

City of Corinth
3300 Corinth Parkway
Corinth, Texas 76208



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August 25, 2016

Ron Menguita
Long Range Planning Administrator
City of Denton
221 North Elm Street
Denton, TX 76201

SUBJECT: Boundary Adjustment for Lake Sharon Extension

Dear Mr. Menguita:

The Lake Sharon Drive Roadway Project, primarily located in the City of Corinth, will extend Lake Sharon Drive about 3,100 linear feet to the west of Oakmont Drive and connect to the future FM 2499 northern section. This project has been on Corinth's Thoroughfare Plan for over 10 years. With FM 2499 North opening next year the timing is critical for Corinth to proceed with construction of this roadway. The extension will be a 4-lane divided thoroughfare contained in an 84' right of way. The estimated construction cost for the project is \$4.5M. The cost of the project is being funded entirely by Corinth and Denton County. A 0.164 acre portion of the roadway is situated inside the current city limits of Denton. Because of the encroachment, Denton and Corinth have been working together for about a year to adjust the common boundary so that the footprint of the roadway is located entirely inside the Corinth city limits.

The roadway was originally designed to minimize conflict between the existing utilities and to connect to FM 2499 North at a predetermined location located at a topographic high point. The Lake Sharon Drive Engineers of Record were forced to design a reverse curve to line up with FM 2499 North at a near ninety degree angle, however a small portion of the roadway footprint is still located inside Denton city limits. Moving the connection point to the south was not an option for TXDOT due to sight distance visibility concerns of moving the intersection from the high point to a lower elevation. The existing overhead power lines and underground fiber optic cable would also need to be relocated in the event the connection of Lake Sharon Drive to FM 2499 North were moved.

Other issues affecting the city limit boundary adjustment include the acquisition of a right of way parcel within the boundary adjustment area. Corinth is vigorously pursuing a settlement negotiation with the property owner. However, to ensure Corinth's ability to take possession of the property in a timely manner Corinth City Council passed a resolution during their August 4, 2016 meeting authorizing staff to proceed with condemnation. Negotiation attempts will continue on Corinth's part even after filing to condemn the property, but by filing now we will be in the position to take possession of the property if negotiations fail.

Extending Lake Sharon Drive will be a benefit for Denton residents as well as Corinth residents and other surrounding communities. Opening this east/west connection between the western limits of Corinth and IH-35E will allow for alternate routes of travel that will be used for various reasons and may improve safety by lessening congestion on existing available routes. The extension will also create a hard corner within Denton city limits which creates an available benefit to development of the area within the City of Denton. The boundary adjustment allows both jurisdictions Public Safety departments to serve their respective areas without confusion. It also allows both jurisdictions define who is responsible for maintenance of the roadway.

This boundary adjustment is an important part of our Critical Path for the Lake Sharon Drive Extension. With our recent bond sale and the added pressure to use Denton County monies, this project is a priority for staff and the City Council. The City of Corinth is finishing up with design of the project and anticipate that all necessary properties for this project will be acquired before the end of the year. The current project schedule for the Lake Sharon Drive extension would allow for bid openings prior to the end of 2016 and construction to begin in early 2017. The Lake Sharon Drive Extension project would be completed late in 2017, if Corinth is able to stay on its' Critical Path without delays. The opening of the extension would be at approximately the same time TXDOT completes the FM 2499 North project.

Please contact me or my staff if you have any questions or if we can assist you in any manner.

Yours Truly:

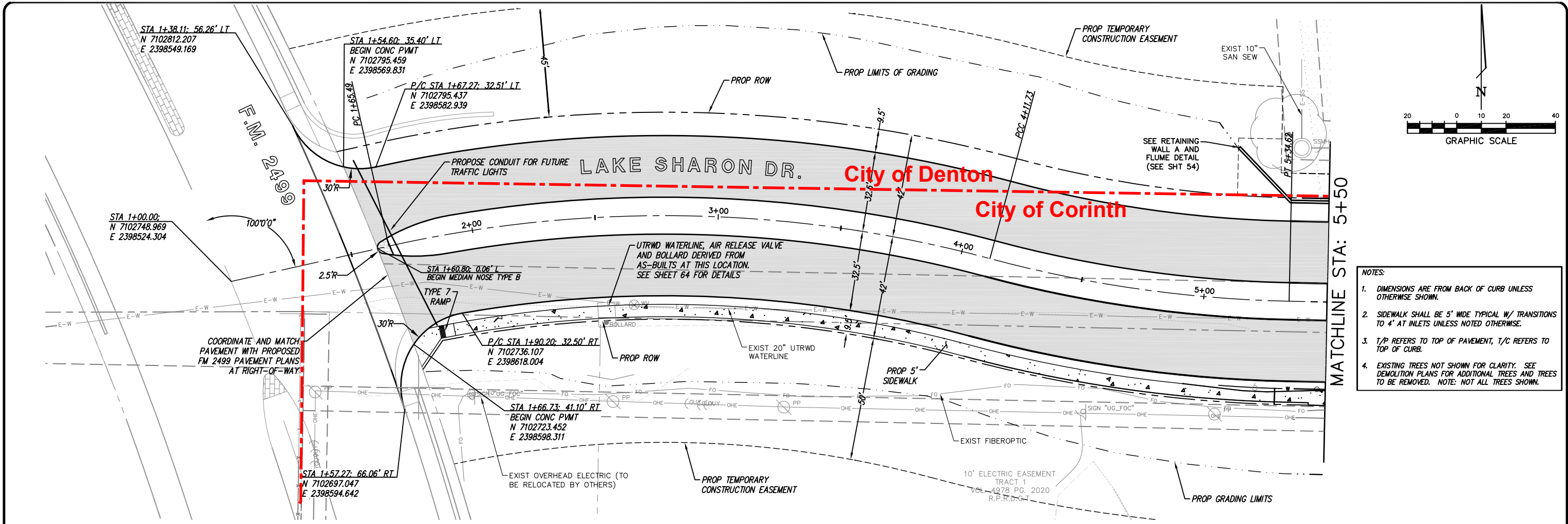
A handwritten signature in black ink, appearing to read 'Fred Gibbs', with a stylized, cursive script.

