



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
NOVEMBER 4, 2021; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

TO VIEW THE MEETING LIVE: <https://shadyshorestx.civicclerk.com/>

1. CALL TO ORDER
2. ROLL CALL
Establish a quorum
3. REGULAR BUSINESS
 1. Minutes- Consider and act on approval of the minutes of the October 14, 2021 Planning and Zoning Commission and the September 2, 2021 Special Called Planning and Zoning Commission meeting minutes.
 2. Election of Chairman- Consider and act on nominating and electing a member to serve as the Chairman of the Planning and Zoning Commission.
 3. Election of Vice-Chairman- Consider and act on electing a member to serve as the Vice-Chairman of the Planning and Zoning Commission.
4. Public Hearing- Conduct a public hearing relative to a request made by ECM Development for a preliminary plat of 30 acres in the subdivision to be known as Lakeshore Bluffs; more legally described as 30 acres in the JC Bullard Survey Abstract 1566 TR 6A (204 Dobbs Road) .
 - A) Staff Presentation
 - B) Open Public Hearing
 - C) Applicant
 - D) Those in Favor of the Request
 - E) Those Opposed to the Request
 - F) Rebuttal if Desired
 - G) Close Public Hearing
5. Action Regarding Public Hearing- Consider and act on approval of a request made by ECM development for approval of a preliminary plat to be known as Lakeshore Bluffs; more legally described as 30 acres in the JC Bullard Survey Abstract 1566 TR 6A (204 Dobbs Road) .
4. FUTURE AGENDA ITEMS

5. ADJOURN

I, _____, _____ of the Town of Shady Shores do hereby certify that the above notice of the Planning and Zoning Commission was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on _____ Day of _____, _____, at _____ .M.

IN ADDITION, A QUORUM OF CITY COUNCIL MEMBERS MAY CHOOSE TO ATTEND THE PLANNING AND ZONING MEETING POSTED ABOVE. THEREFORE, THIS IS NOTICE OF A CITY COUNCIL MEETING AT THE SAME TIME AND PLACE, WITH THE SAME AGENDA AS THE P&Z MEETING. IN THE EVENT A QUORUM OF COUNCIL IS PRESENT AT THE MEETING, NO ACTION OF THE COUNCIL WILL BE TAKEN. THIS NOTICE IS POSTED AT THE TIME STATED ABOVE.

Wendy Withers, Town Secretary



**SHADY SHORES PLANNING AND ZONING COMMISSION
SEPTEMBER 2, 2021; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

MEMBERS PRESENT

Rebecca Morgan	Vice-Chairman	Absent
Paul Brown	Commissioner	Absent
Kenneth Wells	Commissioner	Present
Linda Winter	Commissioner	Present
Lynn Grimes	Commissioner-Alternate	Present

Staff Present: Wendy Withers, Town Secretary; Jim Shepherd, Town Attorney; Joan Davis, Permit Tech; Amber Schuler, Deputy Town Secretary

1. CALL TO ORDER

The meeting was called to order at 7:00 pm.

2. ROLL CALL

Establish a quorum

Town Administrator Wendy Withers called the roll and a quorum was established for the record.

3. REGULAR BUSINESS

1. Minutes- Consider and act on approval of the June 3, 2021 Planning and Zoning Meeting
Linda Winter made a motion to approve the minutes of the June 3, 2021 Planning and Zoning Commission Meeting. Lynn Grimes seconded the motion.
Discussion: None
Ayes: Winter, Wells, Grimes
Nays: None
The motion passed unanimously.
2. Public Hearing- Conduct a public hearing relative to a request for a Planned Development/Development agreement for the property legally known as 30 acres in the J. Bullard Survey, A-1566, Track 6A (204 Dobbs). The applicant is requesting a change from R-1800

zoning ½ acre to a Planned Development for single family use.

- A) Staff Presentation/Open Public Hearing
- B) Applicant
- C) Those In Favor
- D) Those Opposed
- E) Rebuttal, if desired
- C) Close Public Hearing

The public hearing opened at 7:03 pm.

Nikki Moore of ECM Development made a presentation regarding the proposed zoning change.

Ms Moore stated that the original plan had been reduced from 75 lots to 57.

Commissioner Lynn Grimes, asked what the anticipated value of the homes would be.

There was no one signed up to speak in favor of the request.

Those in opposition to the request:

Phillip Groves; 332 S. Shady Shores spoke in opposition to the request.

James Stigliano; 312 S. Shady Shores, spoke in opposition to the request, stating that this development would have a lasting impact and he felt that the town should preserve the 1/2 acre minimum.

Jordan Sanders; 312 S. Shady Shores Road, stated that he felt this plan was only marginally different from the previous plan that was submitted.

Frank Graham; 314 S. Shady Shores Road, stated that the current plan showed a 20' setback build line for the trees. However, ECM had previously promised a 35' build line and asked that they honor that setback in this plan.

Applicant Rebuttal

Nikki and TJ Moore answered questions about lot sizing, materials, drainage and road right of way.

The Public Hearing was closed at 7:45 pm.

3. Action Regarding Public Hearing- Consider and act on a request for a zoning change from R-2000/1800 to Planned Development for the property known as 204 Dobbs Road.

Town Engineer Richard Arvizu spoke about his comments on the proposed plat. Including an increase to the sidewalk size around the walking path from 4' to 5'. Mr. Arvizu also had comments about the drainage and the road right of way. Comments can be found in the agenda packet.

Kenneth Wells made a motion to accept the request for a Planned Development Zoning change.

Lynn Grimes seconded the motion.

Discussion: Kenneth Wells stated that he had been a Shady Shores Resident for over ten years and felt that the Developers had a good plan and would do a good job on the project.

Ayes: Winter, Wells, Grimes

Nays: None

The motion passed unanimously.

4. 301 E. 7th Street- Consider and act on approval of a replat for 301 E. 7th Street.

Linda Winter made a motion to approve the plat for 301 E. 7th Street. Kenneth Wells seconded the motion.

Discussion: None

Ayes: Winter, Wells, Grimes

Nays: None

The motion passed unanimously.

4. WORKSESSION

5. FUTURE AGENDA ITEMS

6. ADJOURN

The meeting was adjourned at 8:08 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2021

APPROVED:

Rebecca Morgan, Vice Chairman

Attest:

Wendy Withers, Town Secretary



SHADY SHORES PLANNING AND ZONING COMMISSION
OCTOBER 14, 2021; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

MEMBERS PRESENT

Rebecca Morgan	Vice-Chairman	Absent
Paul Brown	Commissioner	Absent
Frank Graham	Commissioner	Present
Nathan Abato	Commissioner	Present
Josh Juve	Commissioner	Present
Randal DuPape	Commissioner Alternate 1	Present
Michael Young	Commissioner Alternate 2	Absent

Staff Present: Wendy Withers, Town Administrator; Jim Shepherd, Town Attorney; Katie Klein, Community Relations Admin

1. CALL TO ORDER

The meeting was called to order at 7:02 pm.

2. ROLL CALL

Establish a quorum

The roll was called and a quorum was established for the record.

3. WORKSESSION

1. Planning and Zoning Commission Training

Town Administrator Wendy Withers conducted a training for the new Planning and Zoning Commission members.

4. REGULAR BUSINESS

1. Oath of Office- Deliver the Oath of Office to the Newly Appointment Members.

The Oath of Office was given to the newly appointed members prior to calling the meeting to order.

2. Seating of Commissioners- The newly sworn in Commissioners will assume their duties of office.

The newly appointed members assumed their duties of office.

3. Election of Chairman- Consider and act on nominating and electing a member to serve as the Chairman of

the Planning and Zoning Commission.

No action was taken on this agenda item.

4. Election of Vice-Chairman- Consider and act on electing a member to serve as the Vice-Chairman of the Planning and Zoning Commission.

No Action was taken on this agenda item.

5. Minutes- Consider and act on approval of the September 2, 2021 Planning and Zoning Commission meeting.

No action was taken on this agenda item.

5. FUTURE AGENDA ITEMS

6. ADJOURN

The meeting was adjourned at 8:09 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2021

APPROVED:

Chairman, Planning and Zoning Commission

ATTEST:

Wendy Withers, Town Administrator/Secretary



AGENDA MEMORANDUM

DATE: November 4, 2021
TO: Planning and Zoning Commission
FROM: Wendy withers, Town Administrator
SUBJECT: Election of Chairman- Consider and act on nominating and electing a member to serve as the Chairman of the Planning and Zoning Commission.

BACKGROUND/INFORMATION:

The Town of Shady Shores Code of Ordinances Chapter 10, Section 3.1 states:

OFFICERS RULES AND MEETINGS

1. *The Planning and Zoning Commission shall elect a chairman and vice-chairman from among its members. Terms of all elected officers shall be for one (1) year, which shall run concurrently with the May general election each year. Officers continue to serve until their successors are elected and qualified.*

The Board should elect a Chairman and Vice Chairman to serve until **May 2022**. Upon the Election of a Chairman, the Chairman shall take over the duties and conduct the meeting.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Elect a Chairman and a Vice Chairman.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: November 4, 2021
TO: Planning and Zoning Commission
FROM: Wendy withers, Town Administrator
SUBJECT: Election of Vice-Chairman- Consider and act on electing a member to serve as the Vice-Chairman of the Planning and Zoning Commission.

BACKGROUND/INFORMATION:

The Vice-Chairman shall perform the duties of the Chairman in the event the Chairman is unable to be present.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Elect a vice-chairman.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: November 4, 2021

TO:

FROM: Wendy withers, Town Administrator

Public Hearing- Conduct a public hearing relative to a request made by ECM Development for a preliminary plat of 30 acres in the subdivision to be known as Lakeshore Bluffs; more legally described as 30 acres in the JC Bullard Survey Abstract 1566 TR 6A (204 Dobbs Road) .

SUBJECT: A) Staff Presentation
B) Open Public Hearing
C) Applicant
D) Those in Favor of the Request
E) Those Opposed to the Request
F) Rebuttal if Desired
G) Close Public Hearing

BACKGROUND/INFORMATION:

Conduct a public hearing relative to a request for preliminary plat for the subdivision to be known as Lakeshore Bluffs. The property is more legally described as 30 acres in the J. Bullard Survey, A-1566, Trak 6A (204 Dobbs). The property was previously zoned Planned Development at the October 11, 2021 Town Council meeting. The proposed subdivision contains 57 lots and two (2) open spaces. The minimum lot size is 14,520 square feet with the requirement that a minimum of 30% of the lots must be over 14,520 square feet.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: November 4, 2021
TO: Planning and Zoning Commissioners
FROM: Wendy withers, Town Administrator
SUBJECT: **Action Regarding Public Hearing- Consider and act on approval of a request made by ECM development for approval of a preliminary plat to be known as Lakeshore Bluffs; more legally described as 30 acres in the JC Bullard Survey Abstract 1566 TR 6A (204 Dobbs Road) .**

BACKGROUND/INFORMATION:

The Lakesore Bluffs Development is a 30 acre tract located on the 30 acres in the J. Bullard Survey, A-1566, Trak 6A (204 Dobbs). The Ordinance approving the Zoning The change and concept plat was approved at the Town Council meeting on October 11, 2021. **Per the Ordinance approved, the proposed subdivision will include:** 57 lots and two (2) open space lots. The minimum lot size shall be 14,520 square feet, with at least 30% of the lots exceeding the 14, 520 square footage.

Home setbacks will comply with the following:

Front Yards: no less than 20 feet measured from front property line

Rear Yards: no less than 20 feet measured from back property line; specifically, Lots 2 – 4, Block 4: shall be no less than 35 feet measured from back property line

Side Yards: no less than 5 feet from the side of the property line

Corner lots: side yard shall not be less than 10 feet

Town Engineer Richard Arvizu has reviewed the plans and recommended changes, which are being reviewed at this time. An update of his findings will be given during the discussion on Thursday evening.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

The Planning and Zoning Commission is required by law to recommend approval of the plat if it conforms to the requirements laid out in our subdivision Ordinance.

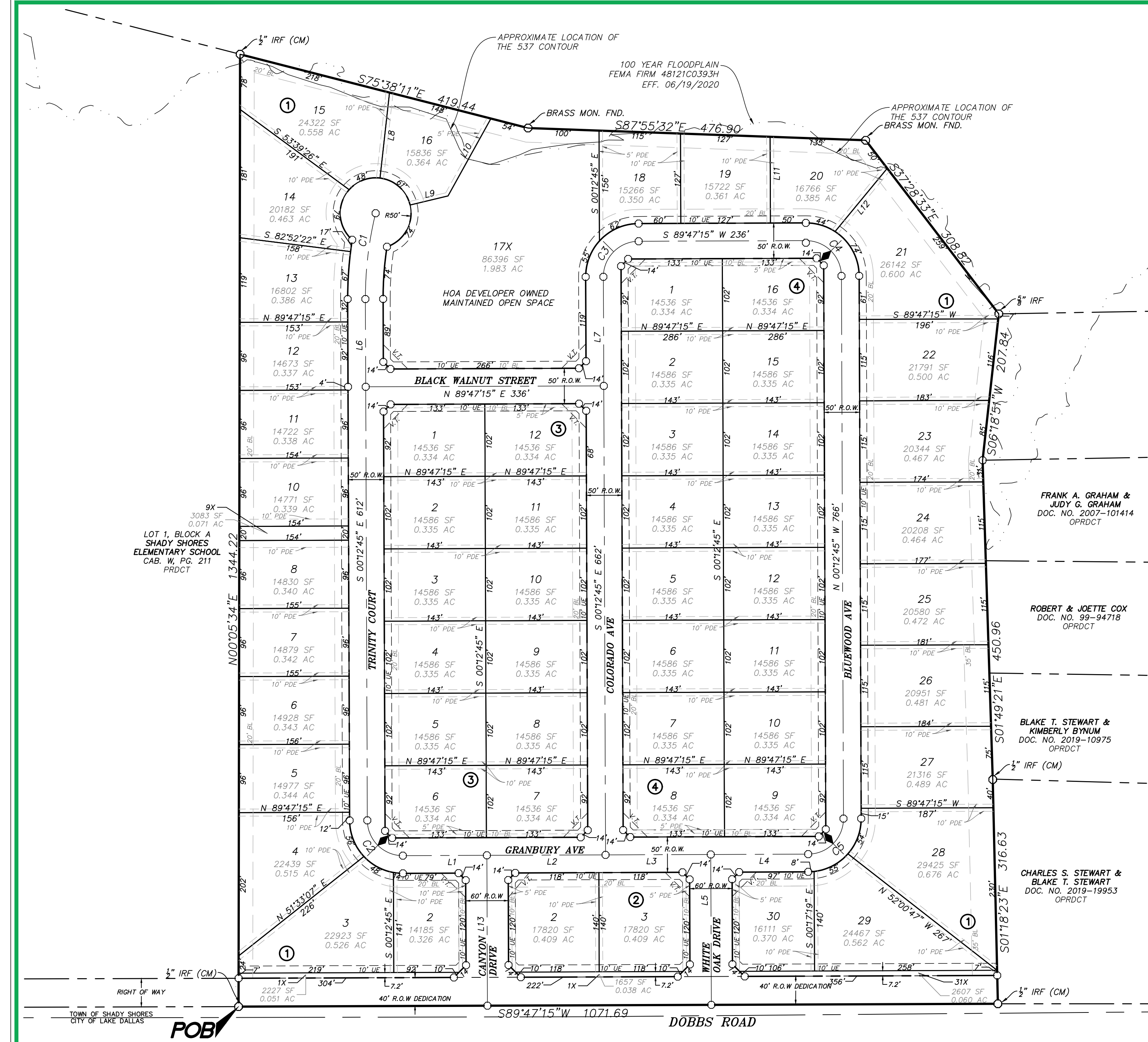
The Planning and Zoning Commission may deny the request if the plat does not conform to the requirements. If the plat is denied, **the applicant may request a 30-day extension.**

