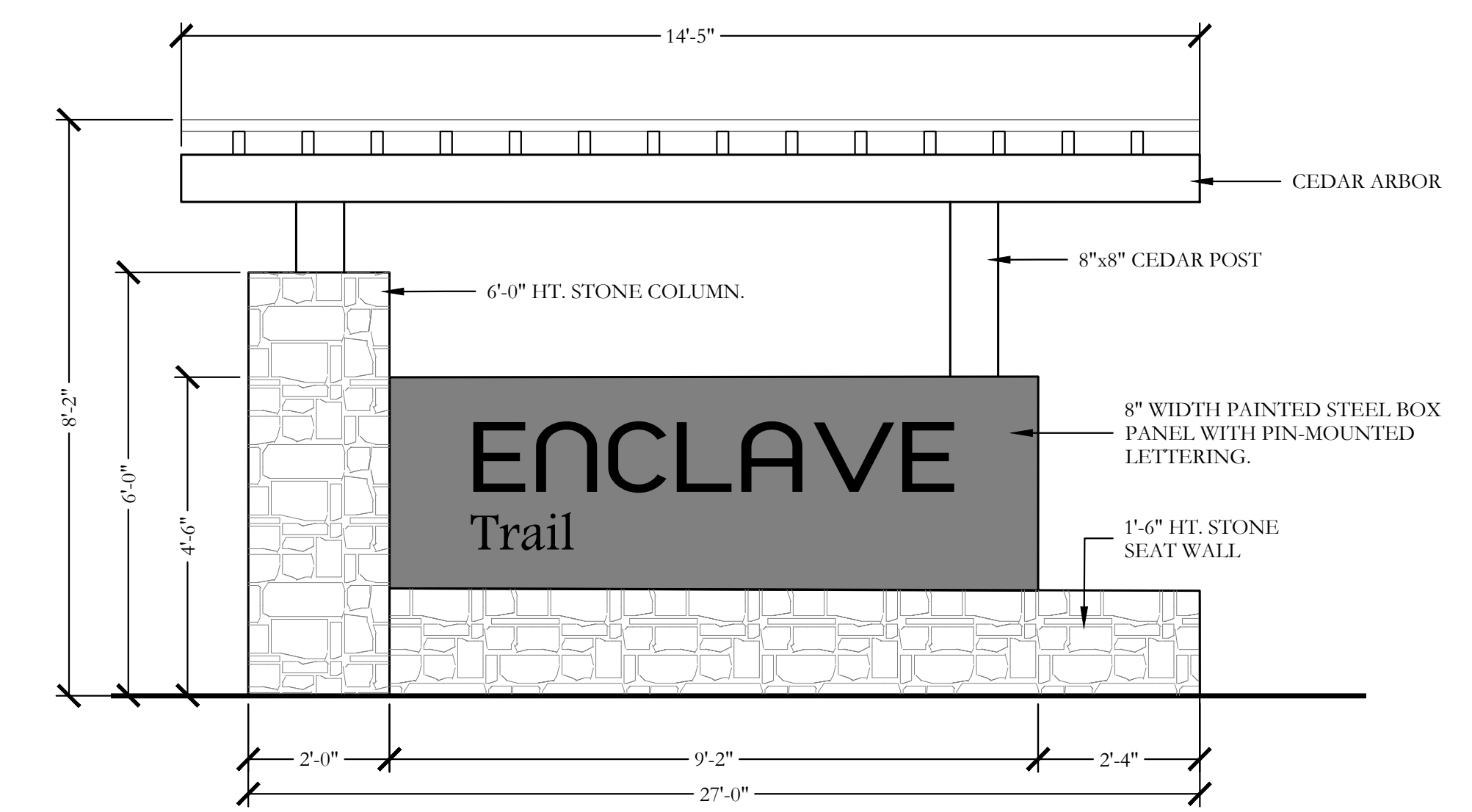
2 SECONDARY ENTRY SIGN MONUMENT
ELEVATION
SCALE: 1/2" = 1'-0"



3 6'-0" HT. BOARD ON BOARD FENCE WITH 7'-0" HT. MASONRY COLUMNS
ELEVATION
SCALE: 1/4" = 1'-0"



4 6'-0" HT. BRICK SCREENING WALL WITH 7'-0" HT. MASONRY COLUMNS
ELEVATION
SCALE: 1/2" = 1'-0"



5 TRAIL HEAD SIGN
ELEVATION
SCALE: 1/2" = 1'-0"

NOTE: SIGNAGE IMAGES ARE FOR REFERENCE ONLY AND SHALL COMPLY WITH UDC SECTION 4.01

EXHIBIT F
CONCEPTUAL LANDSCAPE PLAN

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

ENCLAVE AT CANYON RANCH / CONCEPTUAL SCREENING AND BUFFERING

45' Homes:





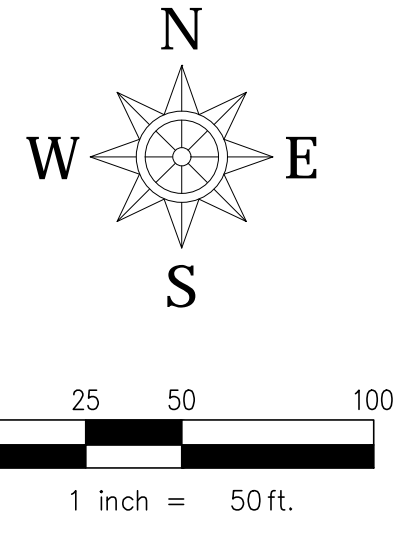
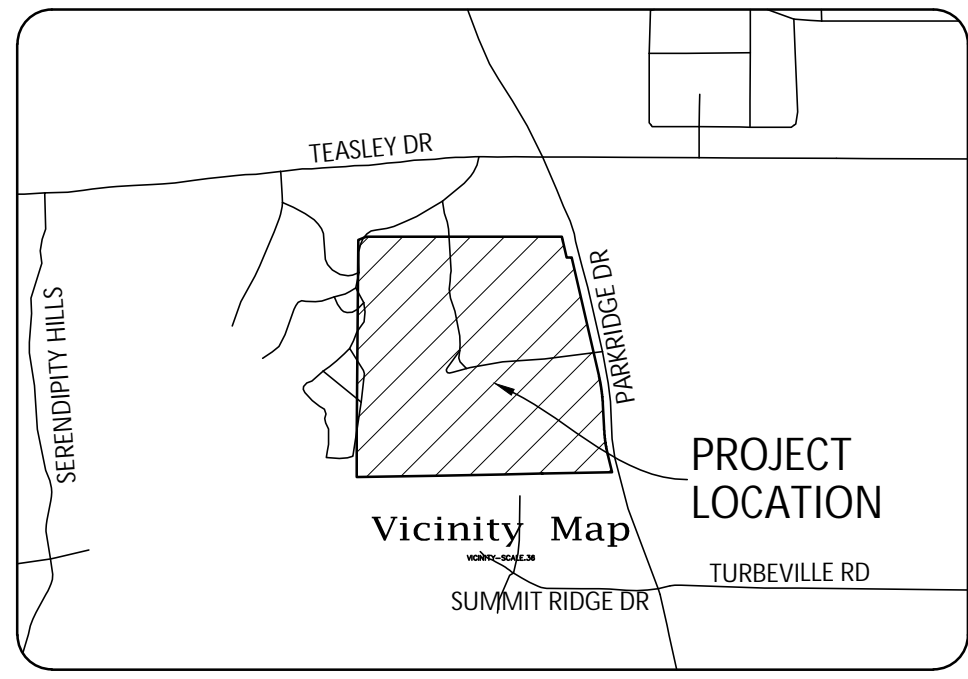




40' Homes:







TEASLEY DRIVE

FIRST CAPITAL, TEXAS LLC

LENNON CREEK ADDITION
VOL. 2021, PG. 445

LENNON DR

LONG LAKE
DEVELOPMENT LLC

CULBERTSON, M C III TR
MARVIN C CULBERTSON JR LIVING TRUST

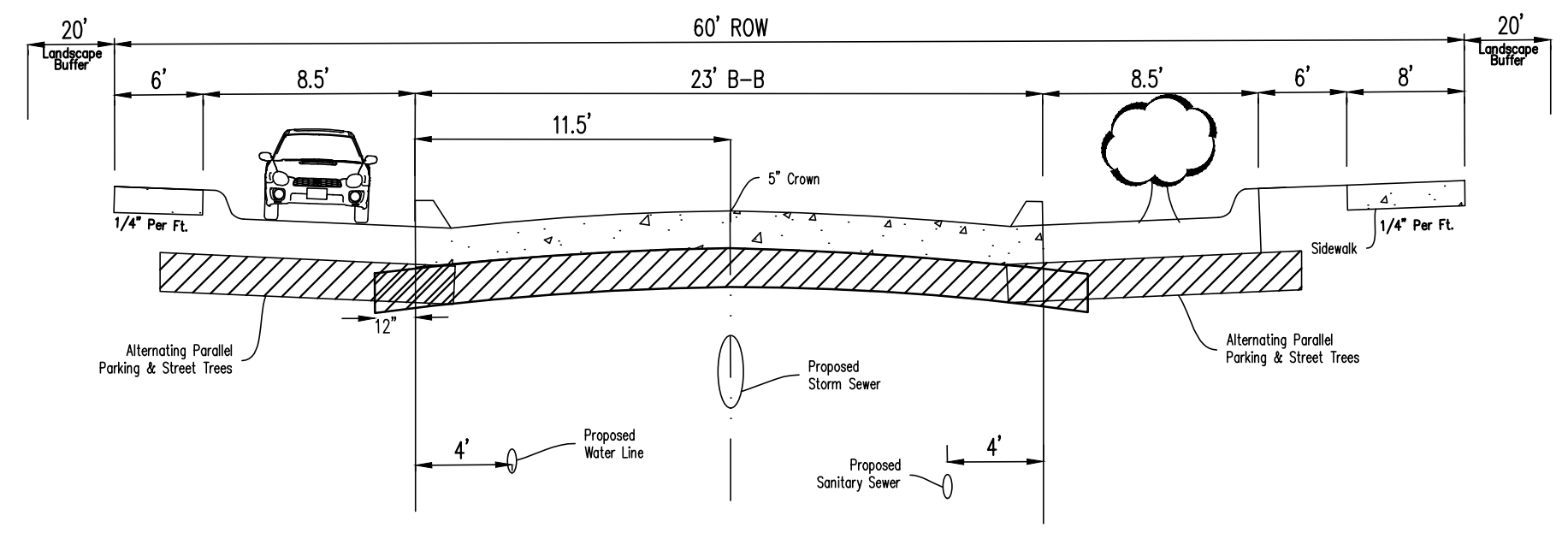
Property Line

SHARED INFRASTRUCTURE EXHIBIT H
Layout A - Collector Street A

ENCLAVE AT CANYON RANCH
CITY OF CORINTH, DENTON COUNTY, TEXAS
OUT OF THE
M.E.P. & P.R.R SURVEY, ABSTRACT NO. 915

DEVELOPMENT MANAGER DEVELOPMENT MANAGER
Tripointe Homes Michael Ingle
6201 W Plano Pkwy Suite 160, 3971 Summerset Ridge
Plano, TX 75093 Corinth, TX 75093
(844) 760-5626 (972) 836-2919