Fred Gibbs
Director of Planning and Development

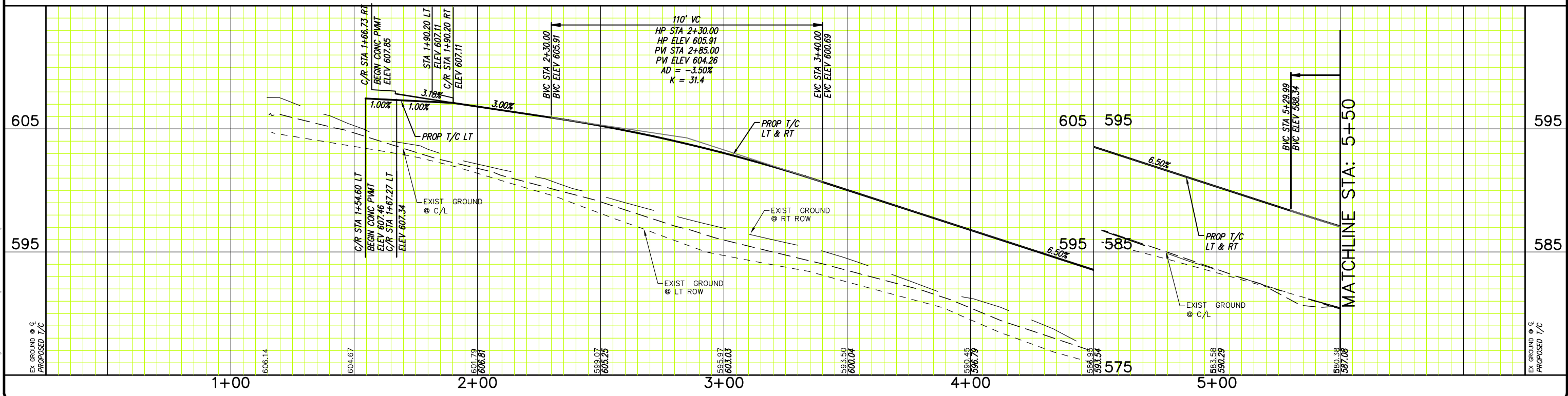
Enclosures: Exhibits

CC: Aimee Bissett, Director of Development Services
Munal Mauladad, Deputy Director of Development Services
Mike Brownlee, City of Corinth City Engineer

Drawing: C:\PROJECTS\CRN13290\Drawings\PAVING.dwg at Aug 31, 2015 12:06pm by Mha_R
Project: BEGIN TO STA 5+50
Title: Paving Plan and Profile - Lake Sharon Drive



- NOTES:
1. DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SHOWN.
 2. SIDEWALK SHALL BE 5' WIDE TYPICAL W/ TRANSITIONS TO 4' AT INLETS UNLESS NOTED OTHERWISE.
 3. T/P REFERS TO TOP OF PAVEMENT, T/C REFERS TO TOP OF CURB.
 4. EXISTING TREES NOT SHOWN FOR CLARITY. SEE DEMOLITION PLANS FOR ADDITIONAL TREES AND TREES TO BE REMOVED. NOTE: NOT ALL TREES SHOWN.



no.	revision	by	date



scale
horiz
1"=20'
vert
1"=4'
date
Aug 2015



teague nall & perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
940.383.4177 ph 940.383.8026 fx
TBPE Registration No. F-230
www.tnpinc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.
MICHAEL D. SMITH, P.E. Date: Aug 2015
Tx. Reg. # 114678

City of Corinth, Texas
Roadway & Drainage Improvements
Lake Sharon Drive
Paving Plan and Profile -
Begin To Sta 5+50

tnp project
CRN13290
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