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 2021-10-29 Shady Shores Preliminary Plat
2. Responses-Shady Shores PPlat Town Engineer Comments 10-22-21
3. 2021-10-29 Onsite Drainage Figures
4. Waters of the US Determination
5. 2021-10-29 Onsite Drainage Figures
6. 204 Dobbs Road -- Will Serve Letter
7. Will Serve_Atmos
8. Will Serve_Oncor

REVIEWED BY:

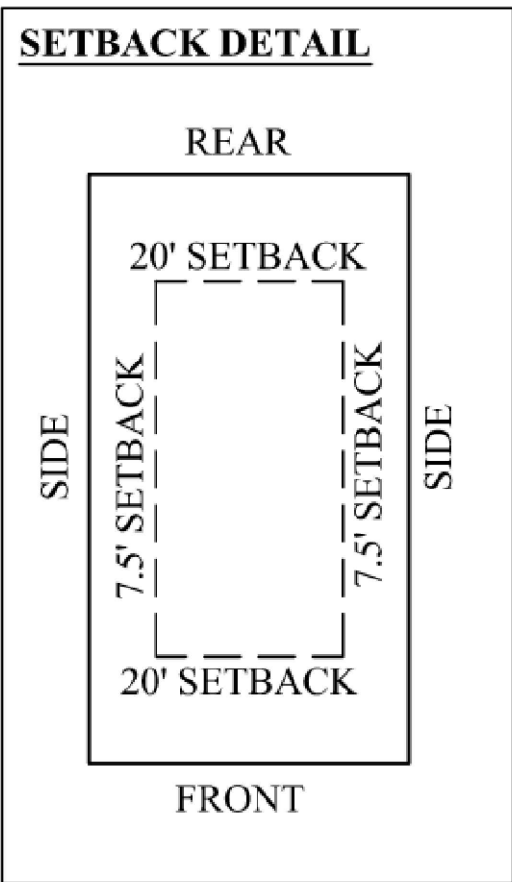
PLOTTED BY: RML DELCAD DATE: 10/29/2021 2:30 PM PATH: P:\3089-00\20701 Land Development\202 Preliminary Plots\Design\202 Preliminary Plots.dwg



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	122.31'	500.00'	14° 00' 57"	S 06°47'44" W	122.01'
C2	78.54'	50.00'	90° 00' 00"	S 45°12'45" E	70.71'
C3	78.54'	50.00'	90° 00' 00"	S 44°47'15" E	70.71'
C4	78.54'	50.00'	90° 00' 00"	N 45°12'45" W	70.71'
C5	78.54'	50.00'	90° 00' 00"	N 44°47'15" E	70.71'

BULLARD SURVEY,
 ABSTRACT NO. 1566,
 DENTON COUNTY, TEXAS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	118.53'	N 89°47'15" E
L2	167.47'	N 89°47'15" E
L3	148.53'	N 89°47'15" E
L4	137.47'	N 89°47'15" E
L5	212.24'	N 00°12'45" W
L6	123.86'	S 00°12'45" E
L7	154.00'	S 00°12'45" E
L8	121.42'	S 06°20'34" W
L9	55.07'	N 76°35'39" E
L10	124.91'	N 28°58'30" E
L11	121.76'	S 00°13'27" E
L12	115.64'	S 39°31'50" W
L13	212.24'	S 00°12'45" E



METES AND BOUNDS DESCRIPTION:

BEING a tract of land situated in the J.C. Bullard Survey, Abstract No. 1566, Town of Shady Shores, Denton County, Texas, being all of a tract conveyed to Louis J. Meyer and Marilyn D. Meyer Revocable Trust, by deed recorded in Document No. 2009-21306 of the Official Public Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of the herein described subject tract and lying in the north right-of-way line of Dobbs Road and lying S 00°03'34" W, 40.00 feet from the southeast corner of Lot 1, Block A of Shady Shores Elementary School, on addition to the Town of Shady Shores, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 211, Plat Records, Denton County, Texas;

THENCE, N 00°05'34" E, 1344.22 feet to a 1/2 inch iron rod found at the northeast corner of said Shady Shores Elementary School and lying in a southerly line of United States of America Corps of Engineers tract (U.S.A.C.O.E.);

THENCE along said southerly line of U.S.A.C.O.E. tract, the following bearings and distances:

S 75°38'11" E, 419.44 feet to a brass monument found;

S 87°55'32" E, 476.90 feet to a brass monument found;

S 37°28'33" E, 308.82 feet to a 5/8 inch iron rod found;

S 06°18'51" W, 207.84 feet to a point for corner at the northwest corner of a tract of land conveyed to Frank A. Graham and Judy G. Graham, by deed recorded in Document No. 2007-101414, OPRDCT;

THENCE, S 01°49'21" E, 450.96 feet to a 1/2 inch iron rod at the southwest corner of a tract of land conveyed to Blake T. Stewart and Kimberly Bynum, by deed recorded in Document No. 2019-10975, OPRDCT;

THENCE S 01°18'23" W, 316.63 feet to the southwest corner of a tract of land conveyed to Charles S. Stewart and Blake T. Stewart, by deed recorded in Document No. 2019-19953, OPRDCT and lying in said north right-of-way line of Dobbs Road;

THENCE, S 89°47'15" W, 1071.69 feet, along said north right-of-way line of Dobbs Road to the POINT OF BEGINNING with the subject tract containing 1,307,080 square feet or 30.006 acres of land.

GENERAL NOTES

- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS STATE PLANE COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR IS 1.00014811127, BASE POINT Q,0,0).
- VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTION IN ACCORDANCE WITH CURRENT ORDINANCE. THE AREA BETWEEN TWO AND ONE-HALF FEET AND EIGHT FEET IN HEIGHT, MEASURED FROM THE GRADE OF THE STREET ADJACENT TO THE VISIBILITY TRIANGLE. SHRUBS IN THIS AREA MUST BE KEPT TRIMMED SO AS TO BE SHORTER THAN TWO AND ONE-HALF FEET TALL AND TREES ARE TO BE KEPT TRIMMED SO AS NOT TO HAVE ANY SIDE BRANCHES BELOW EIGHT FEET.
- THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERIMETER FENCING AND LOTS 1X, 8X AND 31X BLOCK 1, LOT 1X BLOCK 2 TO SERVE AS OPEN SPACE FOR LANDSCAPING WHICH WILL BE HELD IN COMMON OWNERSHIP. LOT 17X TO SERVE AS A DETENTION POND AND CONTAIN THE LIFT STATION TO BE HELD IN COMMON OWNERSHIP.
- APPROXIMATE LOCATION OF THE 537 CONTOUR ELEVATION IS BASED ON THE SURVEY BY SPAIRS ENGINEERING & SURVEYING DATED 04/13/2021.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE SUBDIVISION OF THE PROPERTY INTO 57 RESIDENTIAL LOTS & 5 OPEN SPACE LOTS.
- WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY LAKE CITIES MUNICIPAL AUTHORITY.
- RETAINING WALLS SHALL BE PERMITTED THROUGH THE TOWN OF SHADY SHORES AND MAINTAINED BY THE PROPERTY OWNERS ON THEIR PROPERTY AND BY THE HOA IN COMMON AREAS AND PUBLIC EASEMENTS.
- NO BUILDINGS, FENCES, TREES, OR SHRUBS OR OTHER IMPROVEMENTS THAT MAY IMPEDE DRAINAGE SHALL BE PERMITTED IN PRIVATE DRAINAGE EASEMENTS.
- PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY INDIVIDUALS LOT OWNERS.
- ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

DOES HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, UNLESS SHOWN AS PRIVATE, AND ALL EASEMENTS SHOWN AND FOR ALL PURPOSES ACCOMMODATING DRAINAGE TO THE USE OF PUBLIC FOREVER. NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN ON THIS PLAT. ANY PUBLIC UTILITY, INCLUDING THE TOWN OF SHADY SHORES, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, TREE SHRUB OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTAIN AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

BY: _____
 ECM DEVELOPMENT, LLC.

PRINTED NAME: _____

DATE: _____

Recommended for Approval by Planning and Zoning Commission:

Chairman: _____

Approved by Town Council:

Mayor: _____

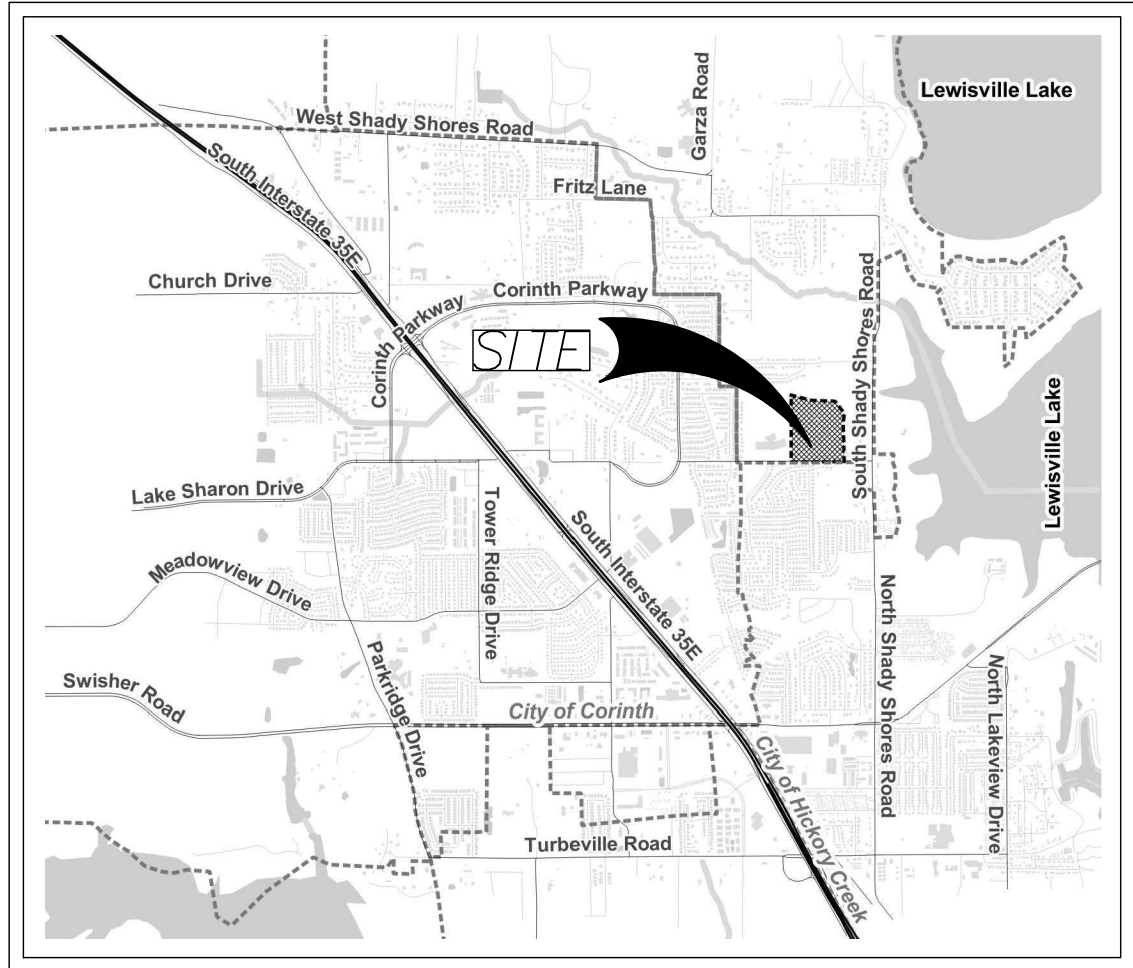
Attested by: _____

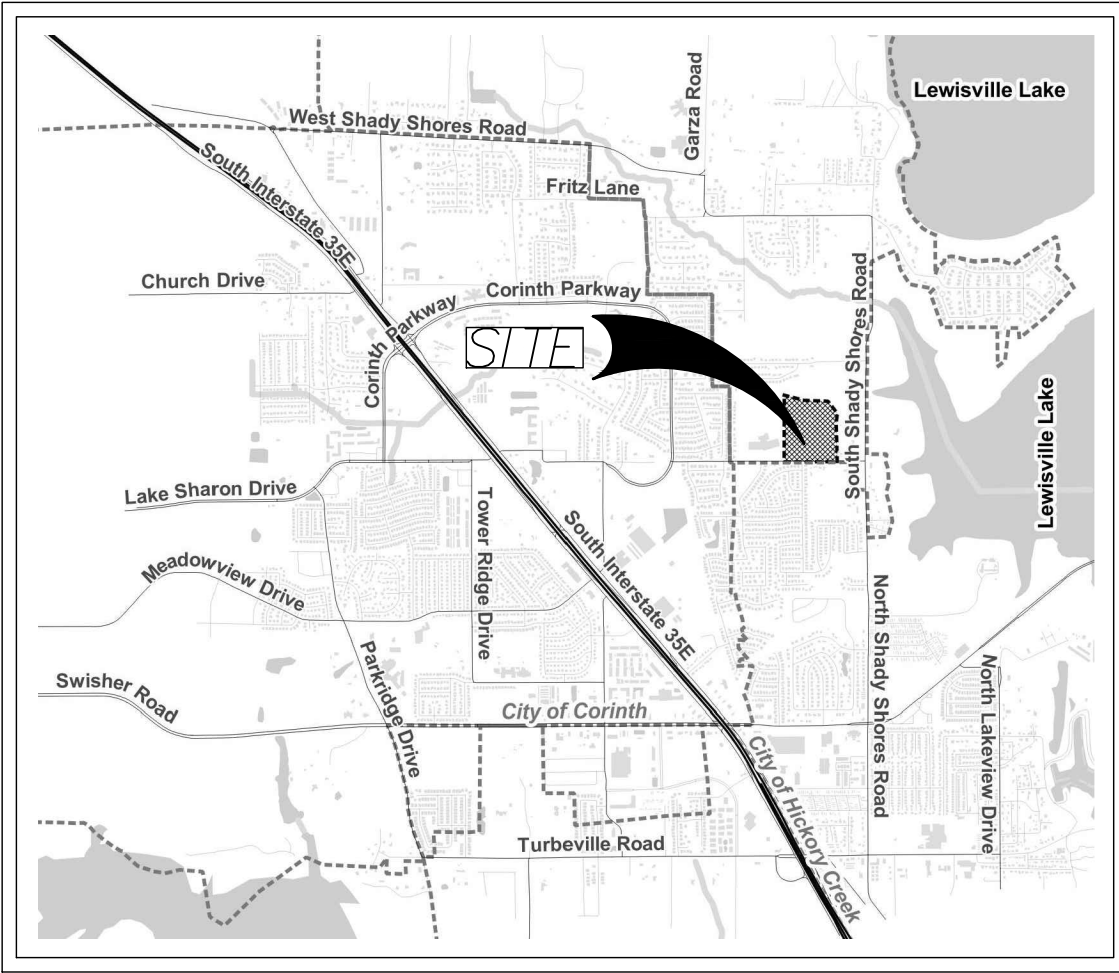
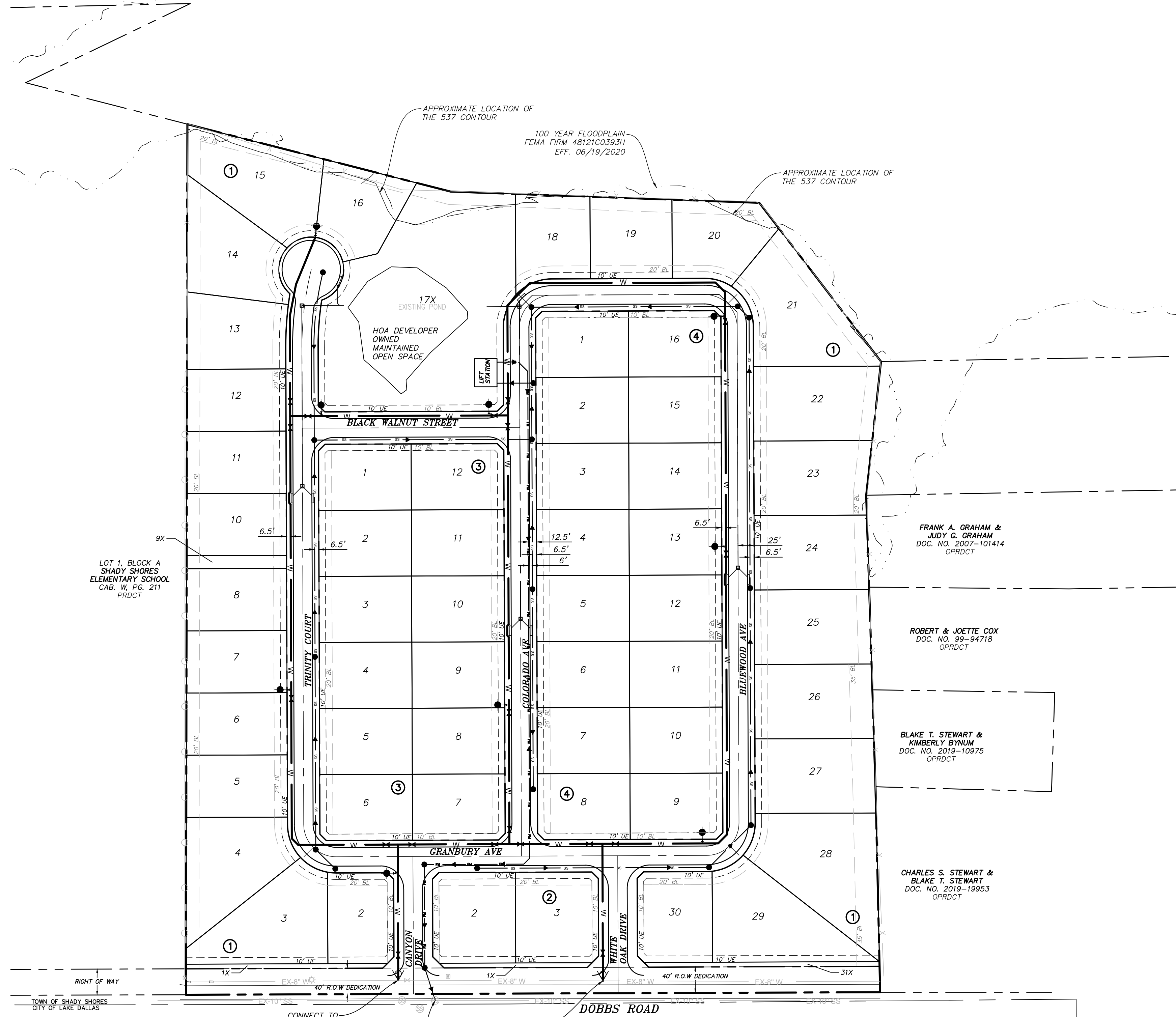
Town Secretary: _____

Date of Town Council Approval: _____

LEGEND/ABBREVIATIONS

CIRS	CAPPED IRON ROD SET
CIRS	CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
CIRS	CAPPED IRON ROD FOUND
DRDCT	DEED RECORDS DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PLAT RECORDS DENTON COUNTY, TEXAS
VOL. PG.	VOLUME PAGE
◆	STREET NAME CHANGE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
IPF	IRON PIPE FOUND
POB	POINT OF BEGINNING
FND.	FOUND
IRF	IRON ROD FOUND
PSWE	PRIVATE SCREENING WALL EASEMENT
MFF	MINIMUM FINISHED FLOOR ELEVATION
*	FEMA ELEVATION CERTIFICATE NOT REQUIRED
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
WE	WATER LINE EASEMENT
V.T.	VISIBILITY TRIANGLE
BL	BUILDING LINE
UE	UTILITY EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
CM	CONTROLLING MONUMENT





VICINITY MAP

NO SCALE

LEGEND:

PROP. WATER LINE	W
PROP. FIRE HYDRANT	W
PROP. TAPPING SLEEVE & VALVE	W
PROP. VALVE	W
EX. WATER LINE	W
EX. FIRE HYDRANT	W
PROP. SANITARY SEWER LINE	SS
EX. SANITARY SEWER LINE	SS
PROP. SANITARY SEWER MANHOLE (SSMH)	SS
PROP. STORM WATER LINE	---
PROP. STORM WATER INLET	---

NOTES:

1. ALL FIRE HYDRANTS SHALL BE LOCATED AT PCCRS AND LOT LINES UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER SERVICES ARE 4" PVC (SDR-26).
3. ALL WATER & SEWER LOCATIONS IN STREET ARE IN ACCORDANCE TO THE TOWN OF SHADY SHORES STANDARDS.
4. ALL WATER AND SEWER SHALL BE PER LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LCMUA) REQUIREMENTS AND REQUIRE LCMUA APPROVAL.

OWNER:

LOUIS J. MEYER AND
MARILYN D. MEYER
REVOCABLE TRUST
DOC. NO. 2009-21306 OPRDCT

DEVELOPER:

ECM DEVELOPMENT, LLC
2200 E. LAMAR, STE. 290
ARLINGTON, TX 76006
CONTACT: ALEX BEITLER
PHONE: 214.451.5698
EMAIL: abeitler@ecmdev.com

LAKESHORE BLUFFS

PRELIMINARY
WATER & SEWER PLANS

NOVEMBER 2021

LOTS 1X, 2-8, 9X, 10-16, LOT 17X, LOTS 18-30, 31X BLOCK 1
LOTS 1X, 2-3, BLOCK 2
LOTS 1-12, BLOCK 3
LOTS 1-16, BLOCK 4

AN ADDITION TO THE TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS,
BEING 30.006 ACRES OF LAND SITUATED IN THE
J.C. BULLARD SURVEY, ABSTRACT NO. 1566
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS.

57 BUILDABLE LOTS
5 OPEN SPACE LOTS

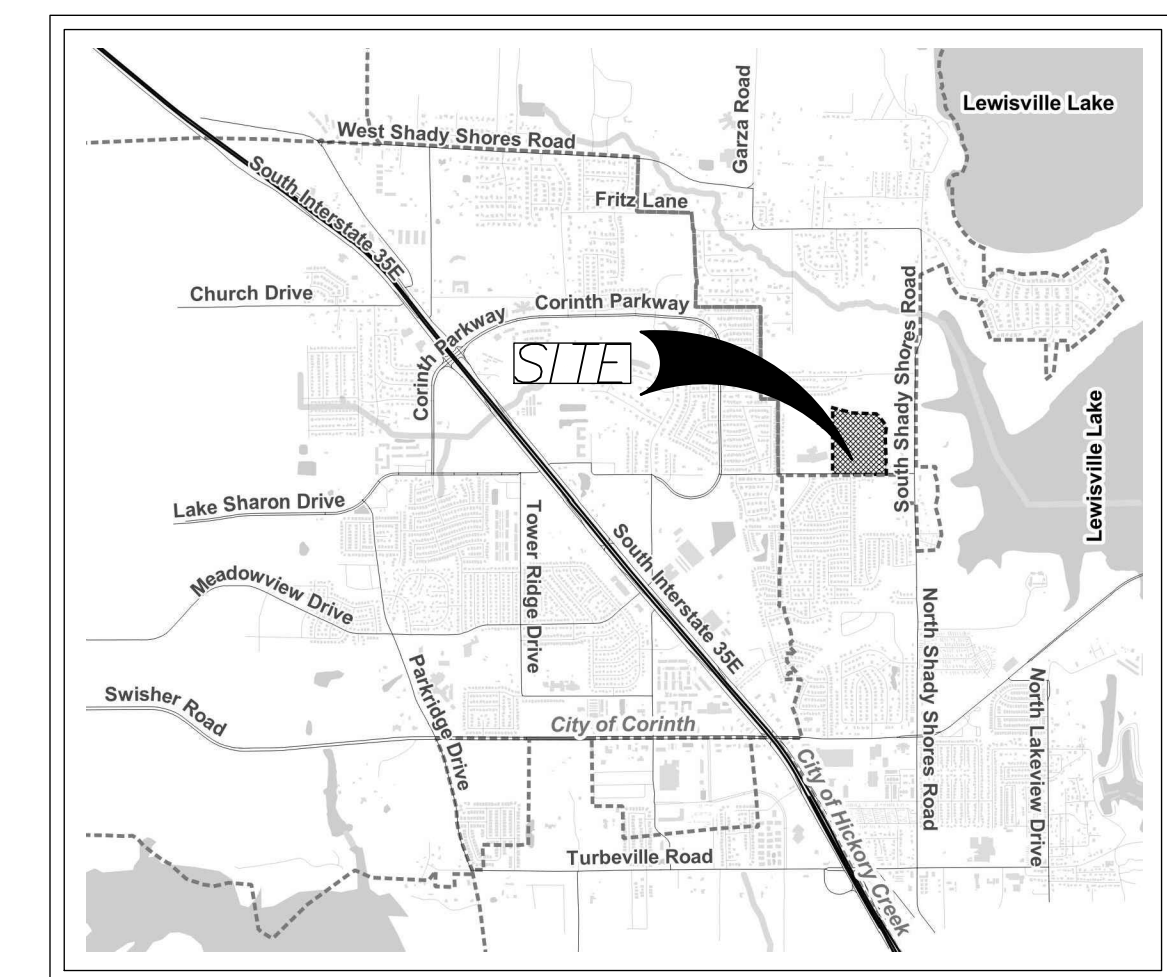
NOVEMBER 2021

ENGINEER/SURVEYOR:



civil engineering surveying landscape architecture planning
tipe registration number: f - 2759
tbsps registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

BULLARD SURVEY,
ABSTRACT NO. 1566,
DENTON COUNTY, TEXAS.



NO SCALE



EXISTING DRAINAGE AREA BOUNDARY

DRAINAGE AREA LABEL

NAME _____ A1
AREA (ACRES) _____ 2.6

EXISTING FLOW ARROW

EXISTING CONTOUR

OWNER:

LOUIS J. MEYER AND
MARILYN D. MEYER
REVOCABLE TRUST
DOC. NO. 2009-21306 OPRDCT

DEVELOPER:

ECM DEVELOPMENT, LLC

2200 E. LAMAR, STE. 290
ARLINGTON, TX 76006

CONTACT: ALEX BEITLER

PHONE: 214.451.5698
EMAIL: abeitler@ecmdev.com

LAKESHORE BLUFFS

*PRELIMINARY
PRE DEVELOPMENT
DRAINAGE AREA MAP*

NOVEMBER 2021

LOTS 1X, 2-7, 8X, 9-16, LOT 17X, LOTS 18-30, 31X BLOCK 1

LOTS 1X, 2-3, BLOCK 2
LOTS 1-12, BLOCK 3

LOTS 1-12, BLOCK 3
LOTS 1-16, BLOCK 4

AN ADDITION TO THE TOWN OF SHADY SHORES

DENTON COUNTY, TEXAS,
BEING 30.006 ACRES OF LAND SITUATED IN THE

J.C. BULLARD SURVEY, ABSTRACT NO. 1566
TOWN OF SHADY SHORES. DENTON COUNTY, TEXAS.