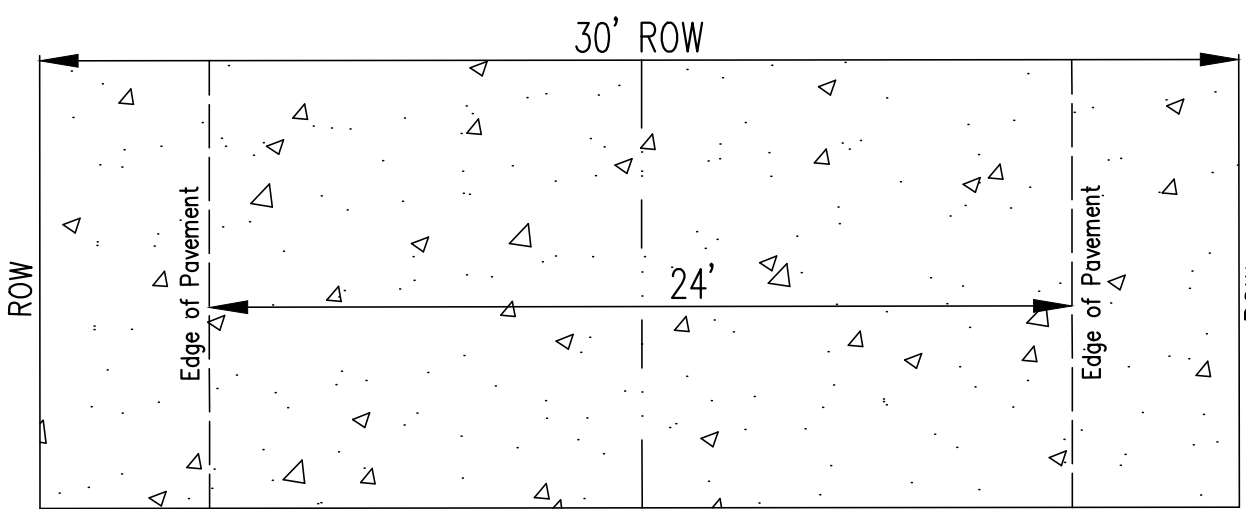
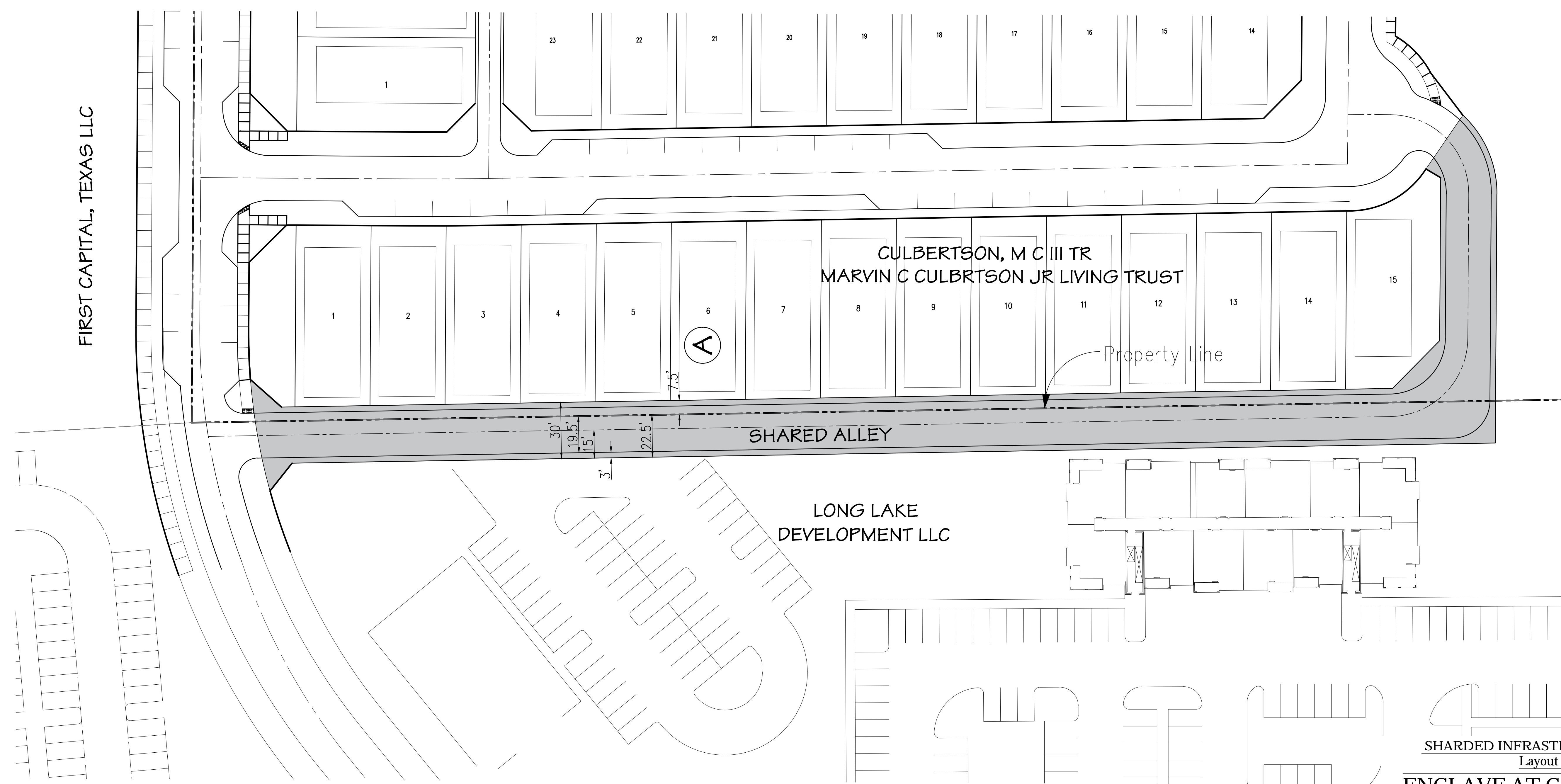
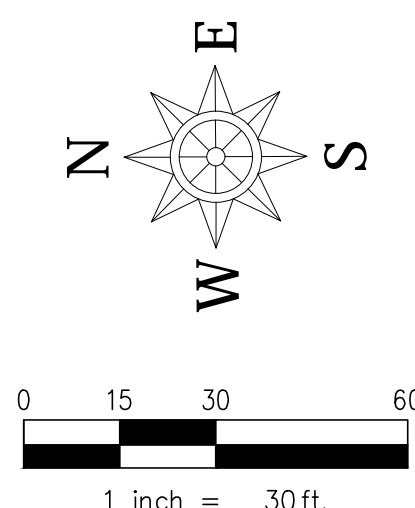
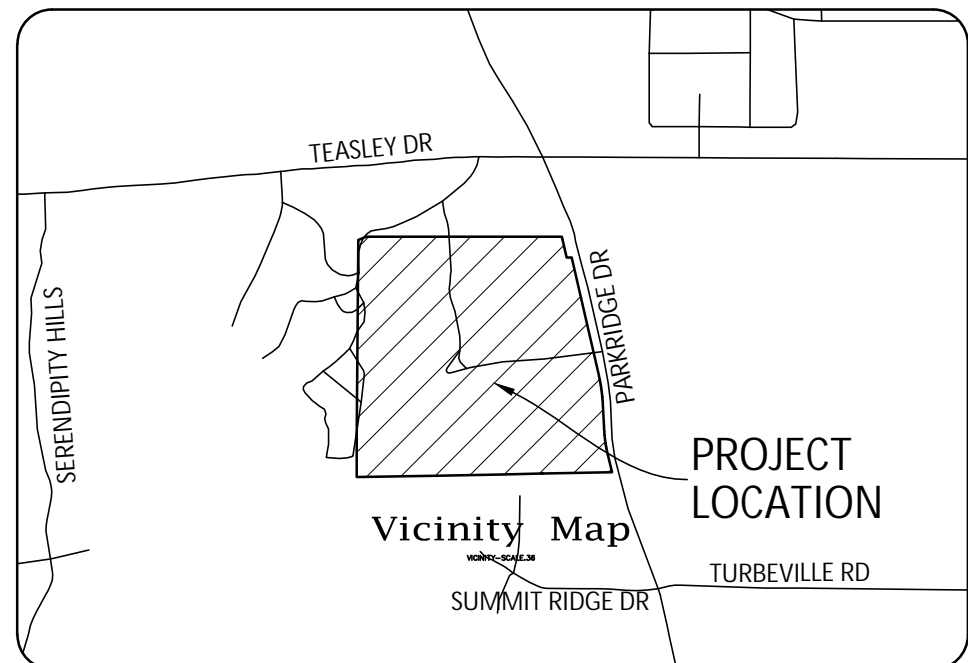
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
(972) 422-0077



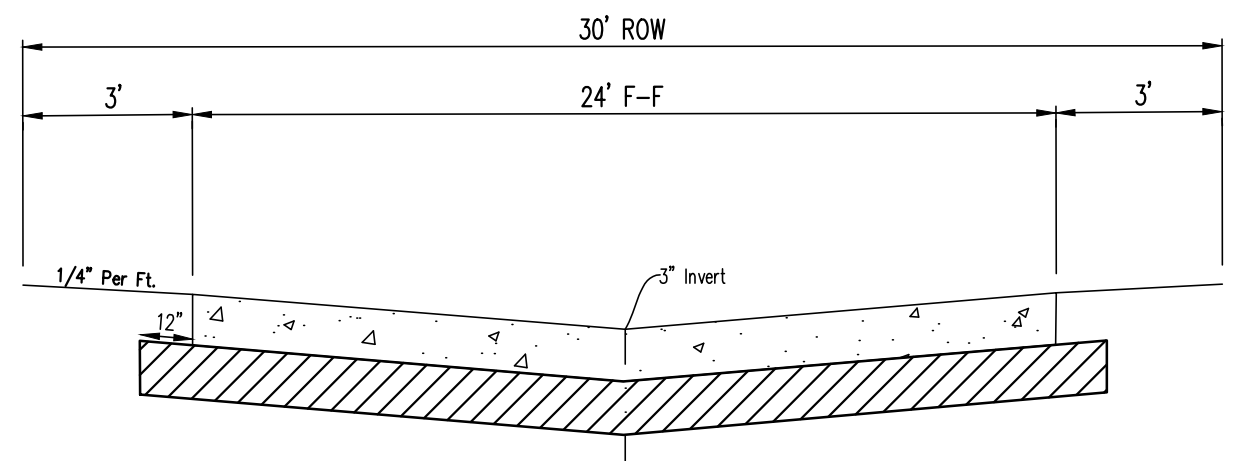
Typical Collector
w/ Parallel Parking
Section View
Not To Scale

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Dwgn: 0, 2023, 285131-230, Corin, Prop/CD/10/2023, 08, 27 Shared Infrastructure, A, Add, Saved By: Gulton, Size: 11m, 7/15/2024, 3:09:00 PM
Printed By: Gulton, Print Date: 7/15/2024, 3:09:00 PM



Typical Mews Alley
Plan View
Not To Scale



Typical Mews Alley
Section View
Not To Scale

SHARED INFRASTRUCTURE EXHIBIT H
Layout B - Alley

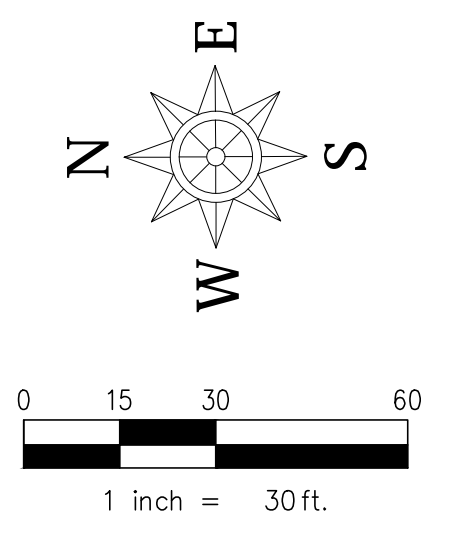
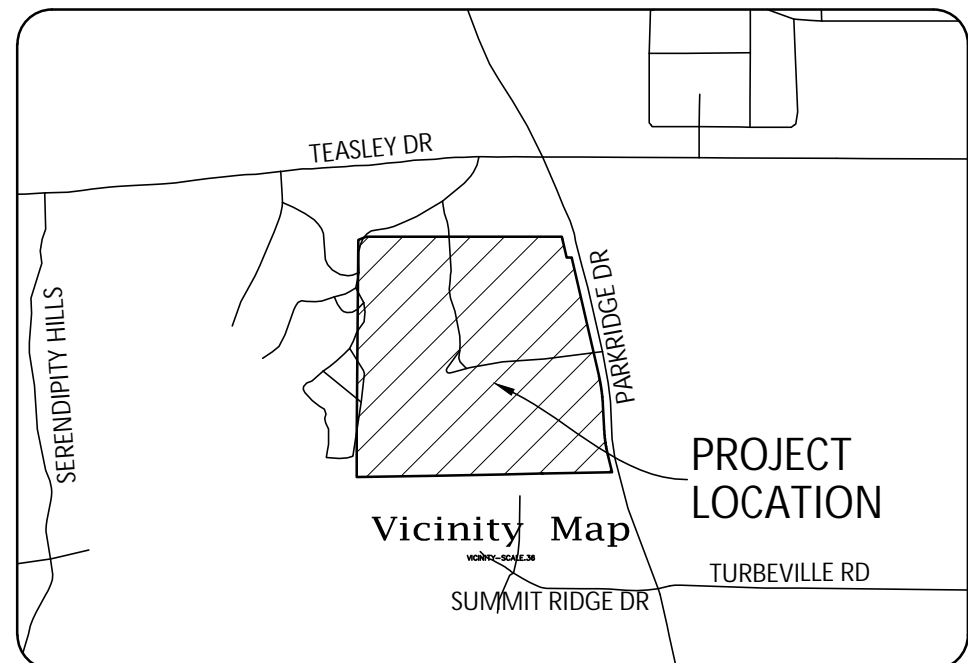
ENCLAVE AT CANYON RANCH
CITY OF CORINTH, DENTON COUNTY, TEXAS
OUT OF THE
M.E.P & P.R.R SURVEY, ABSTRACT NO. 915

DEVELOPMENT MANAGER DEVELOPMENT MANAGER
Tripointe Homes Michael Ingle
6201 W Plano Pkwy Suite 160, 3971 Summerset Ridge
Plano, TX 75093 Corinth, TX 75093
(844) 760-5626 (972) 836-2919

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
(972) 422-0077

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Drawing: 03/2023 285131-230 Corinth, Texas (CAD) (Submittal) 2024.06.27 Shared Infrastructure B-Map Saved By: Gidion Saw: 7/15/2024 3:02:08 PM
 Printed By: Gidion Saw: 7/15/2024 3:16:18 PM



FIRST CAPITAL, TEXAS LLC

CULBERTSON, M C III TR
MARVIN C CULBRTSON JR LIVING TRUST

LONG LAKE
DEVELOPMENT LLC

Lift Station

Drawing: 0, 2023, 285131-230, Corinth, Texas, Spars, Inc., 27 Shared Infrastructure, C.dwg, Saved By: Gidion, Date: 7/15/2024, 3:03:38 PM, Printed By: Gidion, Print Date: 7/15/2024, 3:27 PM

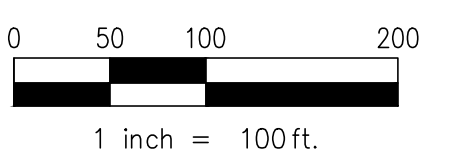
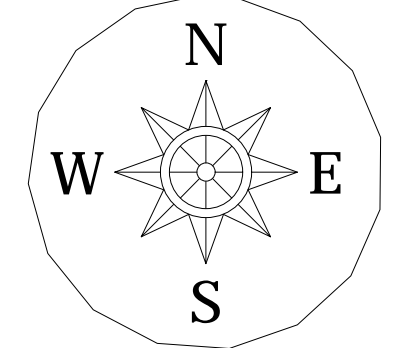
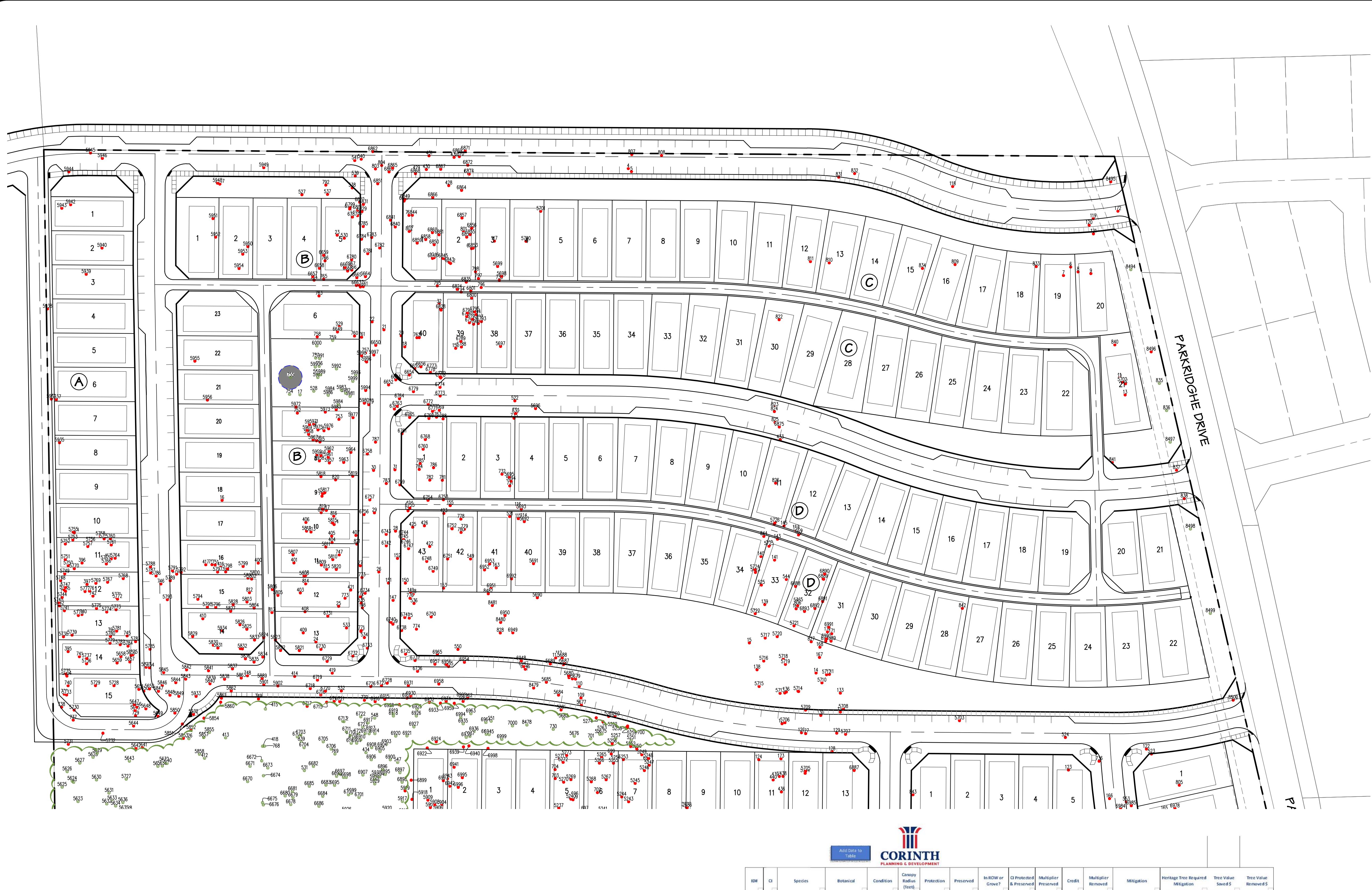
SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

SHARDED INFRASTRUCTURE EXHIBIT H
Layout C-Lift Station / Force Main

ENCLAVE AT CANYON RANCH
CITY OF CORINTH, DENTON COUNTY, TEXAS
OUT OF THE
M.E.P & P.R.R SURVEY, ABSTRACT NO. 915

DEVELOPMENT MANAGER Tripointe Homes 6201 W Plano Pkwy Suite 160, Plano, TX 75093 (844) 760-5626	DEVELOPMENT MANAGER Michael Ingle 3971 Summerset Ridge Corinth, TX 75093 (972) 836-2919
--	--

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
(972) 422-0077



LEGEND

- = Remove Tree
- = Preserve Tree
- = Tree Protection Fencing
- = Tree Preservation Limits

- Notes:
- Standard Deduction Credit: The purpose of the Standard Deduction Credit is to reward preservation efforts where a certain base percentage of Healthy Protected Tree CI are preserved on site and effectively incorporated into overall site design by creating a feature such as common open space or green space and demonstrating conservation and context sensitive design. The deduction credit shall be calculated as follows: When the saved base of Protected Trees CI is greater than 10% then the remaining mitigation may be reduced by an additional 10% e.g., if the base percentage (%) saved = 25% then the mitigation may be reduced by (25% + 10%) = 35% of the remaining mitigation requirements after applicable credits above are applied, with the exception of mitigation required for Heritage Trees removed which is capped at 50% credit as noted in Subsection 2.09.02.G.4. above.
 - Saved Healthy Protected Tree Base Credit (Fixed rate 10.1% to 15%): Offered at a rate of 1.5:1 (1.5 CI credit for every 1 CI preserved) when a minimum of 10.1% to 15% of the total Healthy Protected Tree CI are preserved on site. Healthy Protected Trees are eligible for credit. Protected Trees preserved and noted in fair condition may be categorized as a "Healthy Protected Tree" provided that a statement of sustained viability is included in the Tree Survey as determined by a Certified Arborist and/or Registered Landscape Architect and may receive a 1.5:1 credit.

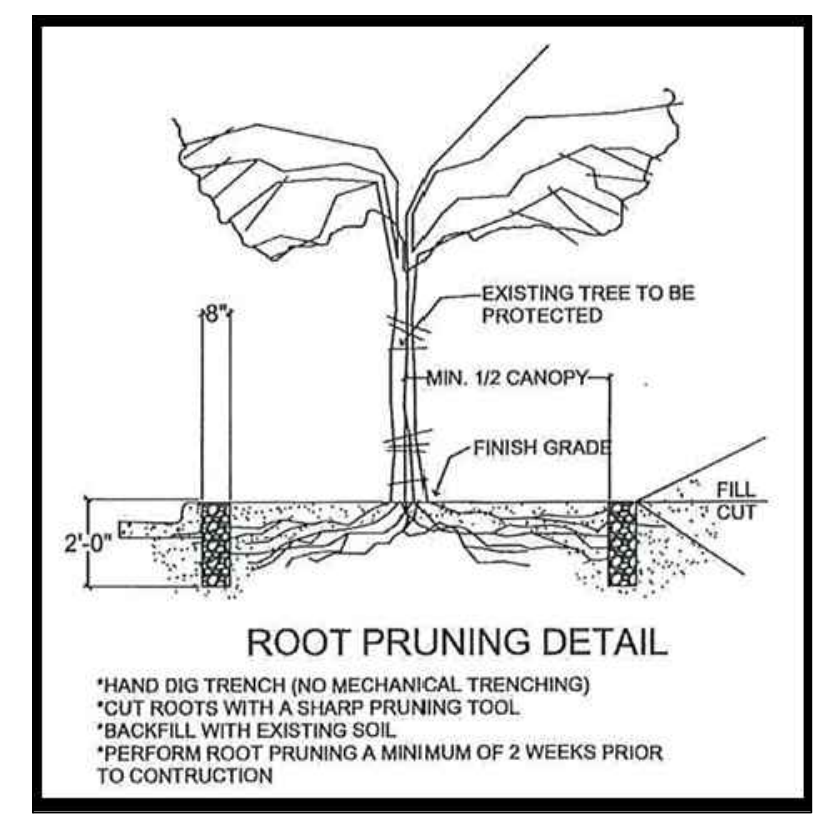
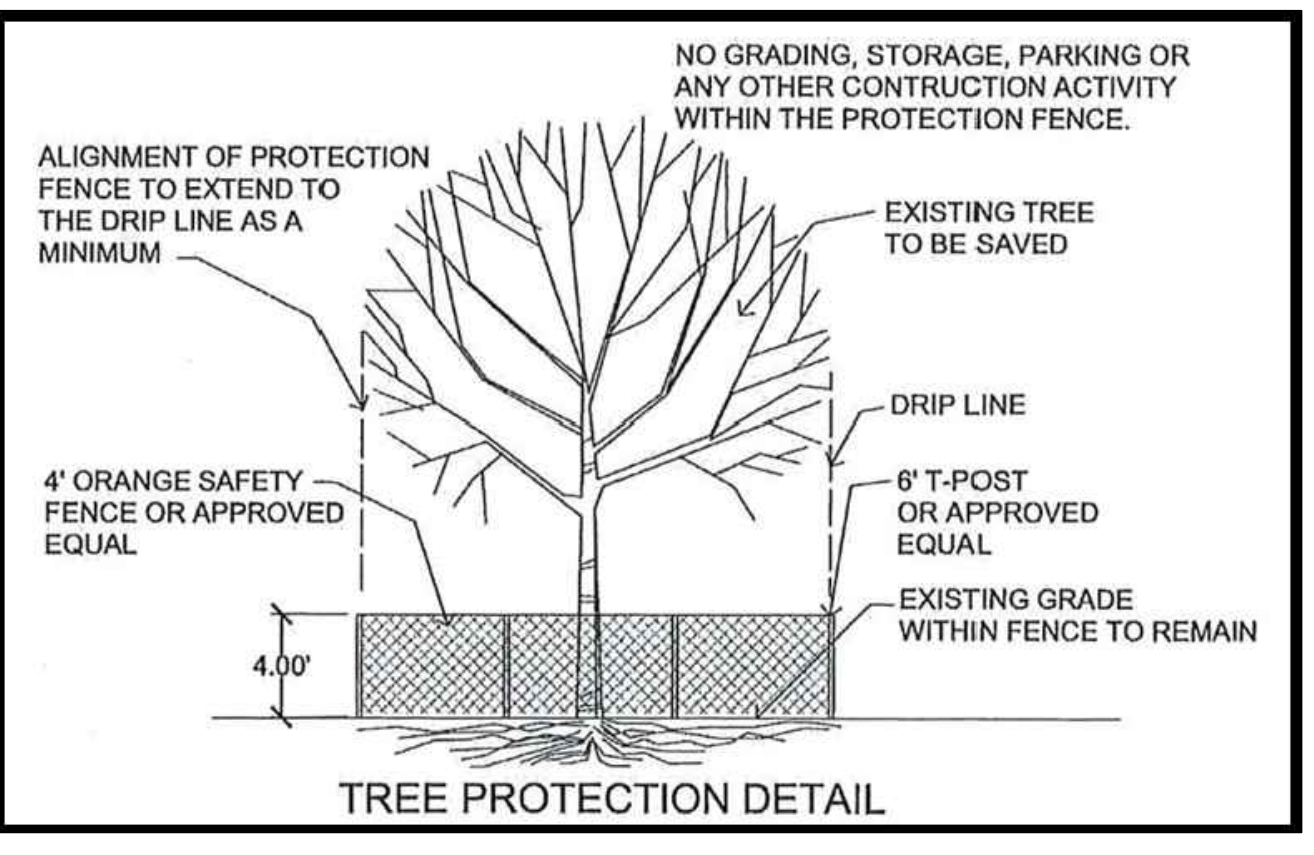
SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBLPS No. F-10043100 • www.spiarseng.com



ENCLAVE AT CANYON RANCH
CITY OF CORINTH
DENTON COUNTY, TEXAS
TREE PRESERVATION PLAN

ID#	CI	Species	Botanical	Condition	Canopy Radius (feet)	Protection	Preserved	In ROW or Grove?	CI Protected & Preserved	Mitigation	Credit	Mitigation Removed	Mitigation	Heritage Tree Required Mitigation	Tree Value Saved \$	Tree Value Removed \$
4542.47	6027.6															

EXHIBIT I - Tree Preservation



ID#	CI	Species	Botanical	Condition	Canopy Radius (feet)	Protection	Preserved	In ROW or Grove?	CI Protected & Preserved	Mitigation	Credit	Mitigation Removed	Mitigation	Heritage Tree Required Mitigation	Tree Value Saved \$	Tree Value Removed \$
756	48.8	Pecan	Carya Illinoensis	Fair	22	Protected	Preserved	Grove	48.8	6	268.4				\$	\$4,260.00

Date	Revisions

Scale: 1"=80'
 Drawn By: SEO
 Checked By: TRP
Sheet 1
 SEI No. 24-067

CAUTION !!!
EXISTING UTILITIES

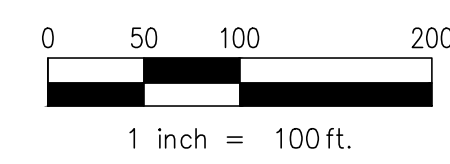
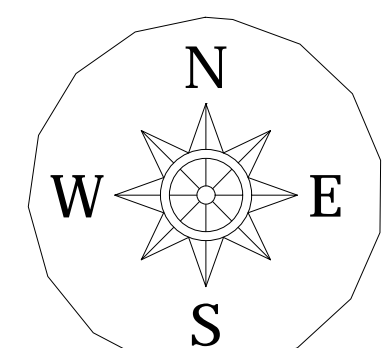
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO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

CALL TEXAS ONE-CALL 811 OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

Drawn: 0.0204 4/20/24 8:58 AM Designer: Corynne Spahn/CI/Tree Preservation/2_working.dwg Saved By: Spahn Date Time: 7/12/2024 3:22:05 PM