63. BUILDABLE LOTS

57 BUILDABLE LOTS
5 OPEN SPACE LOTS

NOVEMBER 2021

ENGINEER/SURVEYOR:



tbpels registration number: f - 2759
tbpels registration/license number: 10088000

519 east border

arlington, texas 76010

$$\text{for } 817 - 274 = 8757$$

www.mmatexas.com

10/29/2021 SHEET 1 OF 1

[illegible]

Notes:

1. Data source for 2-yr, 24-hr Rainfall depth:	<i>ISWM Hydrology manual 4/2020, Table 5.3 Denton County Rainfall Data</i>
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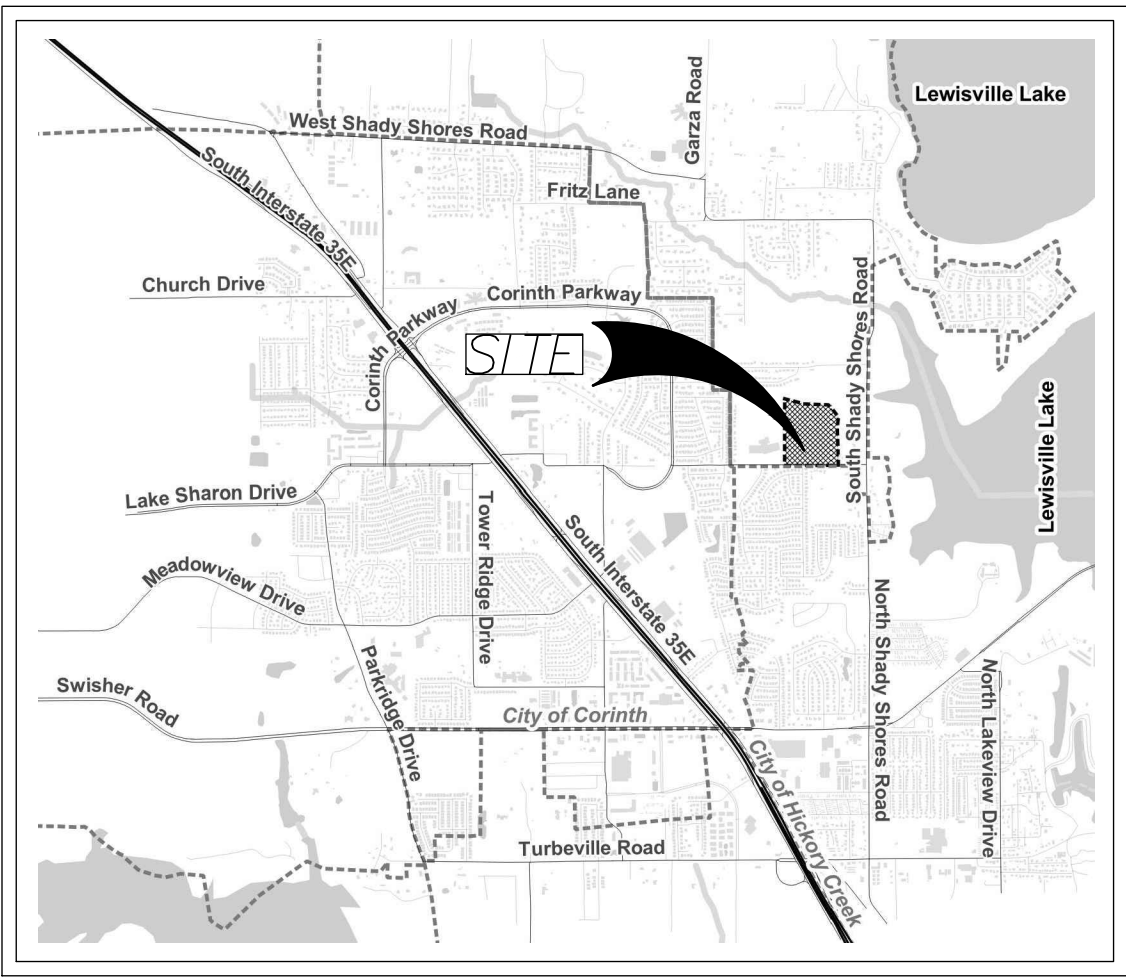
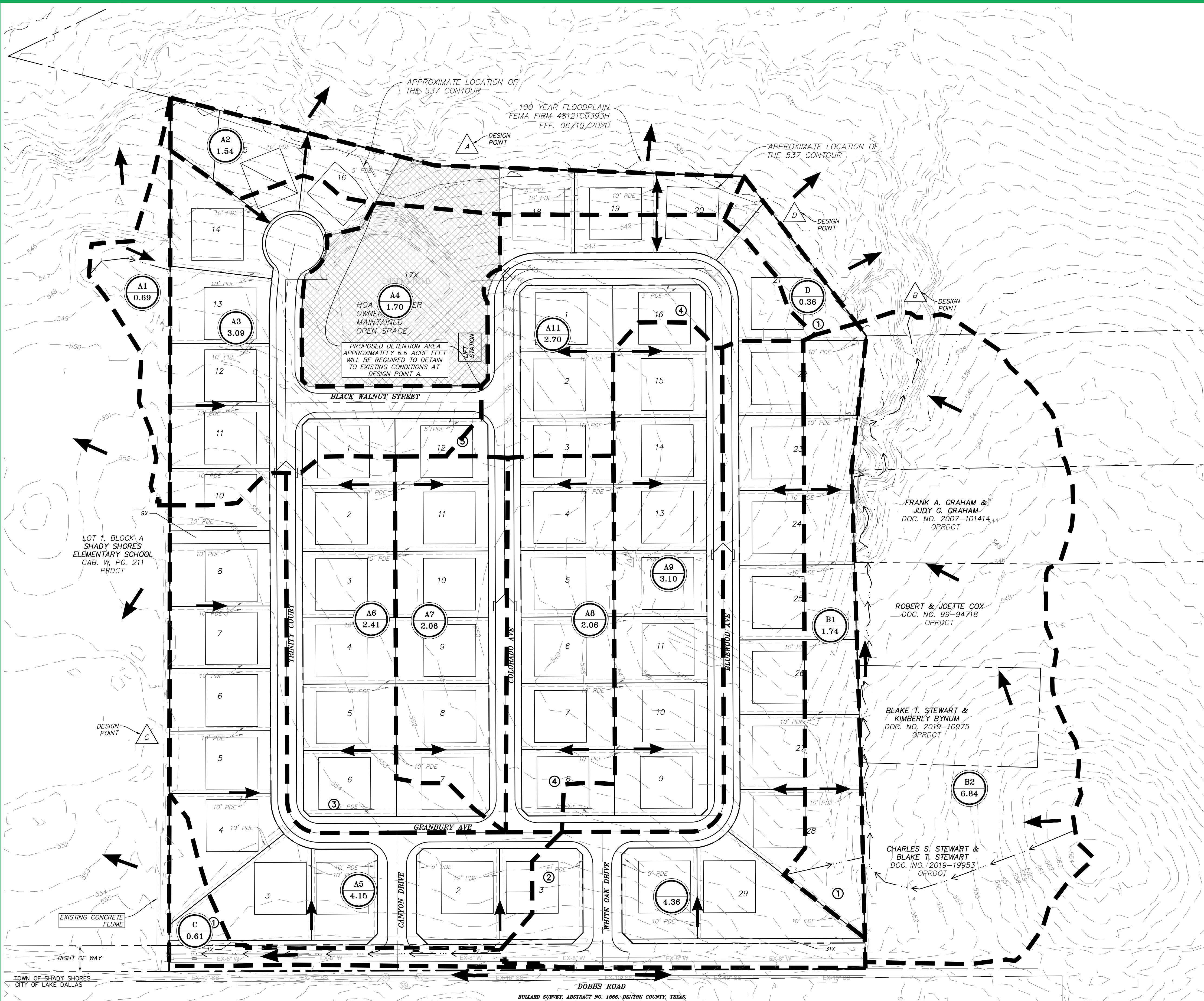
2. Shallow Concentrated velocity is derived from:	TR-55 Figure 3-1
---	------------------

EXISTING RUNOFF SUMMARY TABLE—SCS METHOD

Junction	Existing Discharge (cfs)						
	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	100-Yr	
J-A	16.7	20.0	33.6	44.6	59.8	71.6	84.2
J-B	28.1	34.2	59.3	80.1	109.1	131.7	156.0
J-C	1.4	1.7	3.0	4.1	5.6	6.8	8.1
J-D	3.3	3.9	6.3	8.3	11.0	13.1	15.4

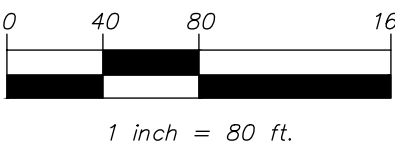
NOTE:

1. THE TABLE ABOVE SHOWS SCS RESULTS FOR ONSITE DRAINAGE AREAS. THESE RESULTS ARE USED FOR PRELIMINARY PRE POST COMPARISON OF ONSITE DRAINAGE ONLY.

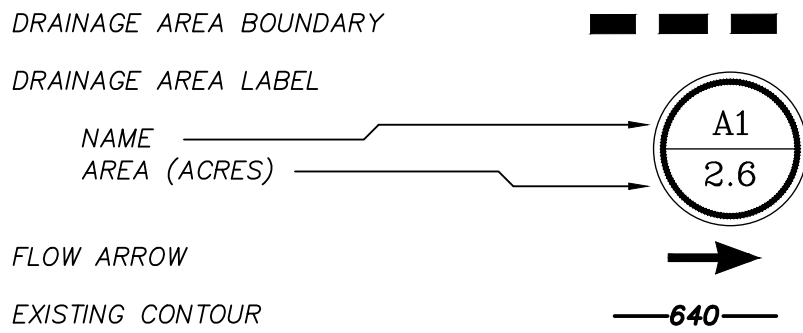


VICINITY MAP

NO SCALE



LEGEND:



OWNER:
LOUIS J. MEYER AND
MARILYN D. MEYER
REVOCABLE TRUST
DOC. NO. 2009-21306 OPRDCT

DEVELOPER:
ECM DEVELOPMENT, LLC
2200 E. LAMAR, STE. 290
ARLINGTON, TX 76006
CONTACT: ALEX BEITLER
PHONE: 214.451.5698
EMAIL: abeitler@ecmdev.com

LAKESHORE BLUFFS

PRELIMINARY
POST DEVELOPMENT
DRAINAGE AREA MAP

NOVEMBER 2021

LOTS 1X, 2-8, 9X, 10-16, LOT 17X, LOTS 18-30, 31X BLOCK 1
LOTS 1X, 2-3, BLOCK 2
LOTS 1-12, BLOCK 3
LOTS 1-16, BLOCK 4

AN ADDITION TO THE TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS,
BEING 30.006 ACRES OF LAND SITUATED IN THE
J.C. BULLARD SURVEY, ABSTRACT NO. 1566
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS.

57 BUILDABLE LOTS
5 OPEN SPACE LOTS

NOVEMBER 2021

ENGINEER/SURVEYOR:



ipeds registration number: 1 - 2759
tpeds registration/license number: 1008000
519 east border
orlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

10/29/2021 SHEET 1 OF 1

DESIGN POINT COMPARISON-SCS METHOD

Junction	Existing Discharge (cfs)							Proposed Discharge (cfs)							Difference						
	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
J-A	16.7	20.0	33.6	44.6	59.8	71.6	84.2	8.7	19.7	32.8	37.7	43.5	55.9	82.8	-8.0	-0.3	-0.7	-6.8	-16.3	-15.7	-1.4
J-B	28.1	34.2	59.3	80.1	109.1	131.7	156.0	18.2	21.0	31.8	40.3	51.7	60.5	69.7	-10.0	-13.2	-27.5	-39.8	-57.4	-71.2	-86.3
J-C	1.4	1.7	3.0	4.1	5.6	6.8	8.1	1.4	1.5	2.2	2.8	3.5	4.1	4.7	0.0	-0.1	-0.7	-1.3	-2.1	-2.7	-3.4
J-D	3.3	3.9	6.3	8.3	11.0	13.1	15.4	1.4	1.5	2.2	2.8	3.5	4.0	4.6	-1.9	-2.3	-4.1	-5.5	-7.6	-9.1	-10.8

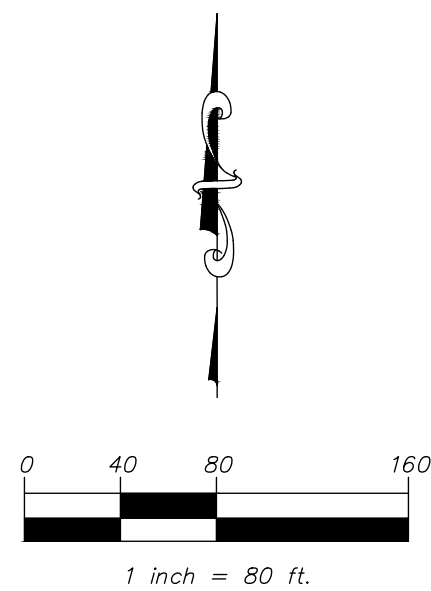
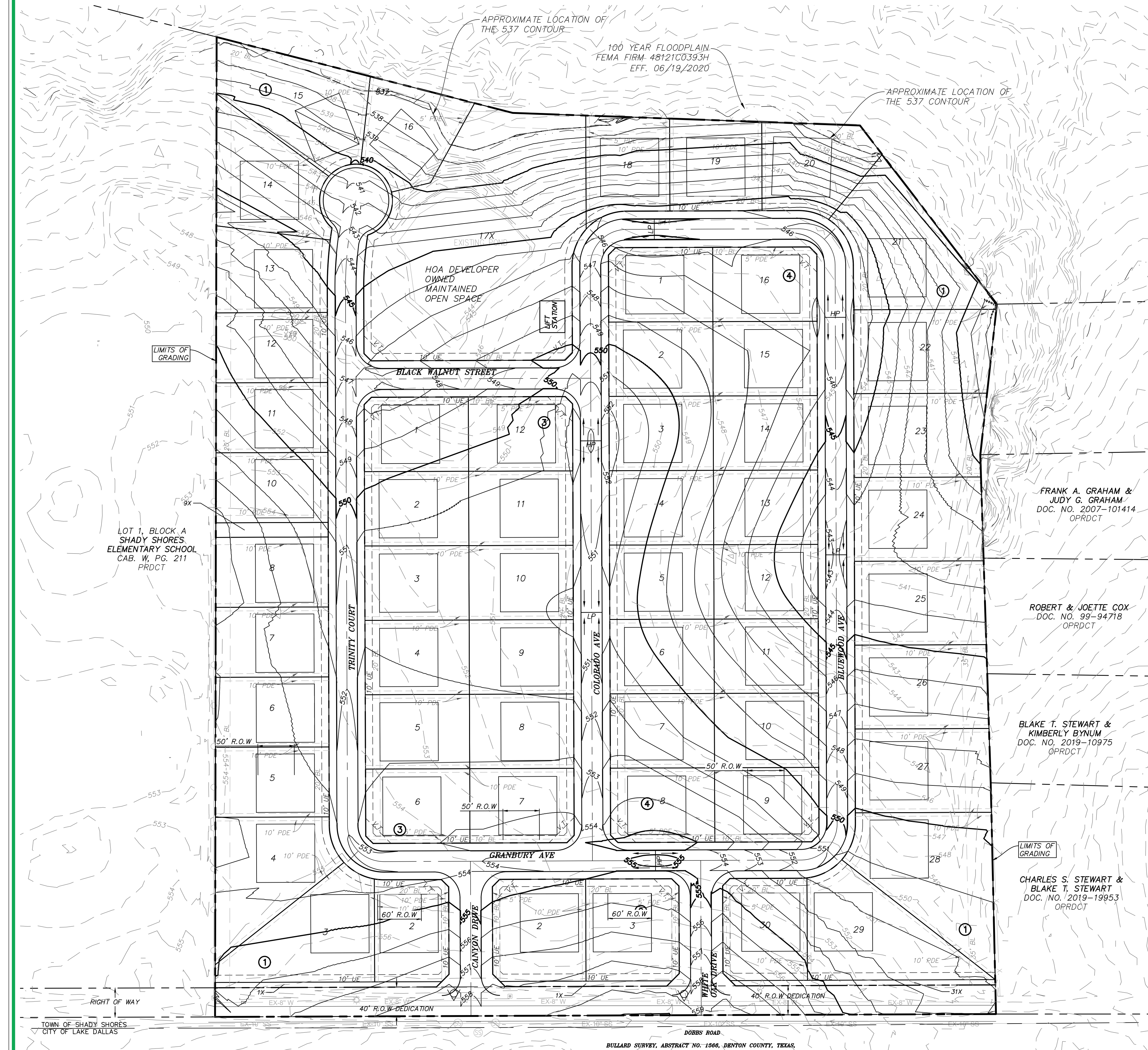
NOTE:
1. THE TABLE ABOVE SHOWS SCS RESULTS FOR ONSITE DRAINAGE AREAS. THESE RESULTS ARE USED FOR PRELIMINARY PRE POST COMPARISON OF ONSITE DRAINAGE ONLY.