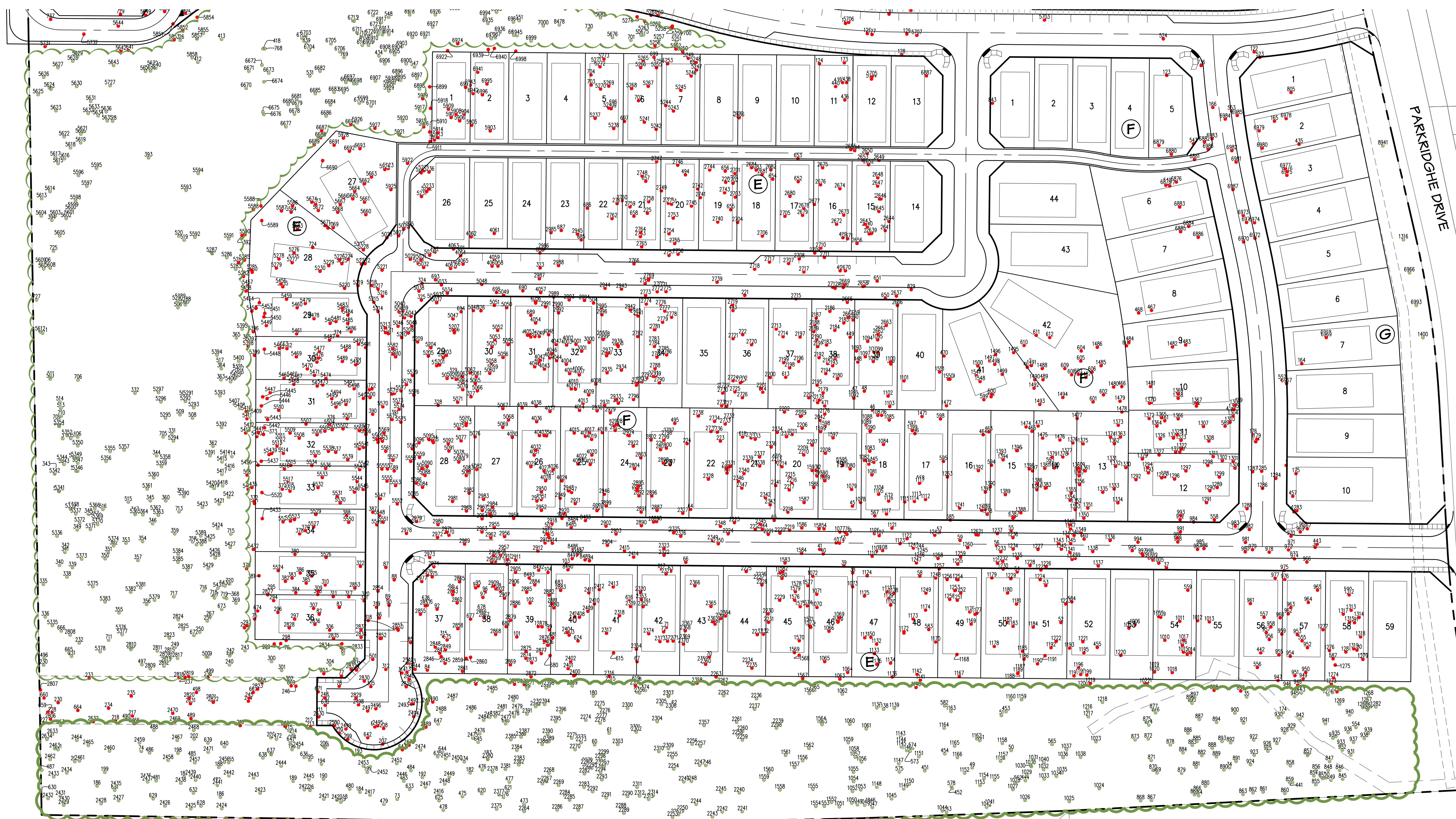
ENCLAVE AT CANYON RANCH
CITY OF CORINTH
DENTON COUNTY, TEXAS
TREE PRESERVATION PLAN



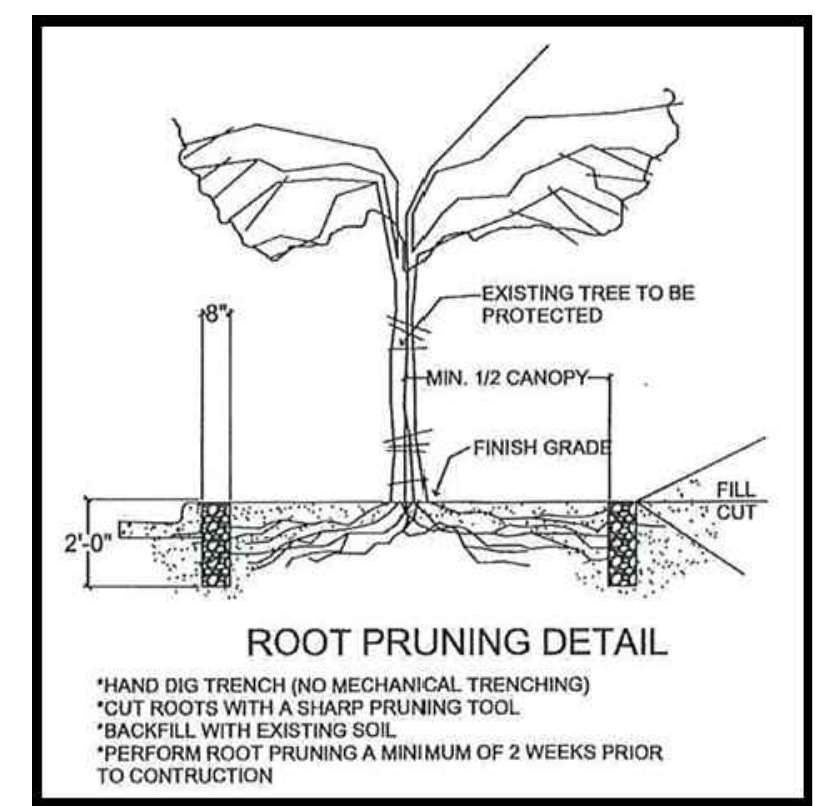
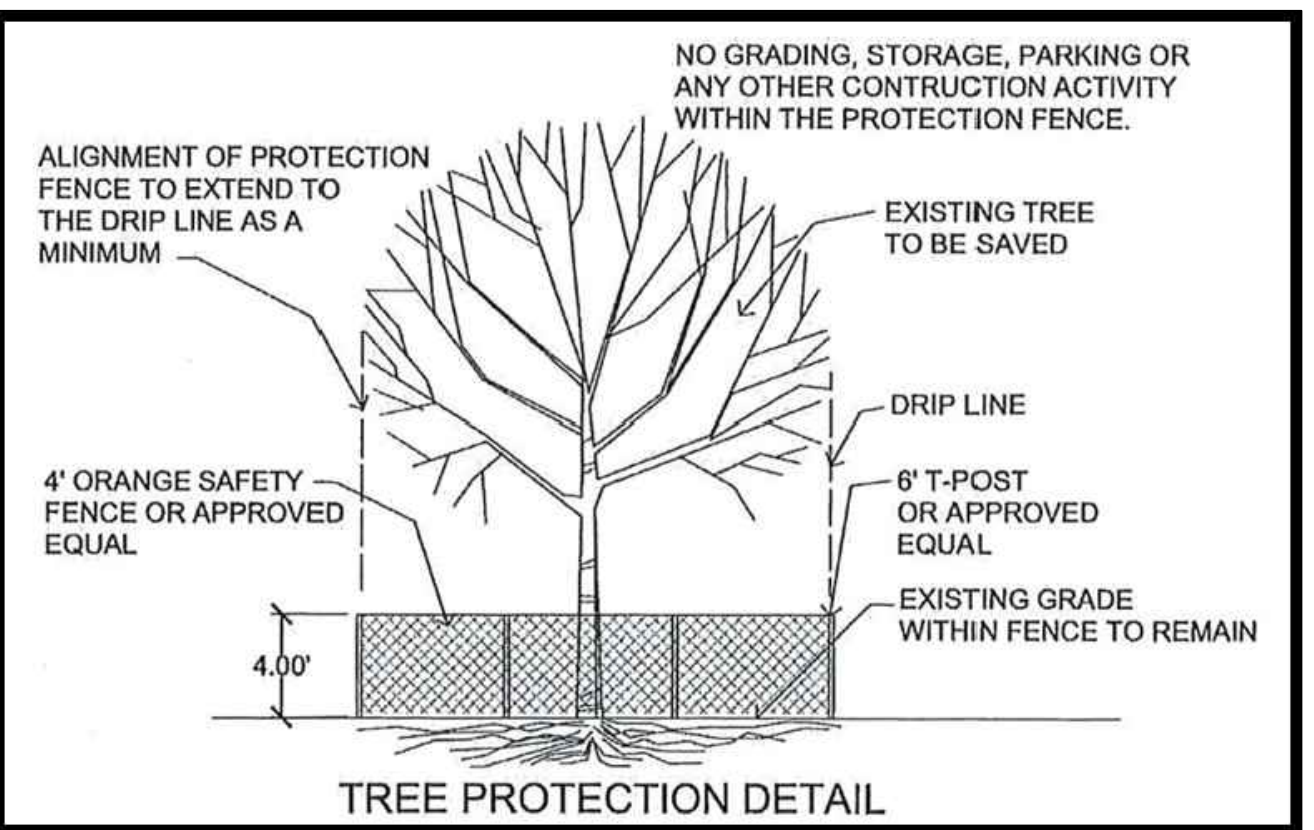
LEGEND

- = Remove Tree
- = Preserve Tree
- = Tree Protection Fencing
- = Tree Preservation Limits

- Notes:
- Standard Deduction Credit: The purpose of the Standard Deduction Credit is to reward preservation efforts where a certain base percentage of Healthy Protected Tree CI are preserved on site and effectively incorporated into overall site design by creating a feature such as common open space or green space and demonstrating conservation and context sensitive design. The deduction credit shall be calculated as follows: When the saved base of Protected Trees CI is greater than 10% then the remaining mitigation may be reduced by an additional 10% e.g., if the base percentage (%) saved = 25% then the mitigation may be reduced by (25% + 10%) = 35% of the remaining mitigation requirements after applicable credits above are applied, with the exception of mitigation required for Heritage Trees removed which is capped at 50% credit as noted in Subsection 2.09.02.G.4. above.
 - Saved Healthy Protected Tree Base Credit (Fixed rate 10.1% to 15%): Offered at a rate of 1.5:1 (1.5 CI credit for every 1 CI preserved) when a minimum of 10.1% to 15% of the total Healthy Protected Tree CI are preserved on site. Healthy Protected Trees are eligible for credit. Protected Trees preserved and noted in fair condition may be categorized as a "Healthy Protected Tree" provided that a statement of sustained viability is included in the Tree Survey as determined by a Certified Arborist and/or Registered Landscape Architect and may receive a 1.5:1 credit.



ID#	EI	Species	Botanical	Condition	Canopy Radius (feet)	Protection	Preserved	In ROW or Grove?	CI Protected & Preserved	Multiplier Preserved	Credit	Multiplier Removed	Mitigation	Heritage Tree Required Mitigation	Tree Value Saved \$	Tree Value Removed \$
45-42 6227.6																
Total CI: 33,086.9																
Total CI On Site: 33,086.9																
Total CI Protected: 33,086.9																
Total CI Protected & Preserved: 33,086.9																
Total CI Protected Removed: 33,086.9																
Total CI Preserved (including Un-protected): 33,086.9																
Total Credit: 30,450.0																
Total Mitigation: 25,115.9																
Gross Mitigation: 33,334.7																
Bonus Credit 0.5:1 CI for all Grove trees: 4,482.1																
Public ROW Credits (20% within ROW): 1,005.0																
Throughfare Credits: 16,813.3																
Standard Deduction Credit: 32.5%																
Net Mitigation: 32,332.4																
Min. Heritage Tree Mitigation: 32,332.4																
Mitigation Amount Required... with 37.457792430212% Reduction, Grove & ROW Credit: 5/0 100.0																
Developer Owes City: Registration No.																
Heritage Tree: 1																
ID#	EI	Species	Botanical	Condition	Canopy Radius (feet)	Protection	Preserved	In ROW or Grove?	CI Protected & Preserved	Multiplier Preserved	Credit	Multiplier Removed	Mitigation	Heritage Tree Required Mitigation	Tree Value Saved \$	Tree Value Removed \$
756	48.8	Pecan	Carya illinoensis	Fair	22	Protected	Preserved	Grove	48.8	6	288.4				\$ 4,260.00	\$



CAUTION !!!
EXISTING UTILITIES

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

CALL TEXAS ONE—CALL 811 OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

Date	Revisions

Scale: 1"=80'

Drawn By: SEO

Checked By: TRP

Sheet 2

SEI No. 24-067

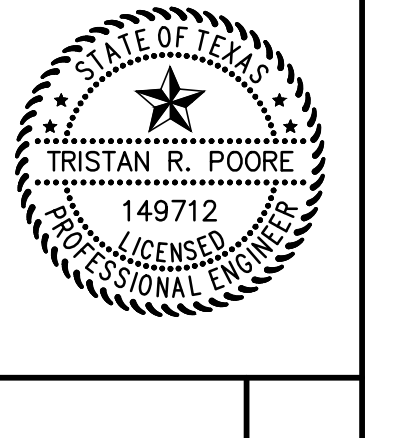
Table with columns: ID#, CI, Species, Botanical, Condition, Protection, Preserved, In ROW or Grove?, etc. for the left section of the project.

Table with columns: ID#, CI, Species, Botanical, Condition, Protection, Preserved, In ROW or Grove?, etc. for the middle section of the project.

Table with columns: ID#, CI, Species, Botanical, Condition, Protection, Preserved, In ROW or Grove?, etc. for the right section of the project.

Table with columns: ID#, CI, Species, Botanical, Condition, Protection, Preserved, In ROW or Grove?, etc. for the rightmost section of the project.

ENCLAVE AT CANYON RANCH CITY OF CORINTH DENTON COUNTY, TEXAS TREE PRESERVATION PLAN



SPARS ENGINEERING & SURVEYING 765 Custer Road, Suite 100 Plano, TX 75075 972-422-0077 www.splanseng.com

Date Revisions Scale: 1"=80' Drawn By: SEO Checked By: TRP Sheet 4 SEI No. 24-067

Source: www.splanseng.com Date: 7/2/2024 10:58 AM

Source: www.splanseng.com Date: 7/2/2024 2:50:23 PM



Table with columns: ID#, CI, Species, Botanical, Condition, Canopy Radius (feet), Protection, Preserved, In ROW or Grove?, CP Protected & Preserved, Multiplier Preserved, Credit, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Seed \$, Tree Value Removed \$.