POST DEVELOPMENT DRAINAGE AREA PARAMETERS-SCS METHOD

Area Name	Area (ac.)	Area (sq. mi.)	Base Composite CN	Percent Impervious	Composite Curve Number
A1	0.69	0.00108	70.3	41.71	81.9
A2	1.53	0.00239	79	45.43	87.6
A3-A11	25.56	0.03994	71.2	47.39	83.9
B1	1.74	0.00272	75.9	45.03	85.9
B2	6.84	0.01069	78.2	28.46	83.8
C	0.64	0.001	69	64.75	87.8
D	0.36	0.00056	79	47	87.9

NOTE:
1. THE TABLE ABOVE SHOWS SCS RESULTS FOR ONSITE DRAINAGE AREAS. THESE RESULTS ARE USED FOR PRELIMINARY PRE POST COMPARISON OF ONSITE DRAINAGE ONLY.

OTED BY BAILEY KEYS DATE: 10/29/2021 4:28 PM PLOT: P-3309-00-002100 Land Development/202 Preliminary Paving & Grading.dwg



LEGEND:

- PROP. SIDEWALK (DEVELOPER)
- PROP. SIDEWALK (BUILDER)
- PROP. INLET
- PROP. BARRIER FREE RAMP

LEGEND:

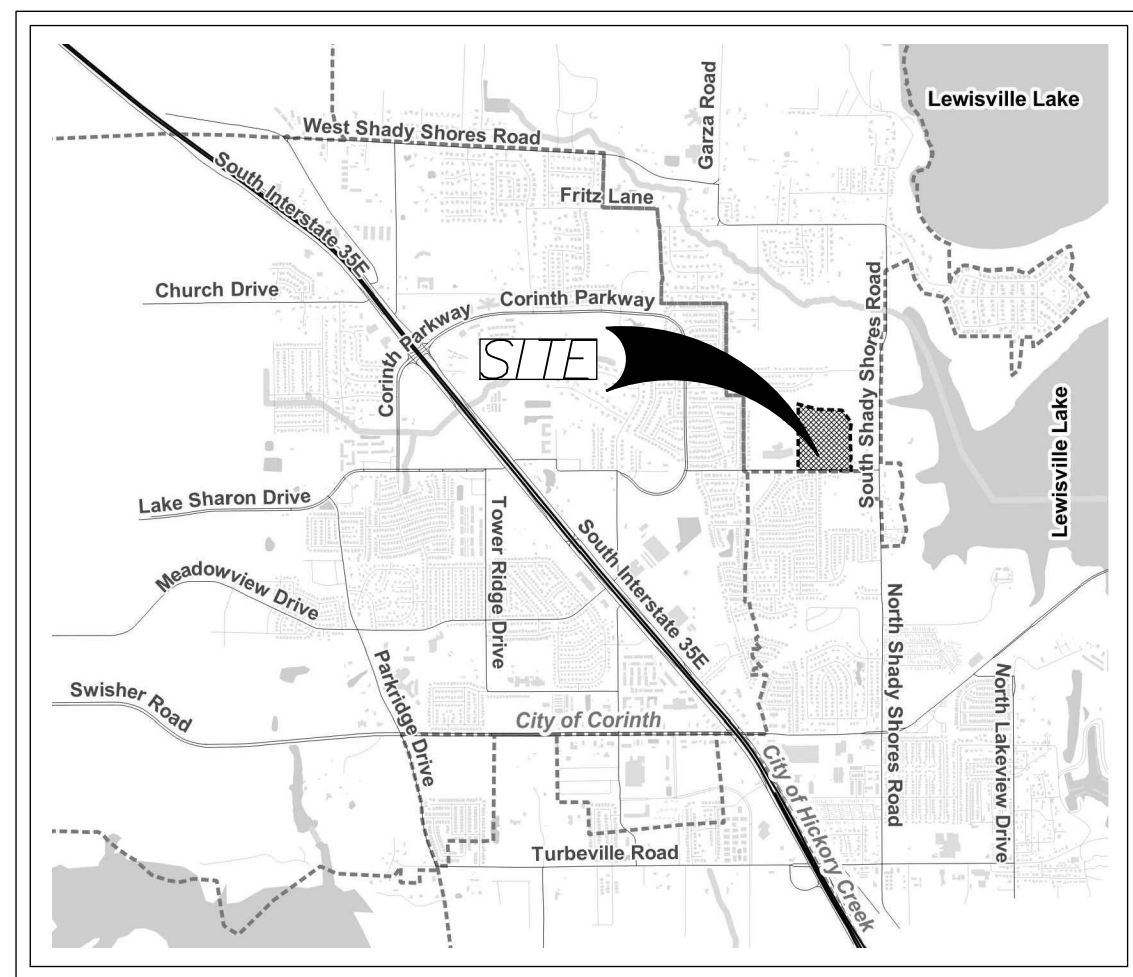
- PAD ELEVATION PAD=630.0
- HIGH POINT HP
- LOW POINT LP
- LIMITS OF GRADING
- PROP. CONTOUR
- EXIST. CONTOUR
- FLOW ARROW

PAVEMENT DESIGN STANDARDS:

1. PAVEMENT WIDTH: 29' B-B
2. USUAL CROWN: 5" PARABOLIC
3. 6" CURB HEIGHT
4. 6" OF LIME OR CEMENT STABILIZED SUBGRADE
5. 6" REINFORCED PORTLAND CEMENT CONCRETE
6. MINIMUM COMPRESSIVE STRENGTH OF 3,600 PSI

SIDEWALK DESIGN STANDARDS:

1. MINIMUM WIDTH: 5'
2. MINIMUM PAVEMENT THICKNESS: 4" REINFORCE CONCRETE
3. ALL SIDEWALK IN PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA).
4. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST TEXAS DEPARTMENT OF TRANSPORTATION PEDESTRIAN FACILITIES CURB RAMPS STANDARD DETAILS.



VICINITY MAP

NO SCALE

OWNER:
LOUIS J. MEYER AND
MARILYN D. MEYER
REVOCABLE TRUST
DOC. NO. 2009-21306 OPRDCT

DEVELOPER:
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EMAIL: abeitler@ecmdev.com

LAKESHORE BLUFFS

**PRELIMINARY
PAVING & GRADING**

NOVEMBER 2021

LOTS 1X, 2-8, 9X, 10-16, LOT 17X, LOTS 18-30, 31X BLOCK 1
LOTS 1X, 2-3, BLOCK 2
LOTS 1-12, BLOCK 3
LOTS 1-16, BLOCK 4

AN ADDITION TO THE TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS,
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J.C. Bullard Survey, Abstract No. 1566
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57 BUILDABLE LOTS
5 OPEN SPACE LOTS

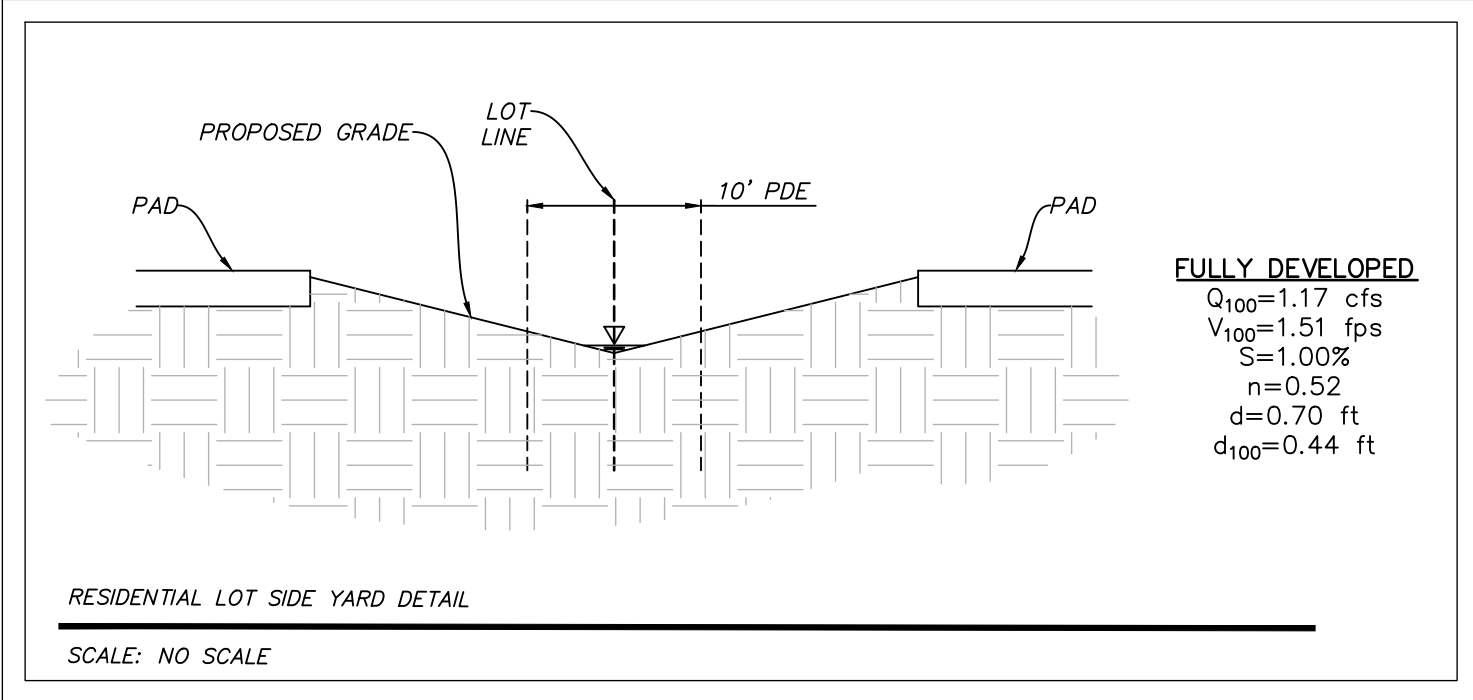
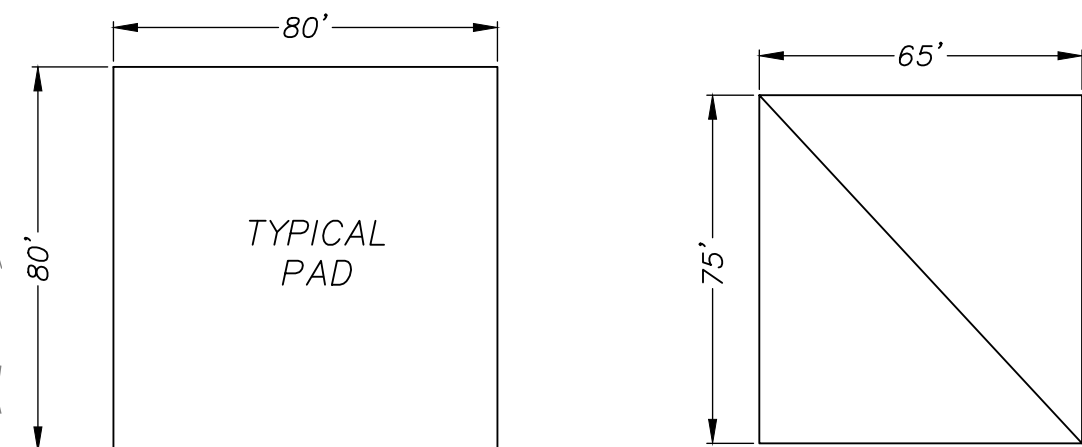
NOVEMBER 2021
ENGINEER/SURVEYOR:

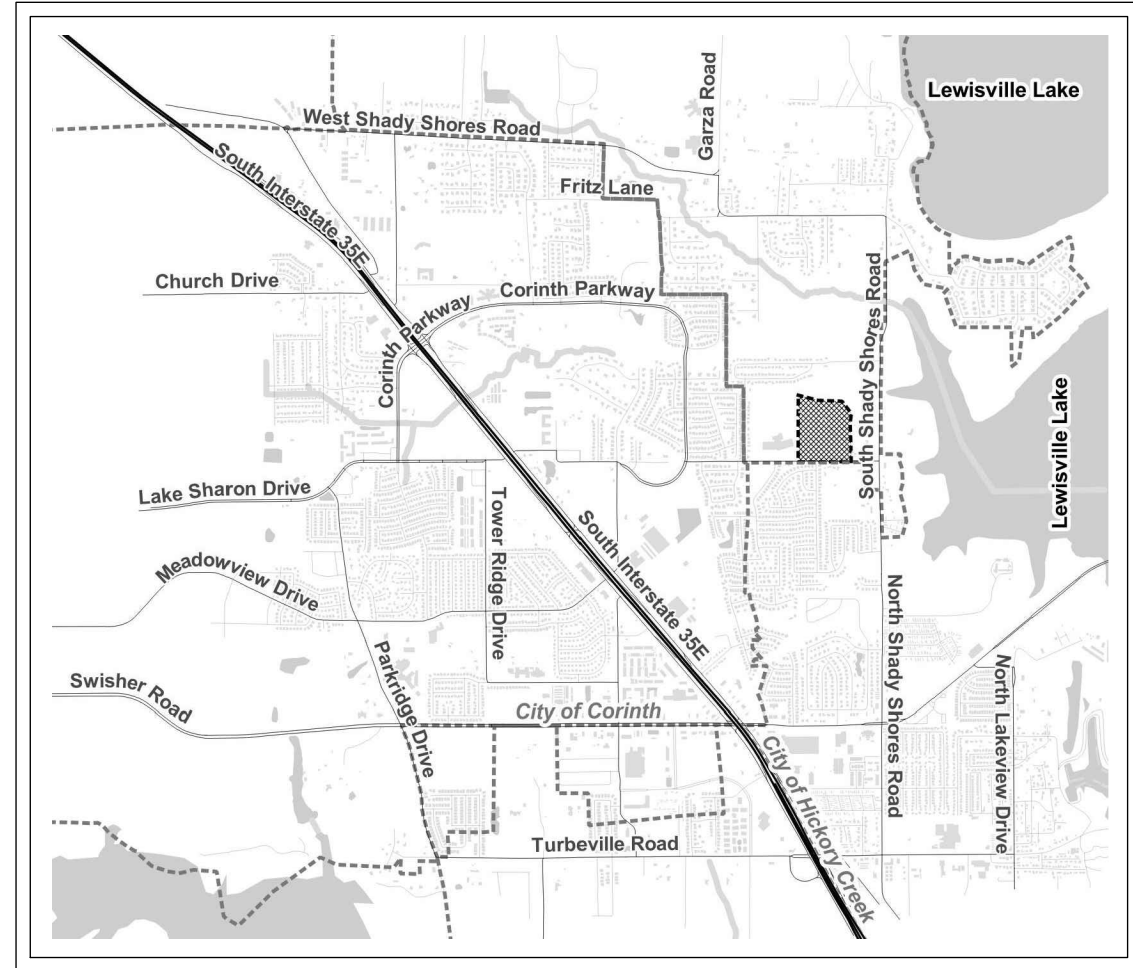


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fax: 817-274-8757
www.mmatexas.com

10/29/2021 SHEET 5 OF 5

PAD LEGEND:





NO SCALE

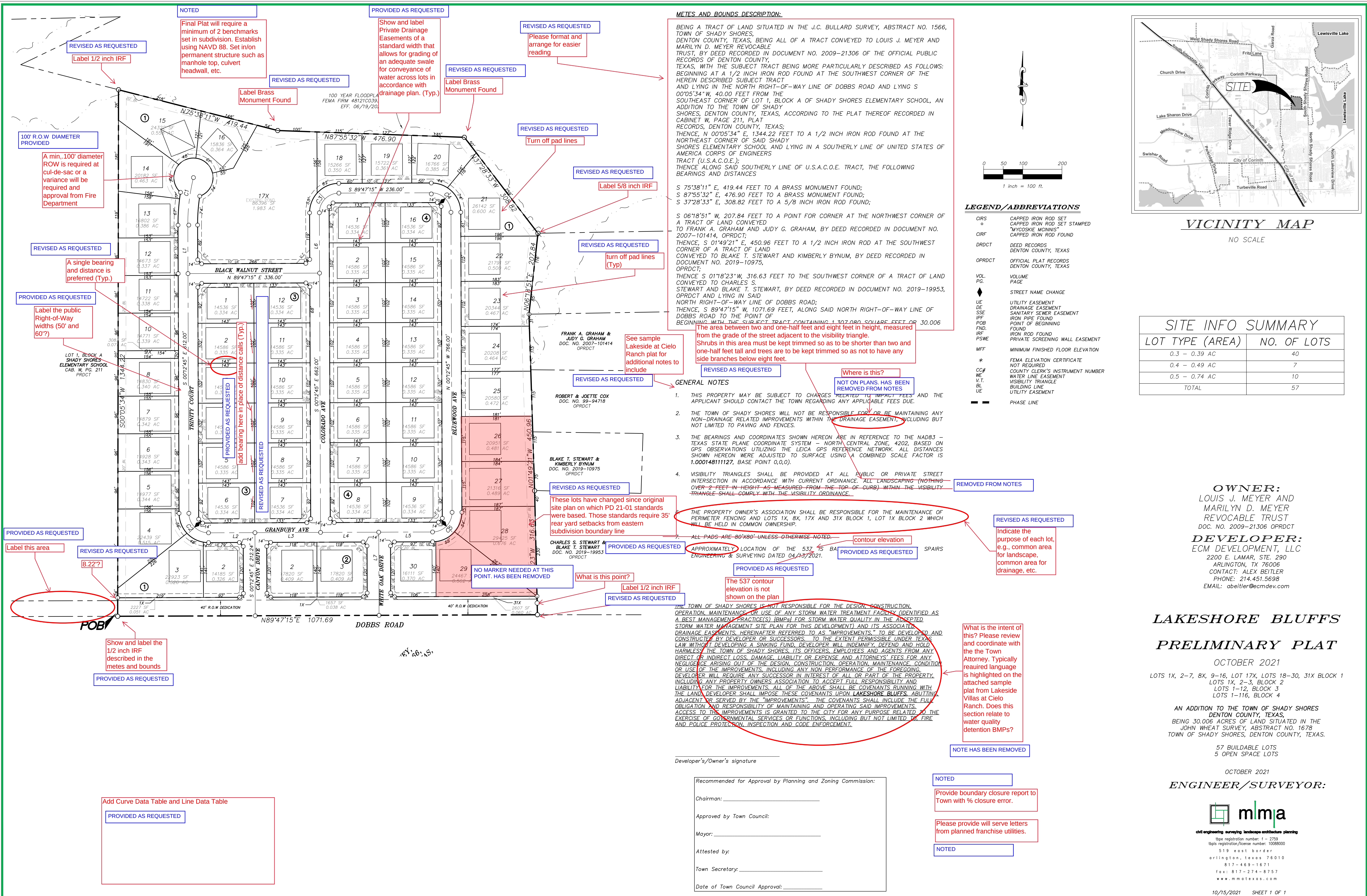
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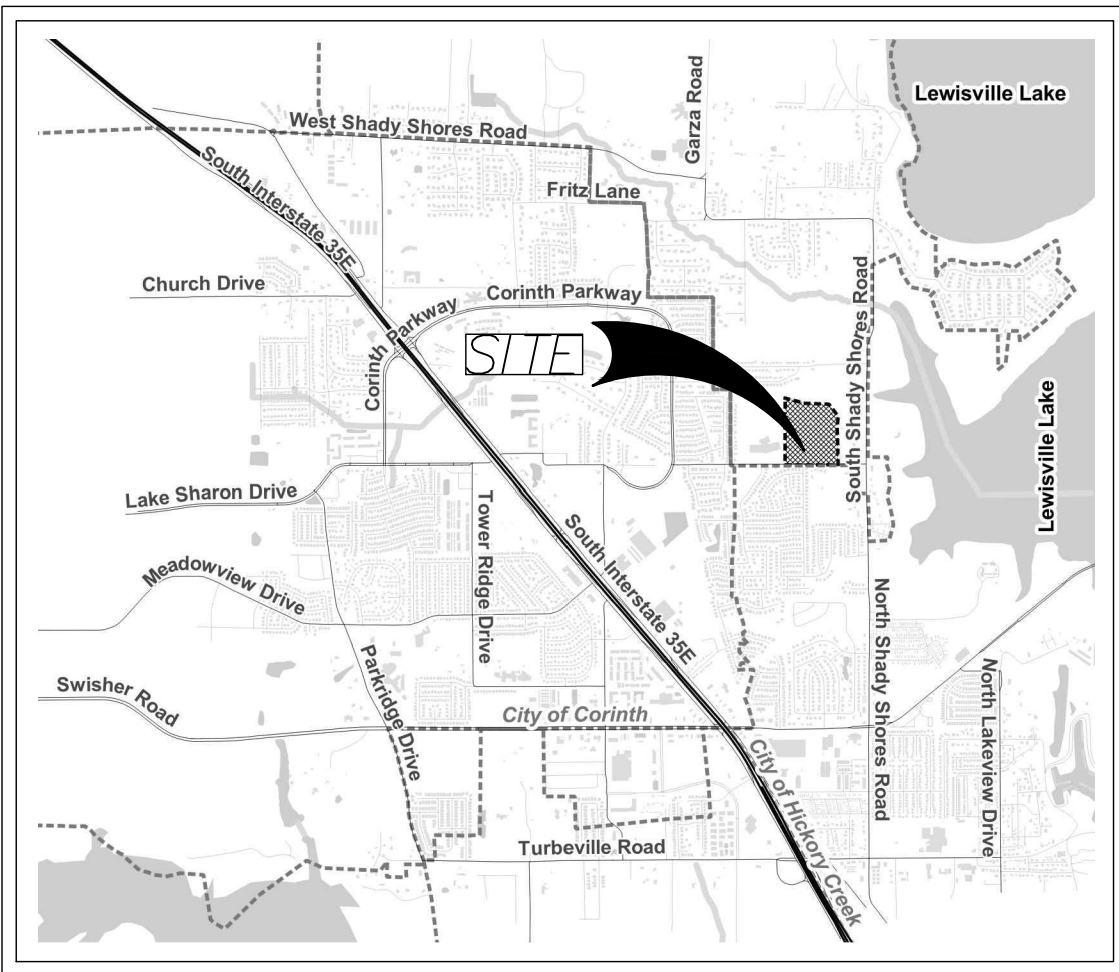
PROVIDED AS REQUESTED

LAKESHORE BLUFFS

10/15/2021 SHEET 1 OF 1

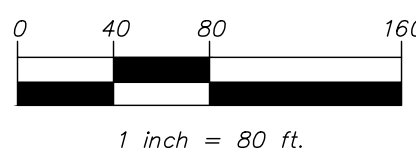
Page 18 of 41





VICINITY MAP

NO SCALE



LEGEND:

EXISTING DRAINAGE AREA BOUNDARY

DRAINAGE AREA LABEL

NAME

AREA (ACRES)

EXISTING FLOW ARROW

EXISTING CONTOUR

A1
2.6

OWNER:
LOUIS J. MEYER AND
MARILYN D. MEYER
REVOCABLE TRUST
DOC. NO. 2009-21306 OPRDCT

DEVELOPER:
ECM DEVELOPMENT, LLC
2200 E. LAMAR, STE. 290
ARLINGTON, TX 76006
CONTACT: ALEX BEITLER
PHONE: 214.451.5698
EMAIL: abeitler@ecmdev.com

LAKE SHORE BLUFFS

PRELIMINARY PRE DEVELOPMENT DRAINAGE AREA MAP

OCTOBER 2021

BASED ON PHONE CONVERSATION SCS IS ACCEPTABLE FOR THE OVERALL AND POND DESIGN. RATIONAL METHOD WILL BE USED DURING FINAL DESIGN TO SIZE THE ONSITE STORM DRAIN SYSTEM.

TO THE TOWN OF SHADY SHORES
VTON COUNTY, TEXAS,
ACRES OF LAND SITUATED IN THE
SURVEY, ABSTRACT NO. 1678
SHORES, DENTON COUNTY, TEXAS.

57 BUILDABLE LOTS
5 OPEN SPACE LOTS

OCTOBER 2021

ENGINEER/SURVEYOR:



civil engineering, surveying, landscape architecture, planning

ltpels registration number: 1 - 2759

ltpels registration/license number: 10088000

519 east hwy 67

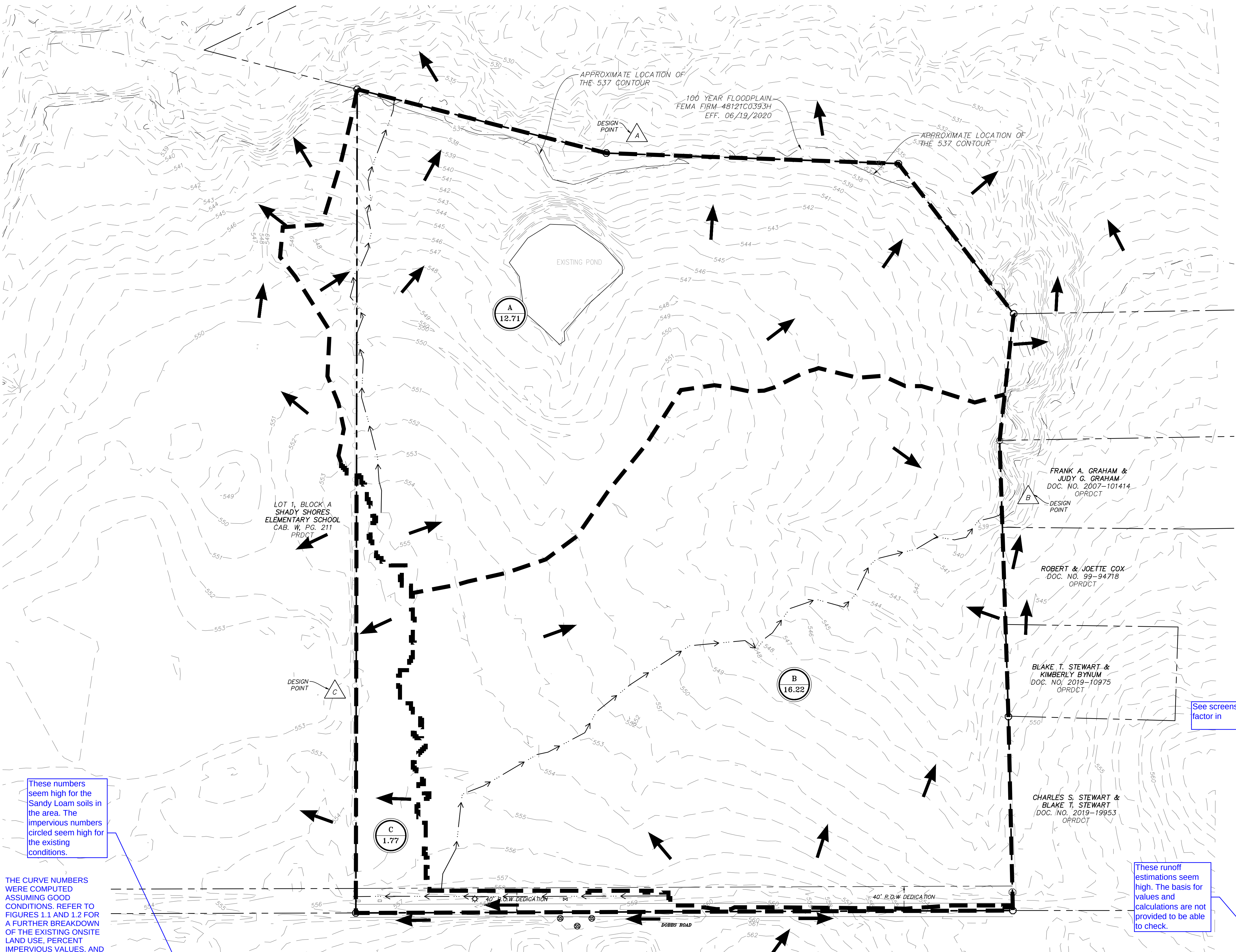
arlington, texas 76010

817-469-1671

fax: 817-274-8757

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10/15/2021 SHEET 1 OF 1



These numbers seem high for the Sandy Loam soils in the area. The impervious numbers circled seem high for the existing conditions.

THE CURVE NUMBERS WERE COMPUTED ASSUMING GOOD CONDITIONS. REFER TO FIGURES 1.1 AND 1.2 FOR A FURTHER BREAKDOWN OF THE EXISTING ONSITE LAND USE, PERCENT IMPERVIOUS VALUES, AND SOIL MAP.

These runoff estimations seem high. The basis for values and calculations are not provided to be able to check.

As a comparison, the Rational Method (which is an approved method for this case) using Tc of 16 min, Cf of 1.25, C of 0.30 and Area (A) of 12.71 acres results in a I(100) of 7.7 in/hr leads to a Q(100) of 36.7 CFS versus 102.0 cfs as shown below

Please use rational method for pre/post analysis and storm sewer design. Use modified rational method for detention design. Let us know if this is an issue and/or why SCS method was used for this analysis.