Table with columns: ID#, CI, Species, Botanical, Condition, Canopy Radius (feet), Protection, Preserved, In ROW or Grove?, CP Protected & Preserved, Multiplier Preserved, Credit, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Seed \$, Tree Value Removed \$.

Table with columns: ID#, CI, Species, Botanical, Condition, Canopy Radius (feet), Protection, Preserved, In ROW or Grove?, CP Protected & Preserved, Multiplier Preserved, Credit, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Seed \$, Tree Value Removed \$.

SPARS ENGINEERING & SURVEYING logo and contact information: 765 Cluster Road, Suite 100, Plano, TX 75075, 972-422-0077, www.splanseng.com



ENCLAVE AT CANYON RANCH CITY OF CORINTH DENTON COUNTY, TEXAS TREE PRESERVATION PLAN

Scale: 1"=80', Drawn By: SEO, Checked By: TRP, Sheet 5, SEI No. 24-067



Table 1: Tree Inventory Data (IDB CI Species Botanical Condition Canopy (Feet) Protection Preserved In ROW or Grown? C/Protected Preserved Multiplier Credits Multiplier Removed Mitigation Heritage Tree Required Mitigation Tree Value Saved \$ Tree Value Removed \$)

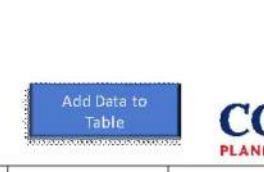


Table 2: Tree Inventory Data (IDB CI Species Botanical Condition Canopy (Feet) Protection Preserved In ROW or Grown? C/Protected Preserved Multiplier Credits Multiplier Removed Mitigation Heritage Tree Required Mitigation Tree Value Saved \$ Tree Value Removed \$)

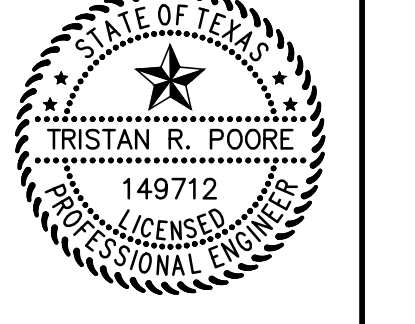


Table 3: Tree Inventory Data (IDB CI Species Botanical Condition Canopy (Feet) Protection Preserved In ROW or Grown? C/Protected Preserved Multiplier Credits Multiplier Removed Mitigation Heritage Tree Required Mitigation Tree Value Saved \$ Tree Value Removed \$)



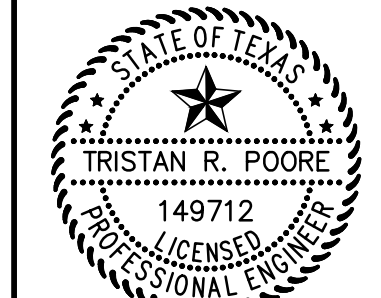
Table 4: Tree Inventory Data (IDB CI Species Botanical Condition Canopy (Feet) Protection Preserved In ROW or Grown? C/Protected Preserved Multiplier Credits Multiplier Removed Mitigation Heritage Tree Required Mitigation Tree Value Saved \$ Tree Value Removed \$)

SPIERS ENGINEERING & SURVEYING logo and contact information: 765 Cluster Road, Suite 100, Plano, TX 75075, 972-422-0077, www.spierseng.com



ENCLAVE AT CANYON RANCH CITY OF CORINTH DENTON COUNTY, TEXAS TREE PRESERVATION PLAN

Scale: 1"=80', Drawn By: SEO, Checked By: TRP, Sheet 6, SEI No. 24-067



ENCLAVE AT CANYON RANCH
CITY OF CORINTH
DENTON COUNTY, TEXAS
TREE PRESERVATION PLAN

Date: _____

Revisions: _____

Scale: 1"=80'

Drawn By: SEO

Checked By: TRP

Sheet 7

SEI No. 24-067

Table with 20 columns: ID#, CI, Species, Botanical, Condition, Canopy Cover (Feet), Protection, Preserved, In ROW or Groves?, CI Protected & Preserved, Multiplier Preserved, Credit, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.

Table with 20 columns: ID#, CI, Species, Botanical, Condition, Canopy Cover (Feet), Protection, Preserved, In ROW or Groves?, CI Protected & Preserved, Multiplier Preserved, Credit, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.

Table with 20 columns: ID#, CI, Species, Botanical, Condition, Canopy Cover (Feet), Protection, Preserved, In ROW or Groves?, CI Protected & Preserved, Multiplier Preserved, Credit, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.

Vertical text on the left margin: 2024-03-08 09:30:00 - Drawn at 7/17/2024 2:50:23 PM



ENCLAVE AT CANYON RANCH
CITY OF CORINTH, TEXAS
TREE PRESERVATION PLAN

Date:
Revisions:
Scale: 1"=80'
Drawn By: SEO
Checked By: TRP
Sheet 8
SEI No. 24-067

Table with columns: ID#, CI, Species, Botanical, Condition, Density (Feet), Protection, Preserved, In ROW or Grows?, CI Protected & Preserved, Multiplier Preserved, Credits, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.

Table with columns: ID#, CI, Species, Botanical, Condition, Density (Feet), Protection, Preserved, In ROW or Grows?, CI Protected & Preserved, Multiplier Preserved, Credits, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.

Table with columns: ID#, CI, Species, Botanical, Condition, Density (Feet), Protection, Preserved, In ROW or Grows?, CI Protected & Preserved, Multiplier Preserved, Credits, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.



Main table with columns: ID#, CI, Species, Botanical, Condition, Canopy Radius (feet), Protection, Preserved, In ROW or Gro? (CI Protected & Preserved), Multiplier Preserved, Credits, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.



Summary table with columns: ID#, CI, Species, Botanical, Condition, Canopy Radius (feet), Protection, Preserved, In ROW or Gro?, CI Protected & Preserved, Multiplier Preserved, Credits, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.

Summary table with columns: ID#, CI, Species, Botanical, Condition, Canopy Radius (feet), Protection, Preserved, In ROW or Gro?, CI Protected & Preserved, Multiplier Preserved, Credits, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.

Summary table with columns: ID#, CI, Species, Botanical, Condition, Canopy Radius (feet), Protection, Preserved, In ROW or Gro?, CI Protected & Preserved, Multiplier Preserved, Credits, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.

herby certify that this document has been prepared by me, a Registered Landscape Architect or Certified Arborist. I have verified and concur with the calculations shown herein. That the document as submitted is accurate and complete to meet the standards set forth in the Unified Development Code 20.02 Tree Preservation as amended most recently by Ord No. 22-10-22.

Table with columns: ID#, CI, Species, Botanical, Condition, Canopy Radius (feet), Protection, Preserved, In ROW or Gro?, CI Protected & Preserved, Multiplier Preserved, Credits, Multiplier Removed, Mitigation, Heritage Tree Required Mitigation, Tree Value Saved \$, Tree Value Removed \$.

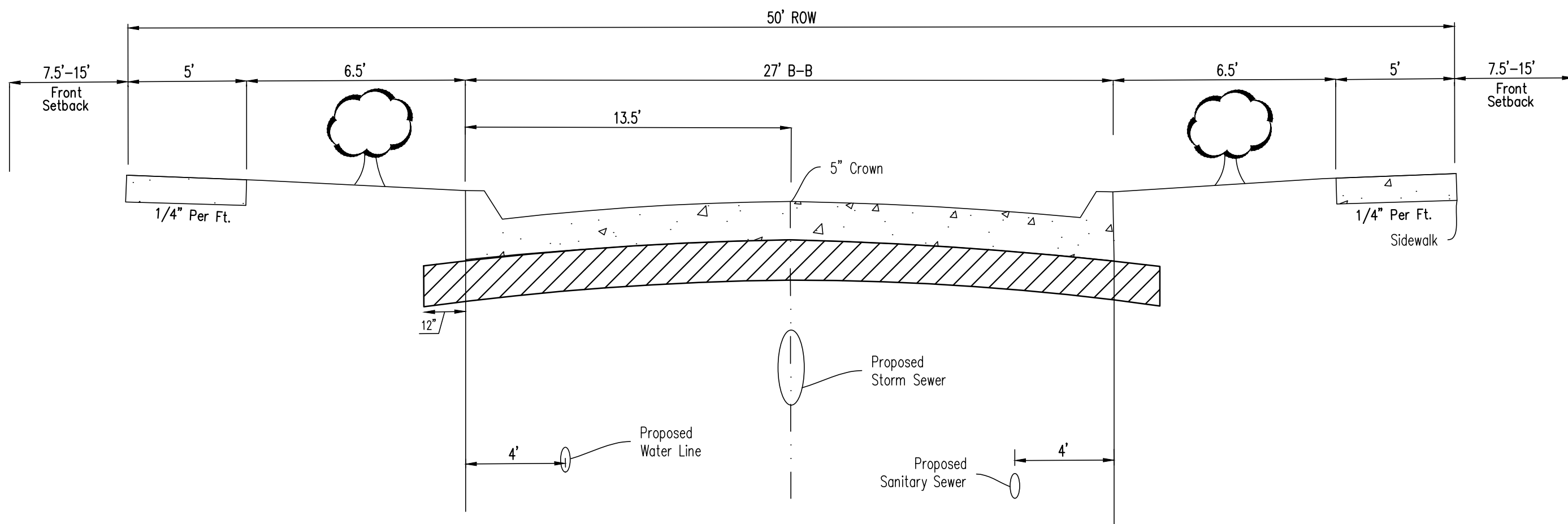


ENCLAVE AT CANYON RANCH CITY OF CORINTH DENTON COUNTY, TEXAS TREE PRESERVATION PLAN

Scale: 1"=80' Drawn By: SEO Checked By: TRP Sheet 9 SEI No. 24-067

Drawn: C:\Users\jroberts\OneDrive\Documents\Corinth\OpenSpace\Tree Preservation\24-067.dwg, Date: 7/17/2024, 3:17:56 PM, Scale: 1"=80'