EXISTING DRAINAGE AREA PARAMETERS-SCS METHOD					
Area Name	Area (ac.)	Area (sq. mi.)	Base Composite CN	Percent Impervious	Composite Curve Number
A	12.71	0.01987	74.6	13.14	77.7
B	16.22	0.02534	70	13.39	73.7
C	1.77	0.00276	69	27.49	77

Pre Development Time of Concentration Calculations																	
Sheet Flow $T_c = (0.007)(nL)^{0.58} / (P_2)^{0.4}$								Shallow Concentrated Flow				Channelized Flow					
Drainage Area	Inlet Number	Length (ft)	Slope (ft/ft)	2-yr, 24-hr Rainfall Depth ¹ (in)	Manning's Coefficient (n)	Velocity (ft/min)	T ₁ (min)	Length (ft)	Surface Type	Slope (ft/ft)	Velocity ² (ft/s)	T ₂ (min)	Length (ft)	Slope (ft/ft)	Manning's Coefficient (n)	Cross Section Area (ft ²)	Wetted Perimeter (ft)
A		50	0.021	3.63	0.4	4.40	11.36	659	Unpaved	0.027	2.63	4.18					
B		50	0.0324	3.63	0.4	5.24	9.55	1182	Unpaved	0.017	2.12	9.29					
C		50	0.0032	3.63	0.4	2.07	24.10	464	Unpaved	0.004	1.02	7.58					

Notes:

1. Data source for 2-yr, 24-hr Rainfall depth: ISWM Hydrology manual 4/2020, Table 5.3 Denton County Rainfall Data

2. Shallow Concentrated velocity is derived from: TR-55 Figure 3-1

EXISTING RUNOFF SUMMARY TABLE-SCS METHOD							
Junction	Existing Discharge (cfs)						
	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
J-A	21.6	25.6	41.9	55.1	73.2	87.1	102.0
J-B	19.7	23.9	41.6	56.2	76.6	92.5	109.6
J-C	1.9	2.3	3.9	5.1	6.9	8.2	9.7

NOTE:

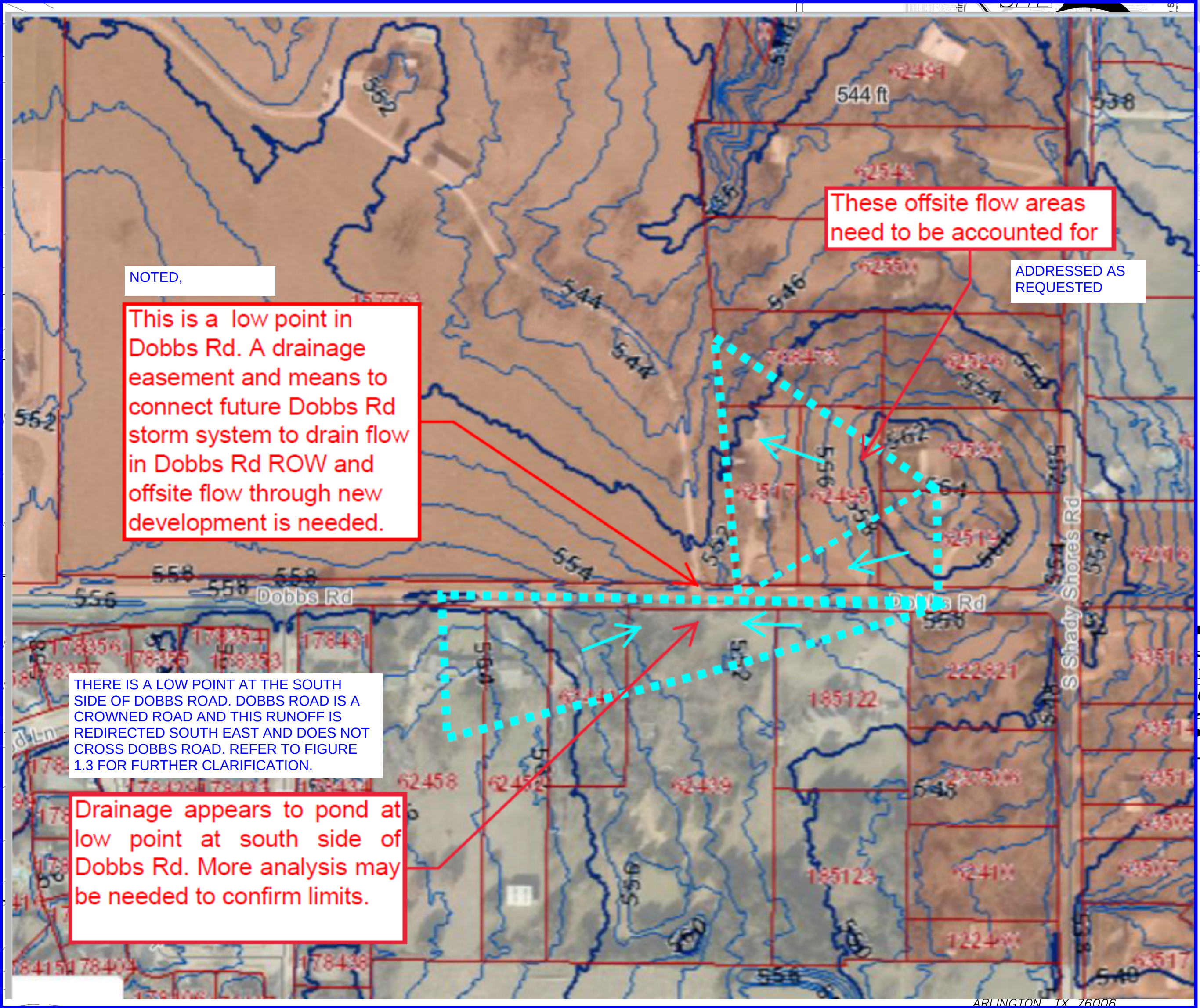
1. THE TABLE ABOVE SHOWS SCS RESULTS FOR ONSITE DRAINAGE AREAS. THESE RESULTS ARE USED FOR PRELIMINARY PRE POST COMPARISON OF ONSITE DRAINAGE ONLY.

Will this be a detention or retention pond? Is it deep enough to provide the estimated 6.6 acre feet of detention? Where is the outfall pipe or structure? Will it be constructed on USACE property? Has this been coordinated with USACE?

DETENTION POND DESIGN TO BE COMPLETED WITH CONSTRUCTION DOCUMENTS. POND DEPTH WILL BE DETERMINED DURING POND DESIGN. THE POND OUTFALL WILL NOT BE CONSTRUCTED ON THE USACE PROPERTY AND WILL BE DESIGNED WITH CONSTRUCTION DOCUMENTS. COORDINATION WITH USACE HAS BEGUN AND WE HAVE THEIR REQUIREMENTS FOR DISCHARGING ONTO THEIR LAND WHICH INCLUDE SLOWING THE SPEED OF THE RUNOFF TO 5 FPS OR LESS AND PROVIDING AN OIL SEPARATOR TO TREAT THE WATER BEFORE IT GOES INTO THE LAKE

If detention is used then water quality detention shall be incorporated into the design in accordance with the City of Denton's Stormwater Design Criteria Manual, including Water Quality Standards as adopted by the Town. Please confirm that water quality detention is planned.

WATER QUALITY WILL BE PROVIDED AS REQUESTED BY THE CITY OF DENTON'S STORM WATER DESIGN CRITERIA MANUAL



ARLINGTON, TX 76010
CONTACT: ALEX BEITLER
PHONE: 214.451.5698
EMAIL: abeitler@ecmdev.com

LAKE SHORE BLUFFS
PRELIMINARY
POST DEVELOPMENT
DRAINAGE AREA MAP

OCTOBER 2021

LOTS 1X, 2-7, 8X, 9-16, LOT 17X, LOTS 18-30, 31X BLOCK 1
LOTS 1X, 2-3, BLOCK 2
LOTS 1-12, BLOCK 3
LOTS 1-116, BLOCK 4

AN ADDITION TO THE TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS,
BEING 30.006 ACRES OF LAND SITUATED IN THE
JOHN WHEAT SURVEY, ABSTRACT NO. 1678
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS.

57 BUILDABLE LOTS
5 OPEN SPACE LOTS

OCTOBER 2021

ENGINEER/SURVEYOR:



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www.mimatexas.com

10/15/2021 SHEET 1 OF 1

Junction	Existing Discharge (cfs)							Proposed Discharge (cfs)							Difference						
	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
J-A	21.6	25.6	41.9	55.1	73.2	87.1	102.0	19.1	21.8	29.2	35.0	41.6	59.4	99.4	-2.4	-3.8	-12.8	-20.0	-31.5	-27.7	-2.6
J-B	19.7	23.9	41.6	56.2	76.6	92.5	109.6	3.5	4.0	6.0	7.5	9.6	11.2	12.9	-16.2	-19.9	-35.6	-48.6	-67.0	-81.3	-96.7
J-C	1.9	2.3	3.9	5.1	6.9	8.2	9.7	1.0	1.2	1.7	2.0	2.5	2.9	3.3	-0.9	-1.2	-2.2	-3.1	-4.3	-5.3	-6.3

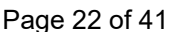
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POST DEVELOPMENT DRAINAGE AREA PARAMETERS-SCS METHOD

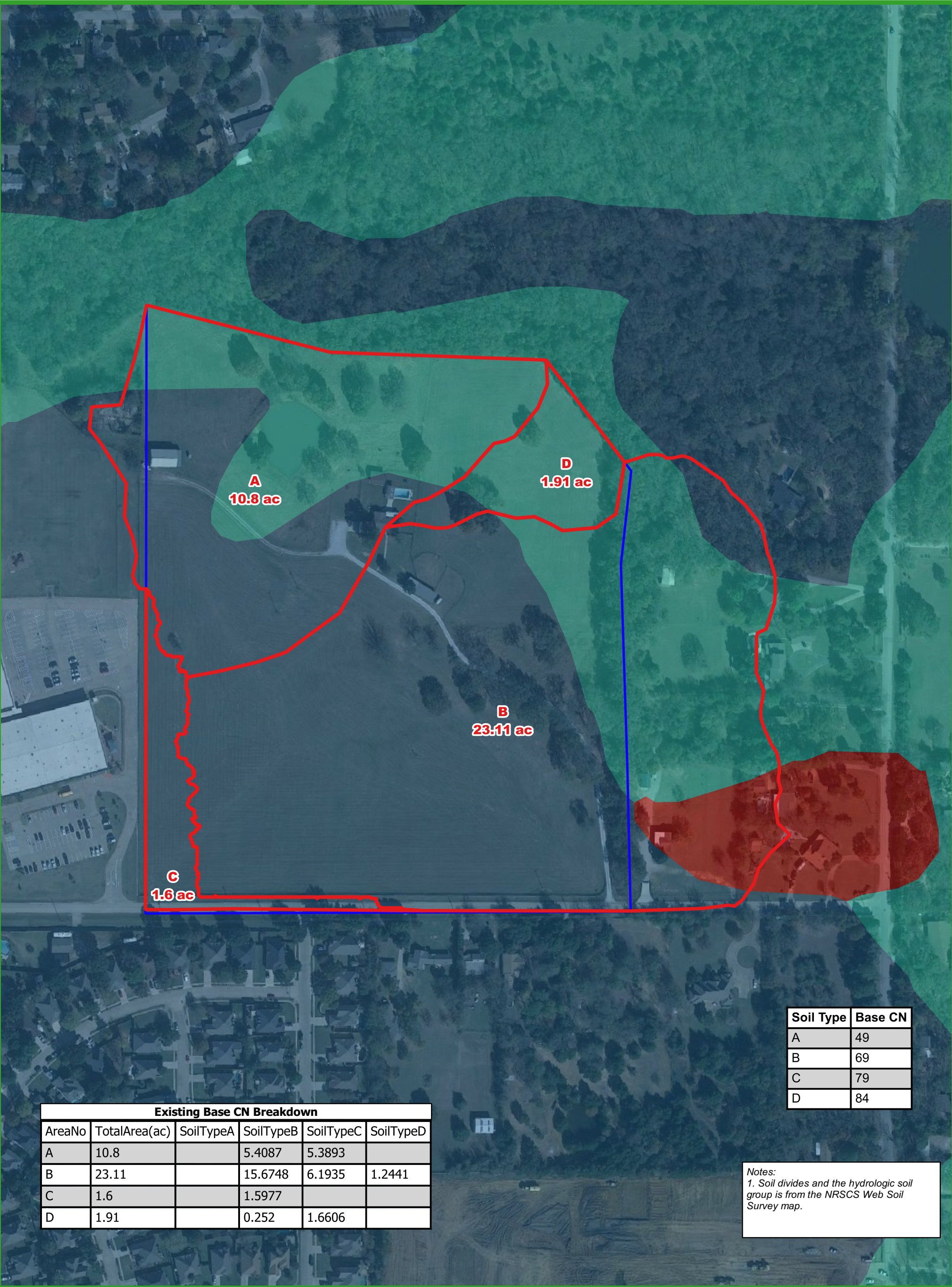
Area Name	Area (ac.)	Area (sq. mi.)	Base Composite CN	Percent Impervious	Composite Curve Number
A1	0.69	0.00108	70.3	41.71	81.9
A2	1.9	0.00297	79	45.72	87.7
A3	25.85	0.04039	71.3	47.42	84
B	1.38	0.00215	75.6	44.41	85.5
C	0.88	0.00137	69	62.96	87.3

NOTE:
1. THE TABLE ABOVE SHOWS SCS RESULTS FOR ONSITE DRAINAGE AREAS. THESE RESULTS ARE USED FOR PRELIMINARY PRE POST COMPARISON OF ONSITE DRAINAGE ONLY.

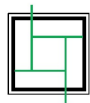
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REVISED AS REQUESTED



P:\3399-00-01\700 Land Development\704 Flood Study or FEMA\GIS & Exhibits\ECM Shady Shores.ggz 2021-10-29T17:09:33.966



Existing Base CN Breakdown					
AreaNo	TotalArea(ac)	SoilTypeA	SoilTypeB	SoilTypeC	SoilTypeD
A	10.8		5.4087	5.3893	
B	23.11		15.6748	6.1935	1.2441
C	1.6		1.5977		
D	1.91		0.252	1.6606	



m|ma

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tbpe registration number: f - 2759
tbpls registration/license number: 10088000
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arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