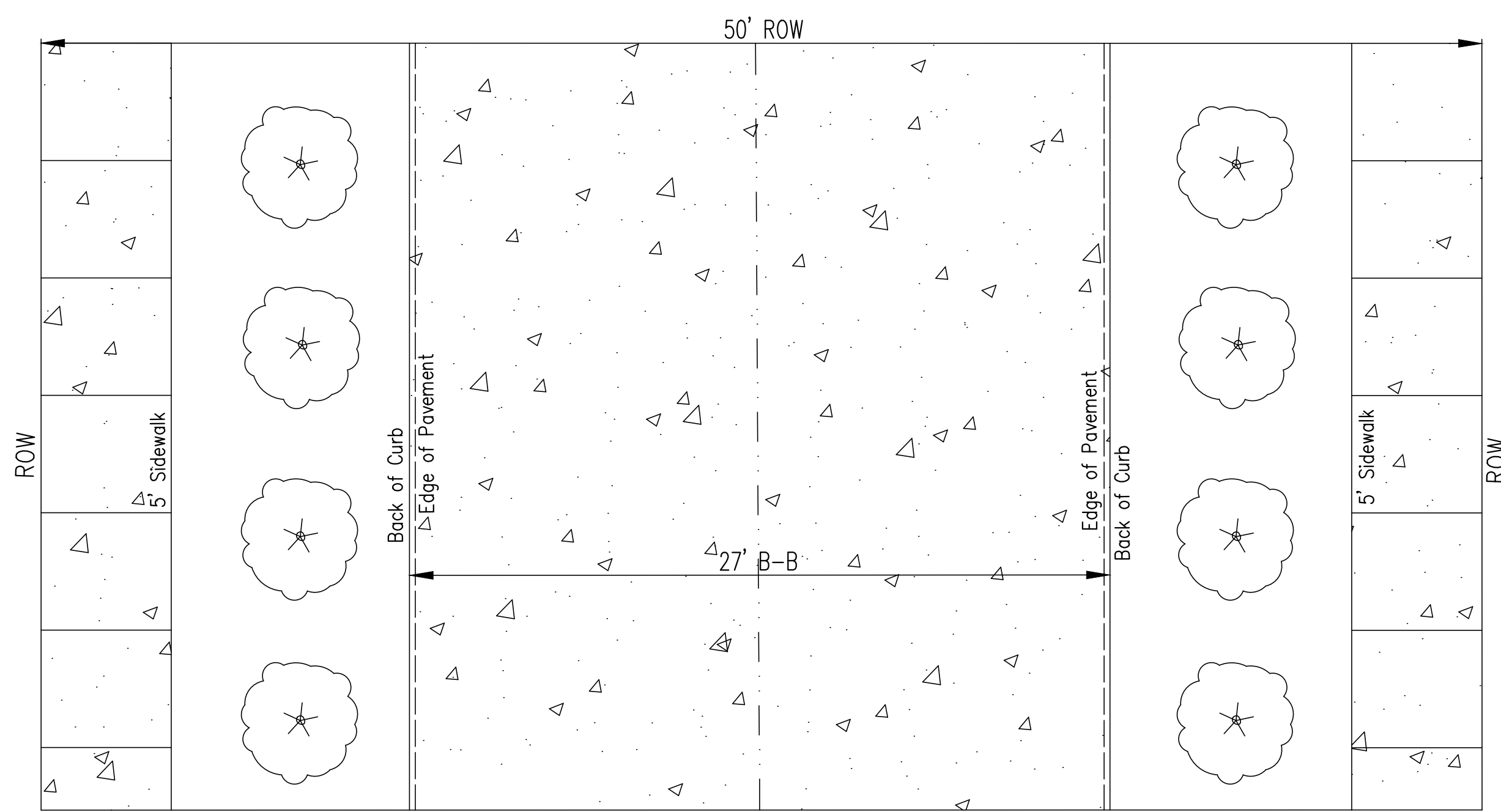
TYPICAL STREET SECTION DETAILS



Typical Residential

Section View

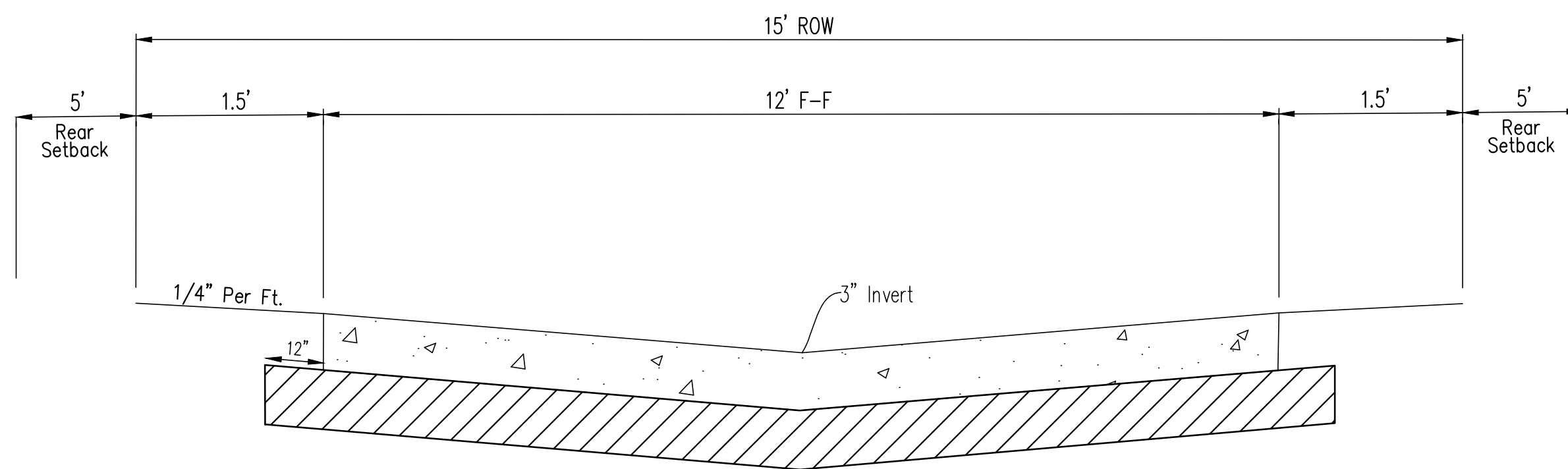
Not To Scale



Typical Residential

Plan View

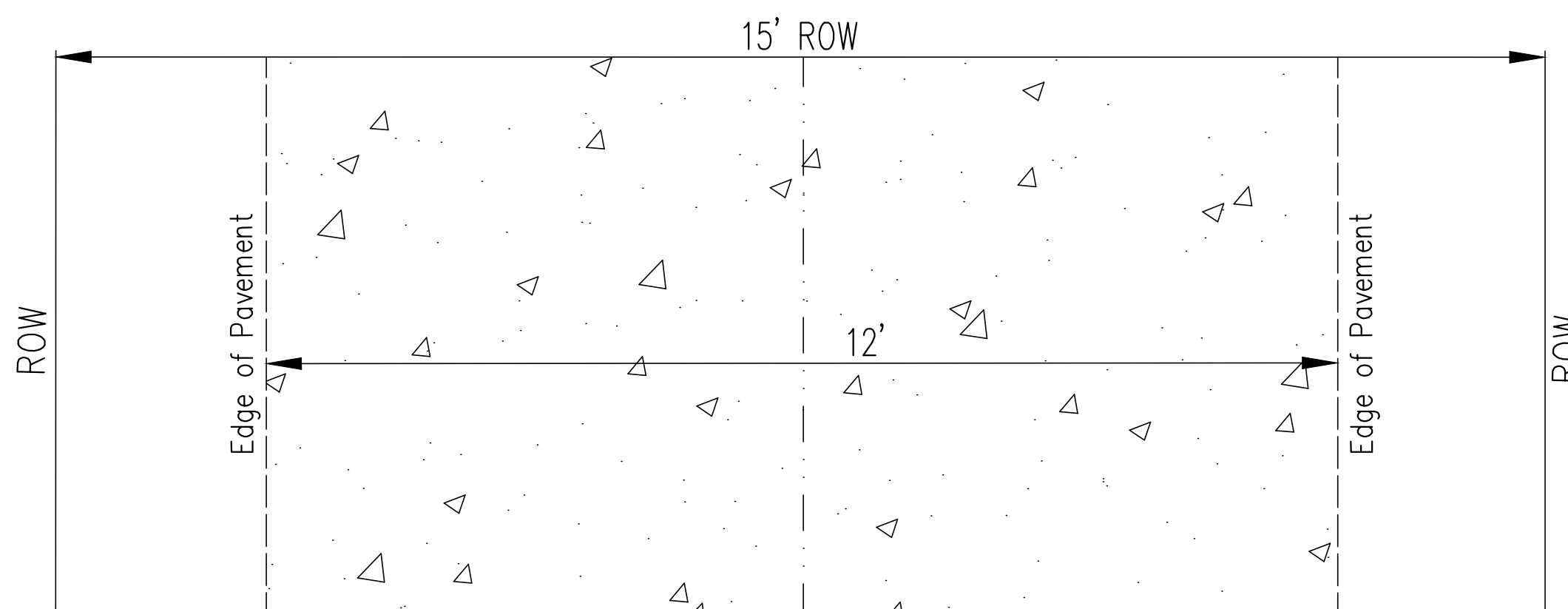
Not To Scale



Typical Alley

Section View

Not To Scale

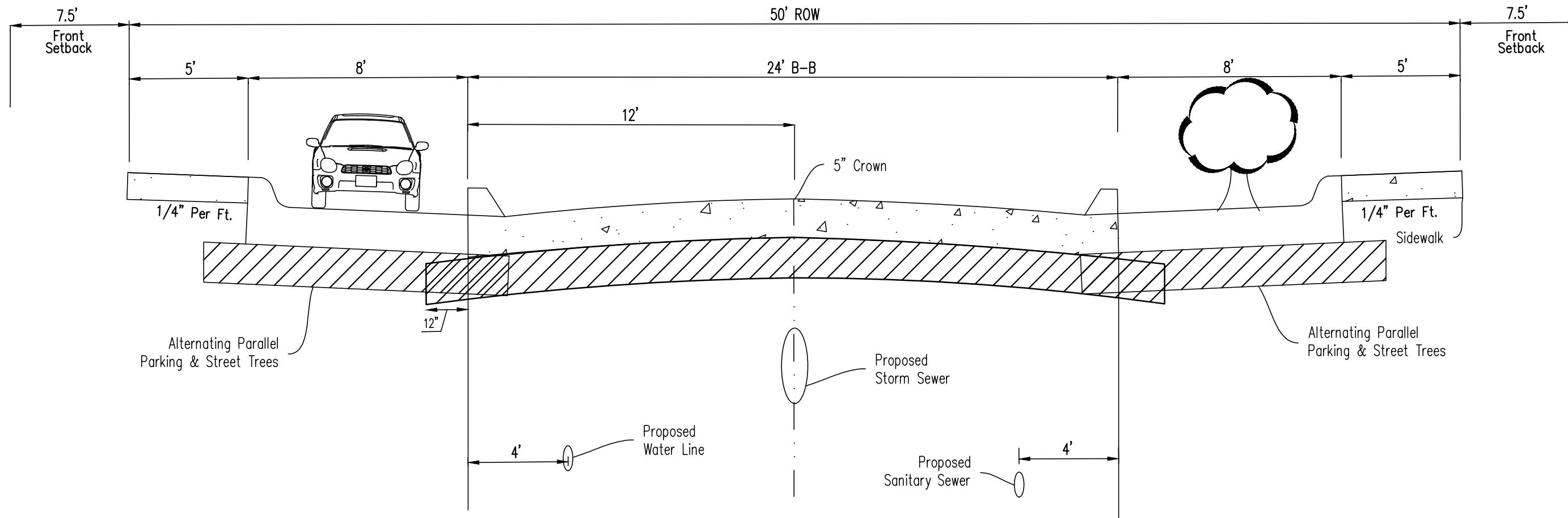


Typical Alley

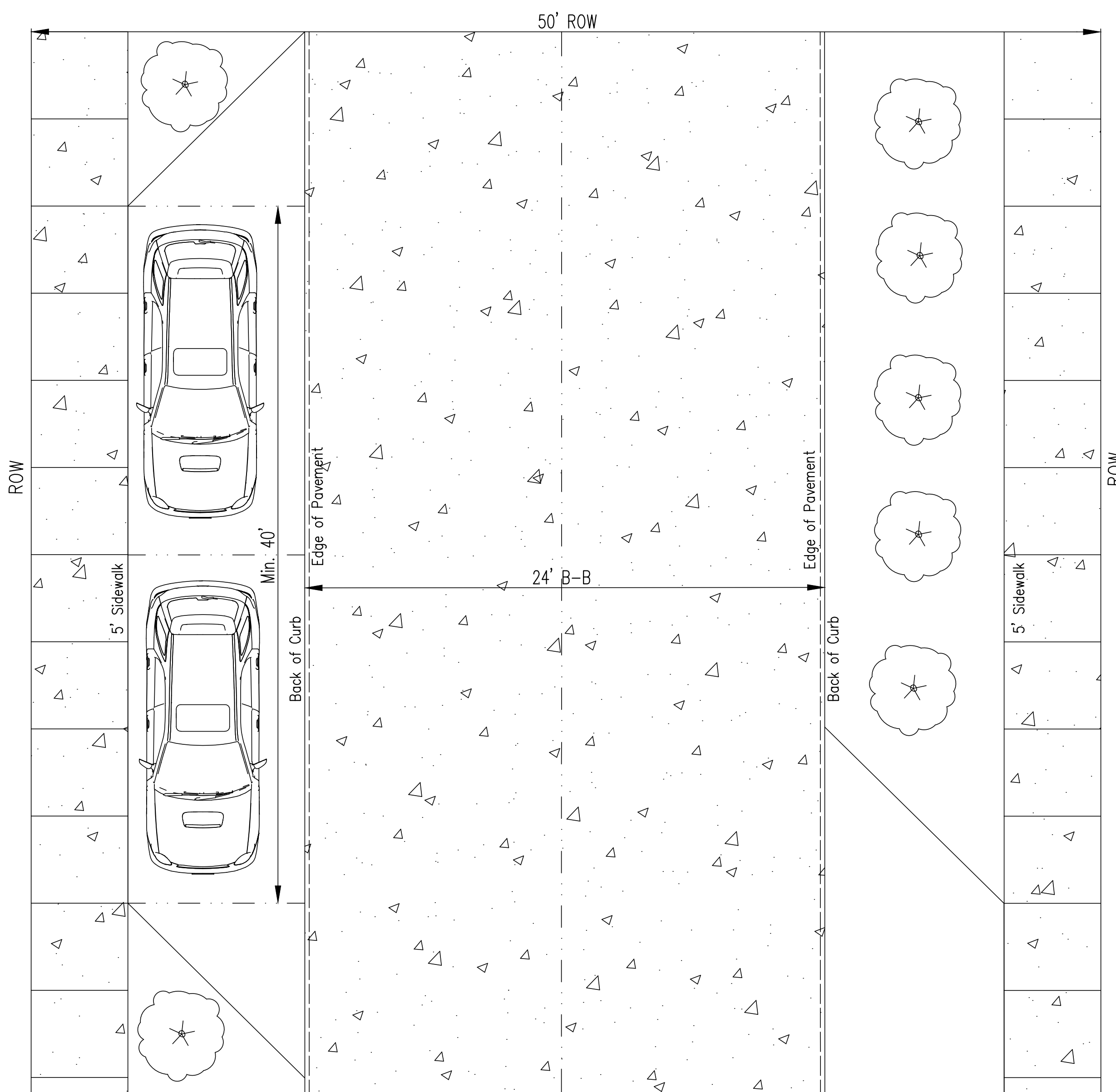
Plan View

Not To Scale

TYPICAL STREET SECTION DETAILS



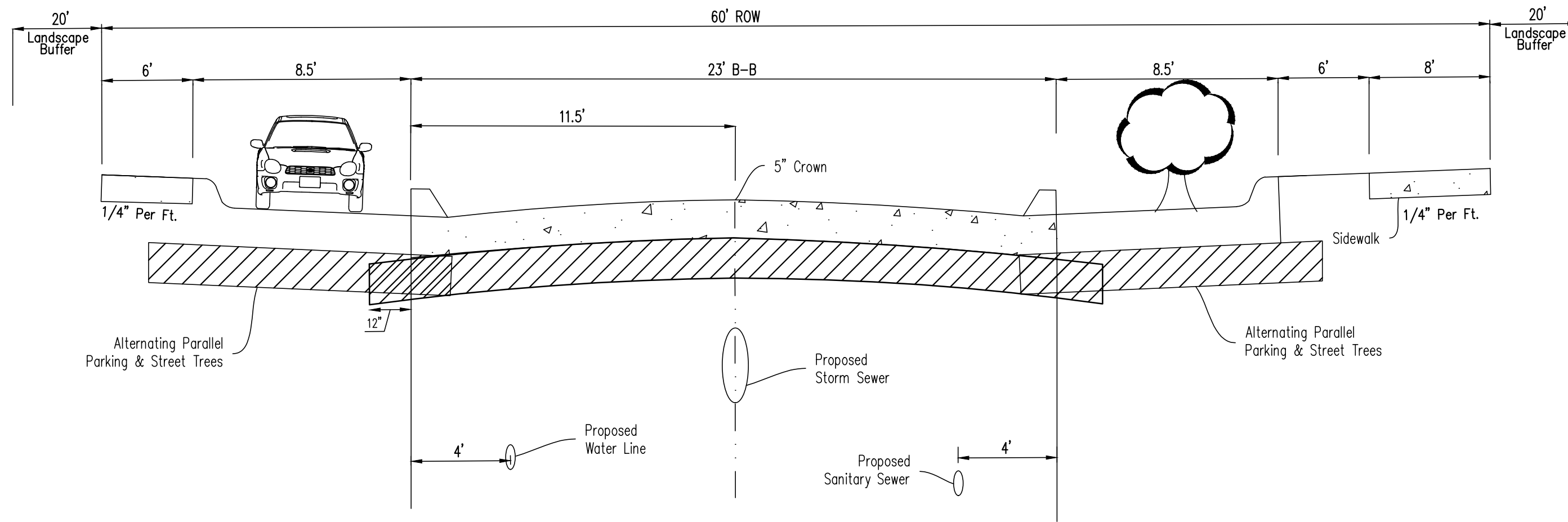
**Typical Residential
w/ Parallel Parking
Section View**
Not To Scale



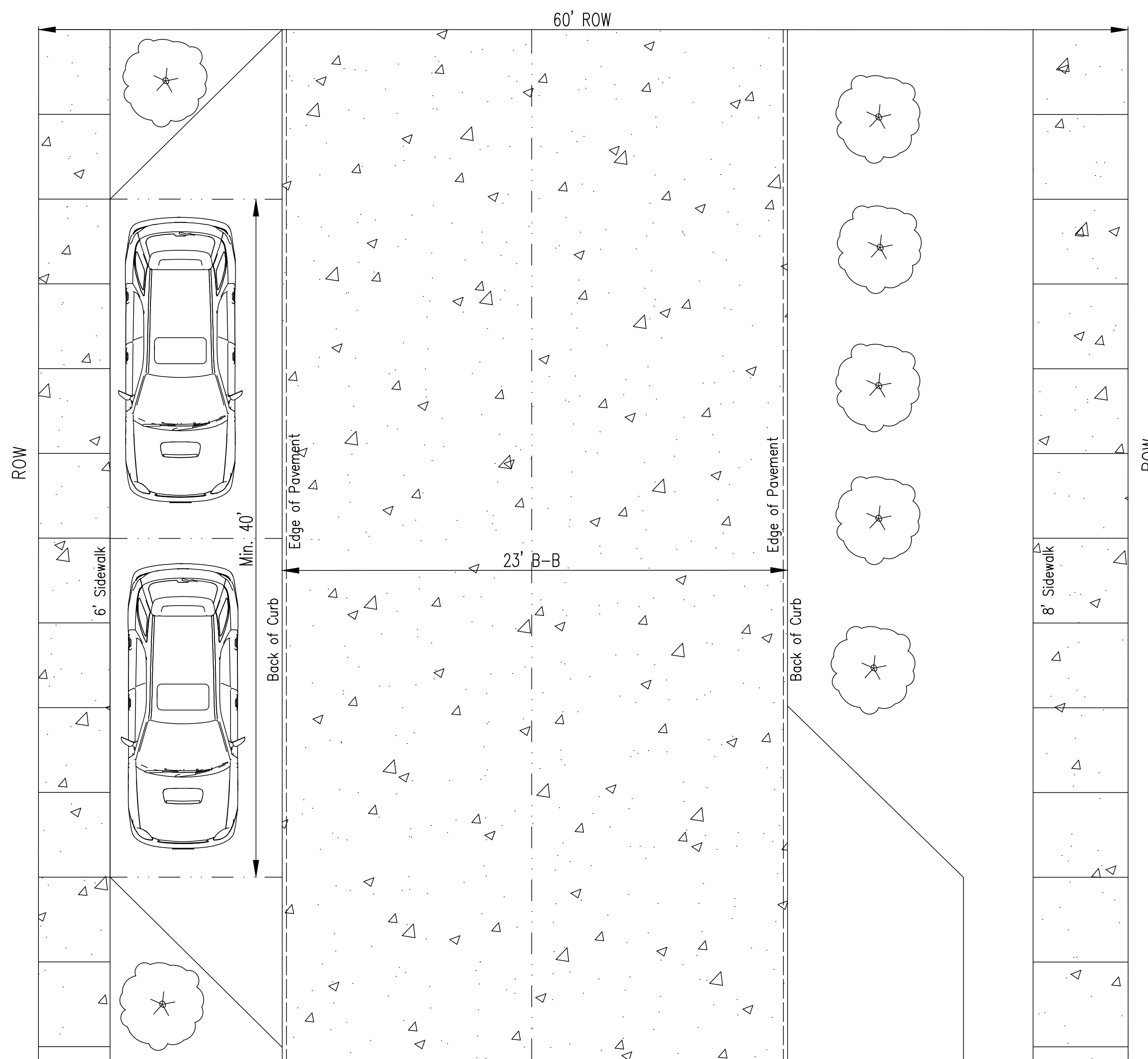
**Typical Residential
w/ Parallel Parking
Plan View**
Not To Scale

Exhibit J TYPICAL STREET SECTION DETAILS
ENCLAVE AT CANYON RANCH
 CITY OF CORINTH, DENTON COUNTY, TEXAS

TYPICAL STREET SECTION DETAILS



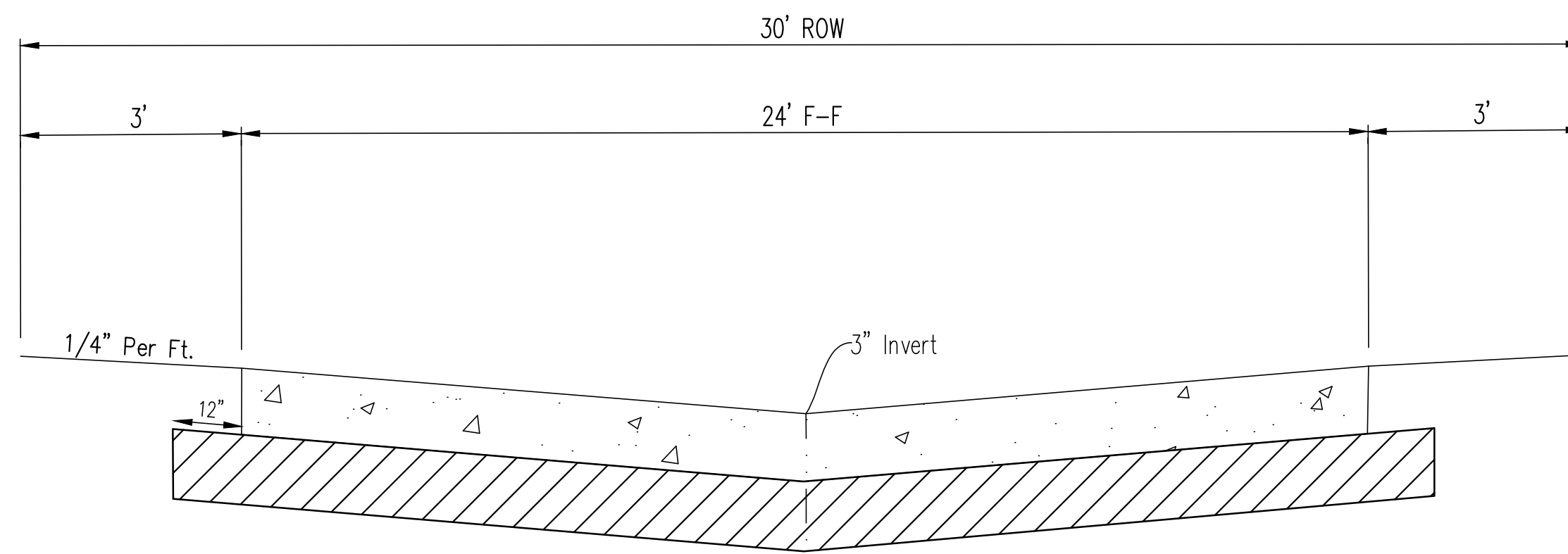
**Typical Collector
w/ Parallel Parking
Section View**
Not To Scale



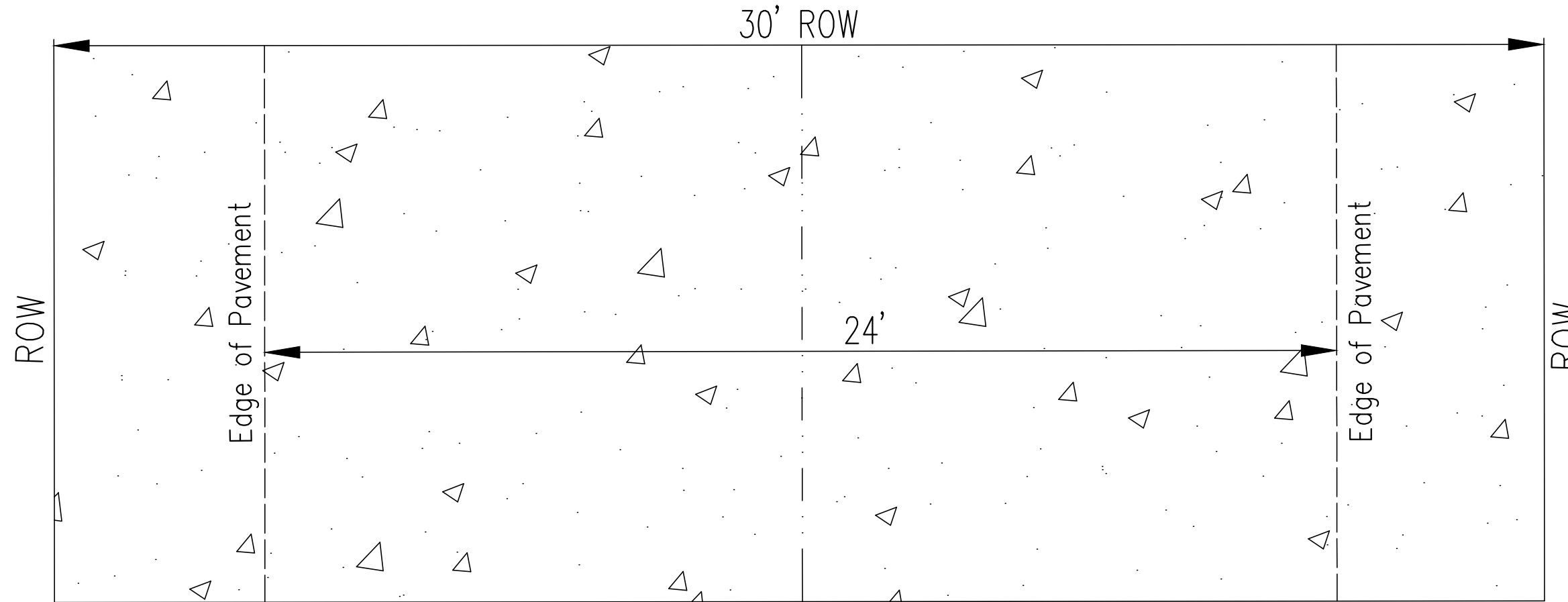
**Typical Collector
w/ Parallel Parking
Plan View**
Not To Scale

Exhibit J TYPICAL STREET SECTION DETAILS
ENCLAVE AT CANYON RANCH
 CITY OF CORINTH, DENTON COUNTY, TEXAS

TYPICAL STREET SECTION DETAILS



**Typical Fire Lane
Section View**
Not To Scale



**Typical Fire Lane
Plan View**
Not To Scale

Exhibit J TYPICAL STREET SECTION DETAILS
ENCLAVE AT CANYON RANCH
 CITY OF CORINTH, DENTON COUNTY, TEXAS

**Tri Pointe Homes DFW, LLC
6201 W. Plano Parkway, Suite 150
Plano, Tx. 75093
(214) 876-2559**

July 18, 2024

Via email michael@quicksetconcrete.com

Michael Ingle, President
Long Lake Development LLC
First Capital Texas LLC
3971 Summit Ridge Drive
Corinth, Tx. 76201

Re: Enclave at Canyon Ranch Development Shared Infrastructure


Dear Michael,

Following up our prior conversations, attached is a concept plan of our Enclave at Canyon Ranch proposed development in Corinth, TX. Highlighted on Exhibit H are areas on your property where we propose to construct roadway and utility infrastructure to serve our tracts (Reference Exhibit H comprised of separate sheets as presented in Layouts A, B, and C depicting shared infrastructure which includes a Public Street, Alley, and Lift Station/Force Main, respectively).


The City of Corinth has requested a letter from you as Authorized Officer of the two adjacent tracts with your acknowledgement to consent to the proposed alignment of these streets and obligation for future dedication of such rights-of-way and easements to be provided prior to the Civil Engineering Plan approval for the Enclave at Canyon Ranch development to ensure that the subsequent Civil Engineering Plans account for these off-site improvements which are integral to the overall design and function of public improvements for the aforementioned development and shared infrastructure as depicted in Exhibit H.


Please sign below and return a copy to me for our resubmittal to the City of zoning comments.

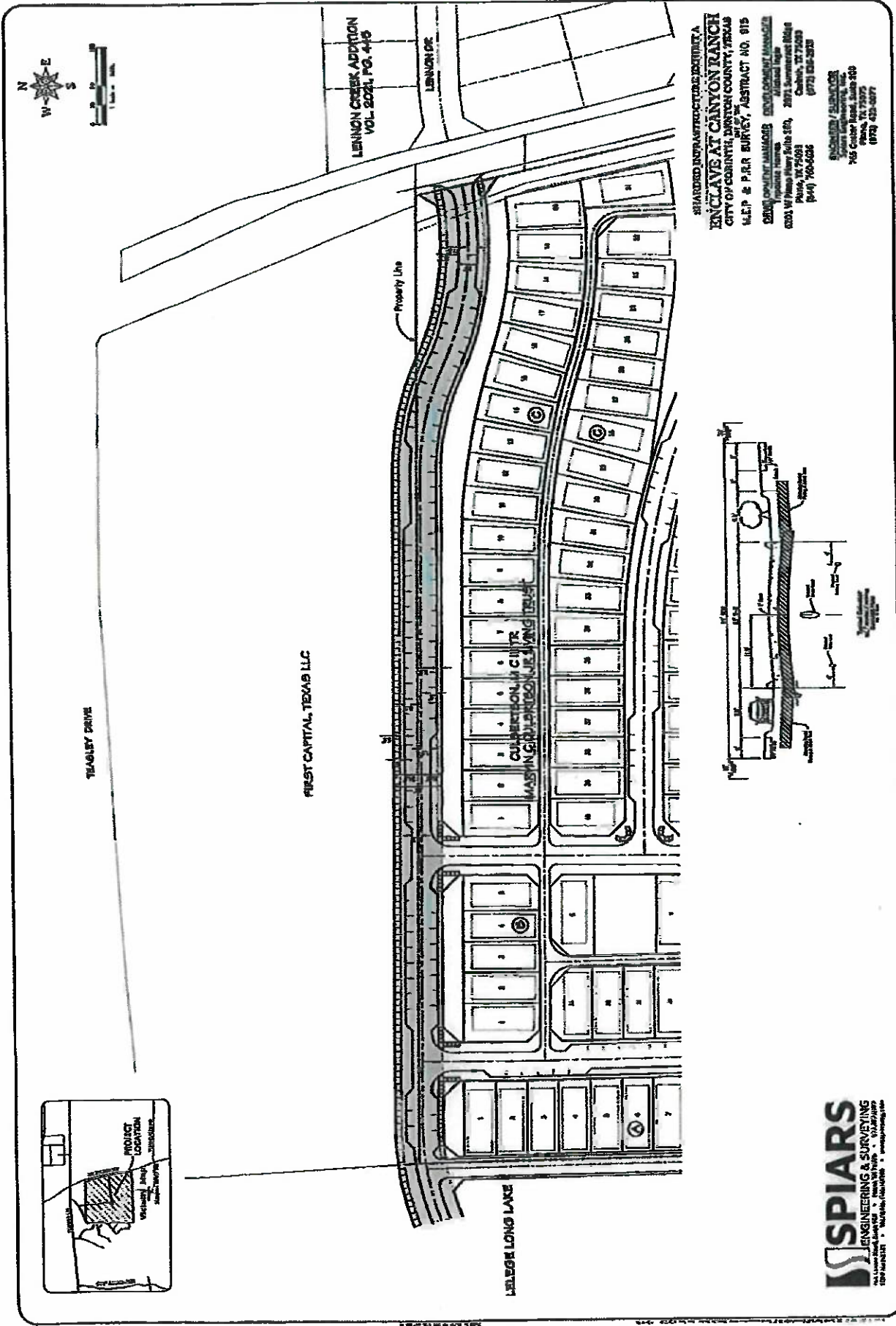
Thank you for your cooperation on this matter.


Bruce French, Vice President
Tri Pointe Homes DFW, LLC

Agreed on July 18, 2024


Michael Ingle, President
Long Lake Development LLC


Michael Ingle, President
First Capital Texas LLC



LENNON CREEK ADDITION
VOL. 2021, PG. 4-19

LENNON DR

FIRST CAPITAL, TEXAS LLC

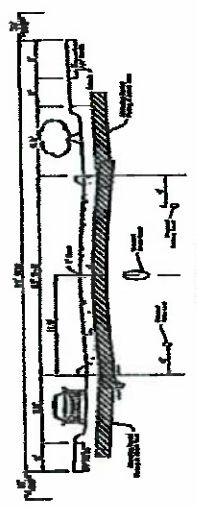
Property Line

WASHINGTON CULTURAL CENTER
WASHINGTON CULTURAL CENTER TRUST

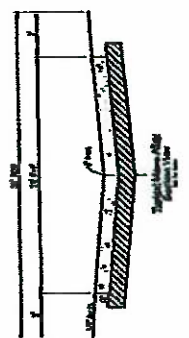
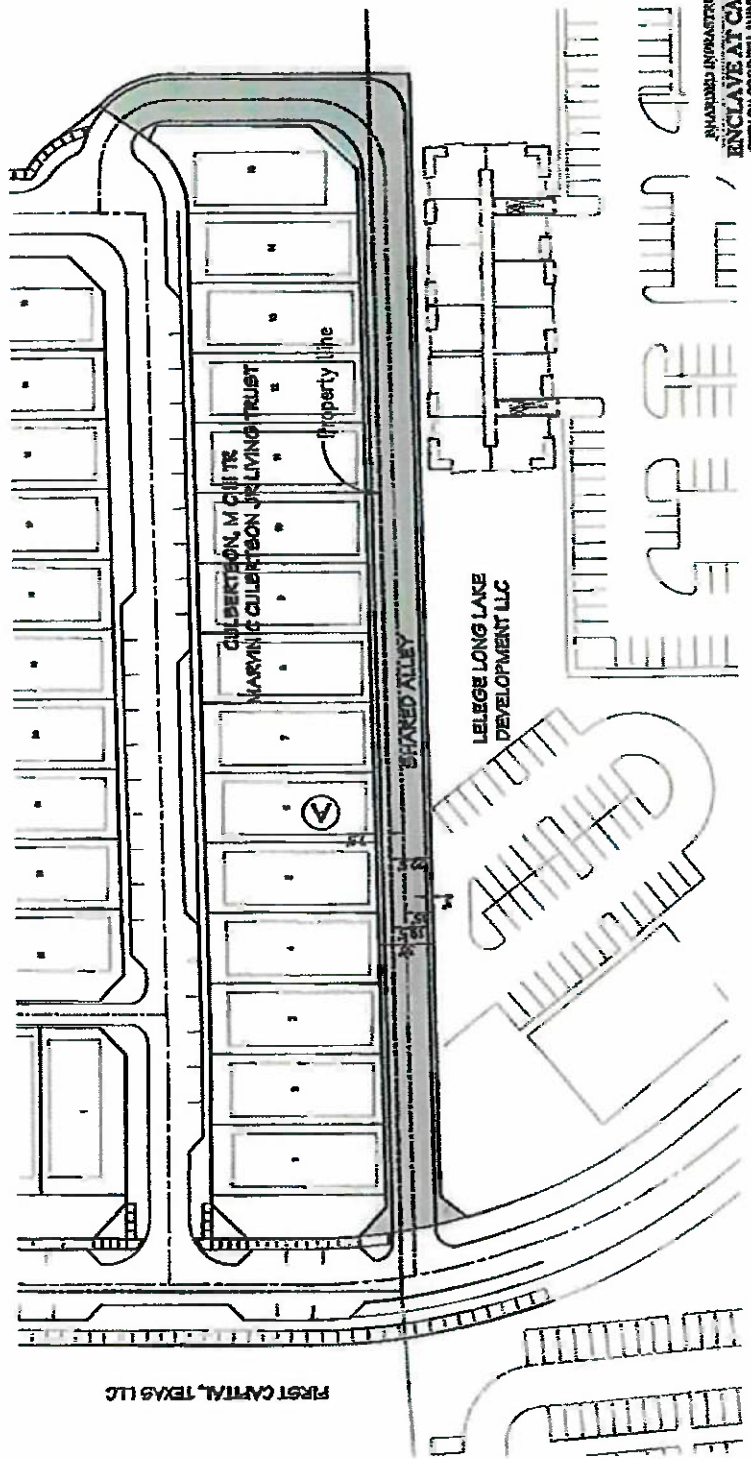
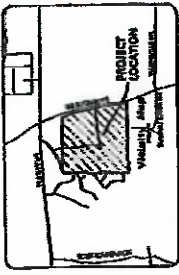
LELEGE LONG LAKE

SHARED INFRASTRUCTURE DISTRICT A
ENCLAVE AT CANYON RANCH
 CITY OF CORINTH, DAVENPORT COUNTY, TEXAS
 M.E.P. & P.E.R. SURVEY, ABSTRACT NO. 815

ENGINEERING & SURVEYING
 6203 W. Plano Liberty Station SPT, 2071 Summercrest Mall
 Plano, TX 75093
 (940) 760-6585 (972) 238-3333

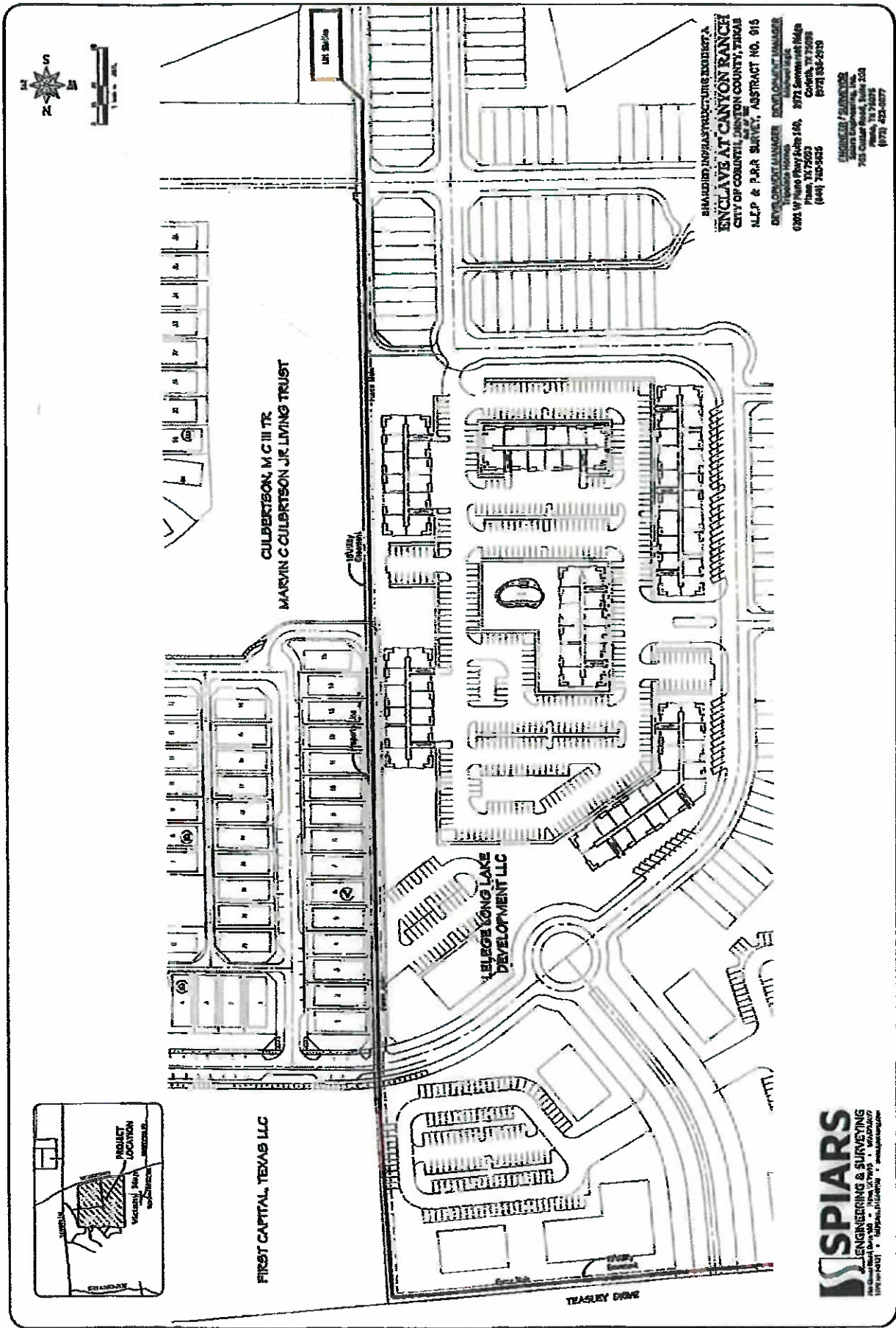


SPIARS
 ENGINEERING & SURVEYING
 6203 W. Plano Liberty Station SPT, 2071 Summercrest Mall
 Plano, TX 75093
 (940) 760-6585 (972) 238-3333



MANAGED INFRASTRUCTURE (MIFA)
ENCLAVE AT CANYON RANCH
 CITY OF COCHRAN COUNTY, TEXAS
 M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 816
 DEVELOPMENT MANAGER: **DAVID COUCHMAN**
 TRINIDAD HOMES: Michael Hill
 6021 W. Hulse Hwy/Box 380, 3872, Sherman Ridge
 Plano, TX 75055
 (972) 219-9525
 ENGINEER (SUPERVISOR):
DAVID COUCHMAN, P.E.
 745 Court Road, Suite 300
 Plano, TX 75075
 (972) 422-0077









**ATTACHMENT 2:
200 FT ZONING BUFFER MAP**

Proposed Zoning Change

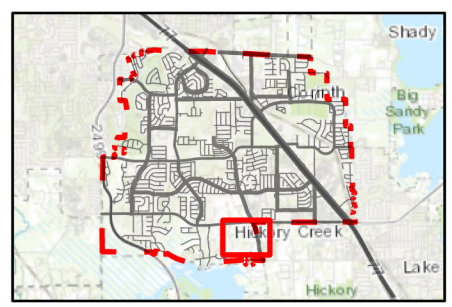
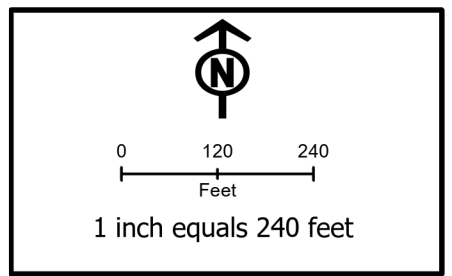
Enclave at Canyon Ranch
 PD (ZAPD24-0006)

 Area to be Rezoned

 Properties within 200 ft of area proposed to be rezoned from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family.

 Corinth City Limits

8/22/2024



This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