LEGEND

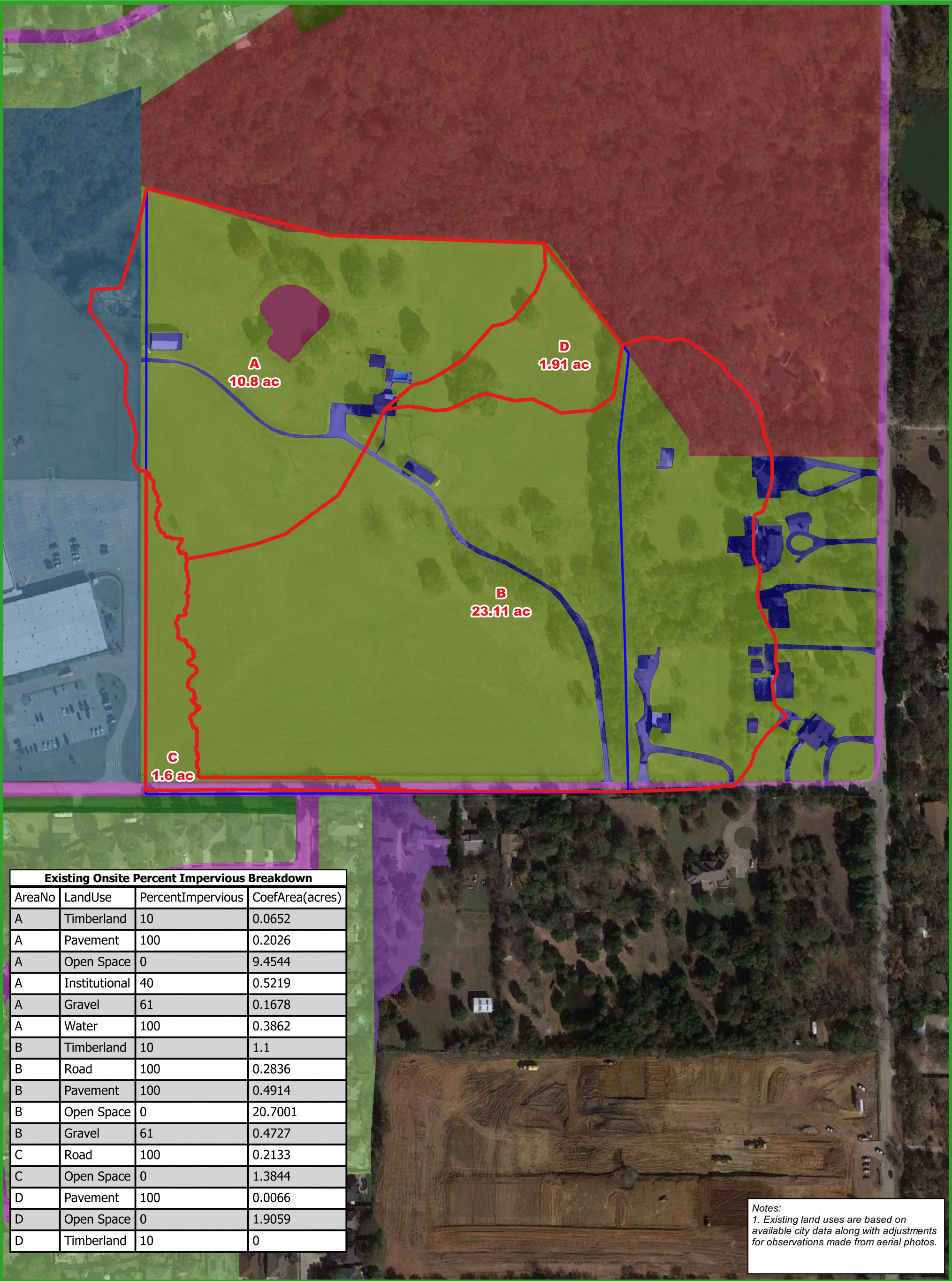
- Project Boundary Outline
- Existing Drainage Area
- Soils
 - A
 - B
 - C
 - D



0 200 400 ft

Lakeshore Bluffs
Shady Shore, Texas

FIGURE 1.1
EXISTING ONSITE SOIL MAP



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tbpls registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
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www.mmatexas.com

LEGEND

- Existing Land Use
- Open Space
 - Parks/Recreation
 - Residential Dense
 - Residential Light
 - Residential Sparse
 - Timberland
 - Road
 - Vacant
 - Water
 - Under Construction
 - Institutional

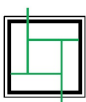
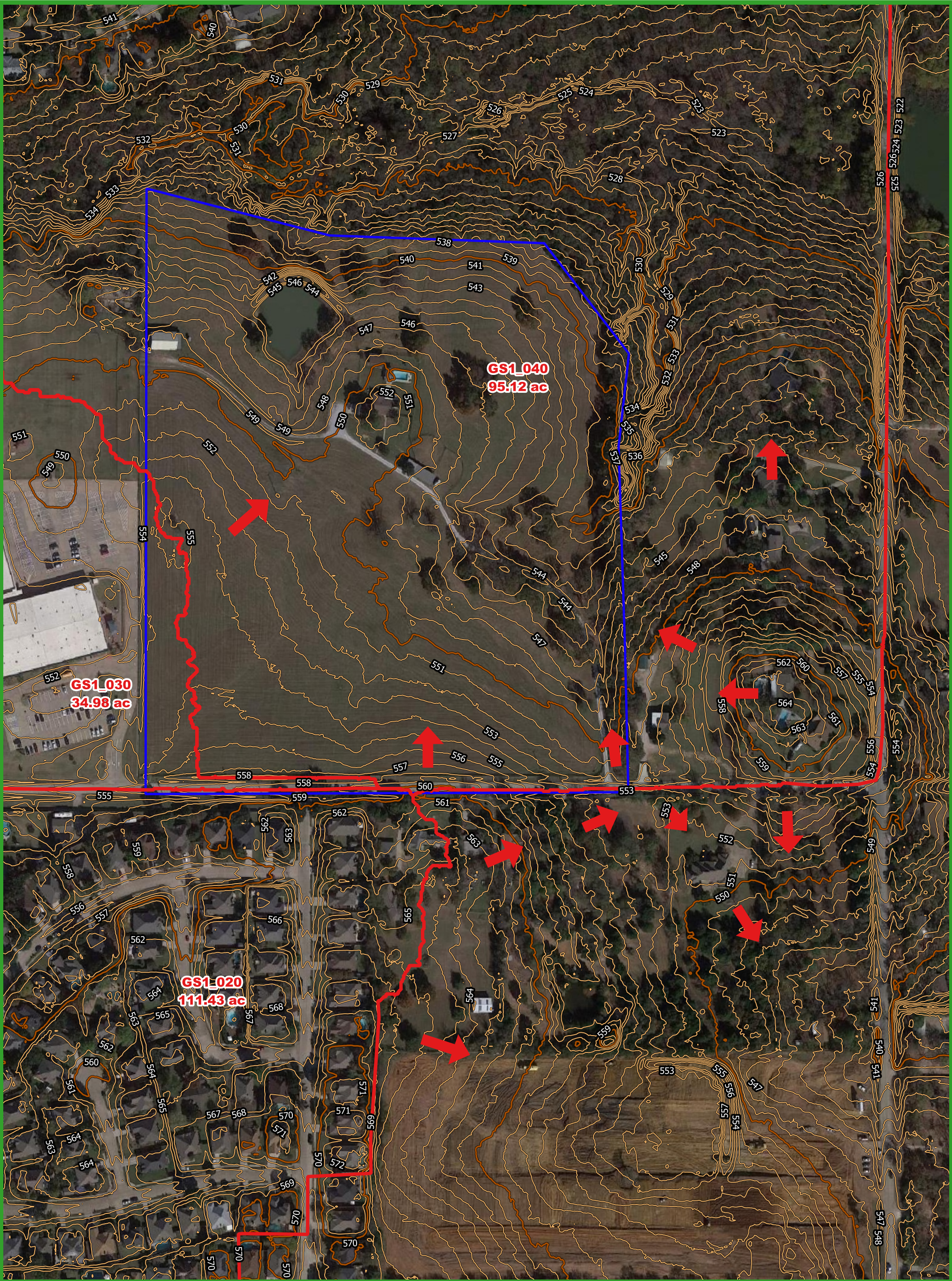
Lakeshore Bluffs
Shady Shore, Texas

FIGURE 1.2
EXISTING ONSITE LAND USE



0 200 400 ft

P:\3399-00-01\700 Land Development\704 Flood Study or FEMA\GIS & Exhibits\ECM Shady Shores.gxg 2021-10-29T17:09:37.171



m|ma

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tbpls registration/license number: 10088000

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arlington, texas 76010

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fax: 817-274-8757

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LEGEND

- Project Boundary Outline
- Existing Drainage Area

Existing Contours

Minor

Minor

Major

Flow Arrow



0 200 400 ft

Lakeshore Bluffs
Shady Shore, Texas

FIGURE 1.3
OVERALL EXISTING DRAINAGE AREA MAP



4401 Bay Valley Drive
Garland, Texas 75043
(972) 496-4701
(972) 414-0451 fax

October 21, 2021

Nne Ekeogbede
ECM Development
2201 E. Lamar Blvd. Ste. 290
Arlington, Texas 76006

**Re: Wetlands and Jurisdictional Evaluation for the Approximately 30 ac. Tract
Located Northwest of the Intersection of Dobbs Rd. and S. Shady Shores Rd.
in Shady Shores, Denton County, Texas**

Dear Mr. Ekeogbede:

Symonds Ecology performed a desk review and field reconnaissance to evaluate the project for regulatory compliance with regards to Section 404 of the Clean Water Act (CWA). The U.S. Army Corps of Engineers (USACE) maintains jurisdiction over Waters of the U.S., which includes wetlands, on-channel ponds, lakes, ephemeral, intermittent, and perennial stream channels, and other special aquatic sites. A review of the USGS 7.5-minute quadrangle map, National Wetland Inventory Maps (NWI), FEMA floodplain maps, USDA Soil Survey map, and aerial photography was conducted.

Field reconnaissance was conducted in October 2021 according to guidance provided by the USACE for identifying waters of the U.S. The site was evaluated for the presence of wetlands in accordance with the *1987 U.S. Army Corps of Engineers Wetland Delineation Manual*. An ordinary high water mark (OHWM) was documented and identified as the demarcation on the banks of the channel established by the fluctuations of water and was indicated by physical characteristics such as a clear, natural line impressed on the bank; shelving; changes in the character of the soil; destruction of terrestrial vegetation; the presence of leaf litter and debris; or the appropriate means that consider the characteristics of the surrounding areas. Field notes and ground photography were used to document the evaluation.

In addition to field reconnaissance, data was reviewed that included an evaluation of USGS topographical maps, soil survey, FEMA FIRM Map, NWI Map, and current and historical aerial photography of the subject property and surrounding areas. Aerial photography and detailed topographic maps of the site were used in the field to identify potential jurisdictional areas. The photography was also used to note vegetation growth patterns and to identify potential site anomalies requiring additional review.

The attached Antecedent Precipitation Tool (APT) was run for the date of field reconnaissance, October 19, 2021. The ATP is a desktop tool developed by the USACE and is commonly used by the USACE and the U.S. Environmental Protection Agency to support decisions as to whether field data collection and other site-specific observations



occurred under normal climatic conditions. This tool was originally developed by the Corps to streamline the review of climate data, which supports decision-making related to wetland delineations. The APT facilitates the comparison of antecedent or recent rainfall conditions for a given location to the range of normal rainfall conditions that occurred during the preceding 30 years. In addition to providing a standardized methodology to evaluate normal precipitation conditions, the APT can also be used to assess the presence of drought conditions, as well as the approximate dates of the wet and dry seasons for a given location. The APT reports the site to be within “normal conditions” for the day of field reconnaissance. No streams were identified and no flowing water was present during normal conditions reported by the APT.

Upon completion of the desk review and field reconnaissance, no potentially jurisdictional waters were identified within the project area. The USGS map, FEMA Floodplain Map, Soil Survey, and NWI map identify a pond within the boundaries of the proposed project. The results of field reconnaissance found one isolated stock pond constructed in uplands. The identified upland pond does not maintain hydrological connectivity and, therefore, does not meet the definition of Waters of the U.S. Please see the attached exhibits for the location of this water features.

Please feel free to contact me at (972) 496-4701 if you have any questions regarding this matter.

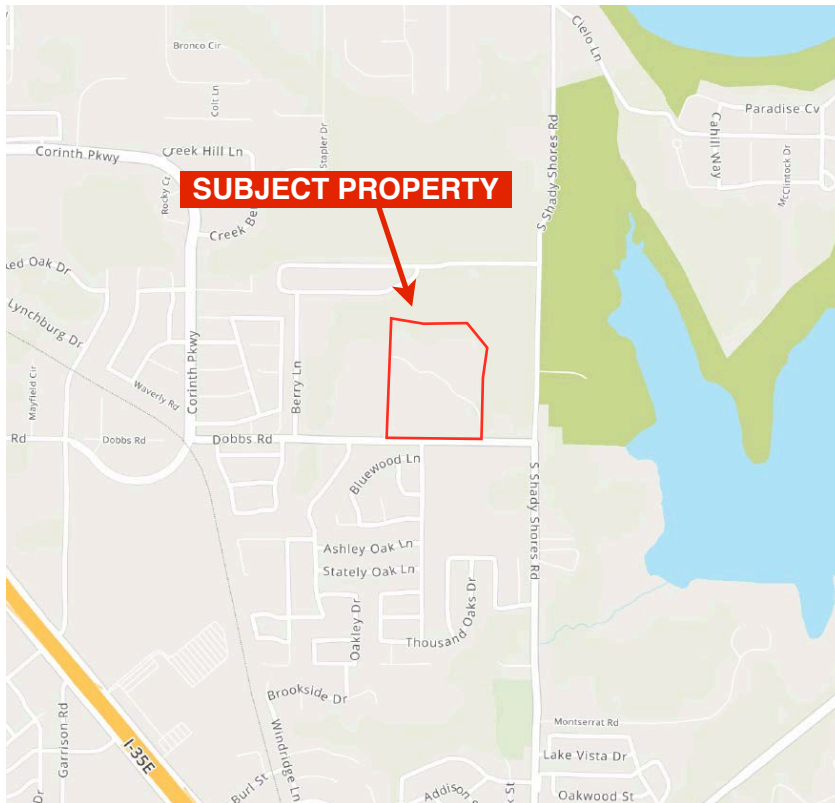
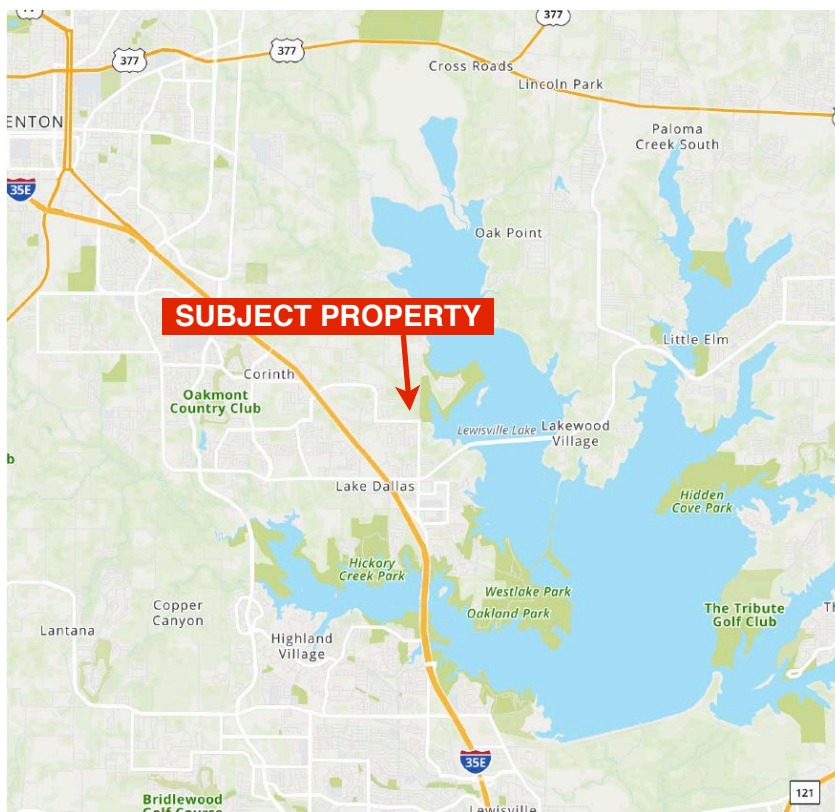
Very truly yours,

Symonds Ecology, Ltd.

A handwritten signature in black ink that reads "Terri Symonds". The signature is written in a cursive, flowing style.

Terri Symonds, REP

Environmental Consultant



LOCATION MAP



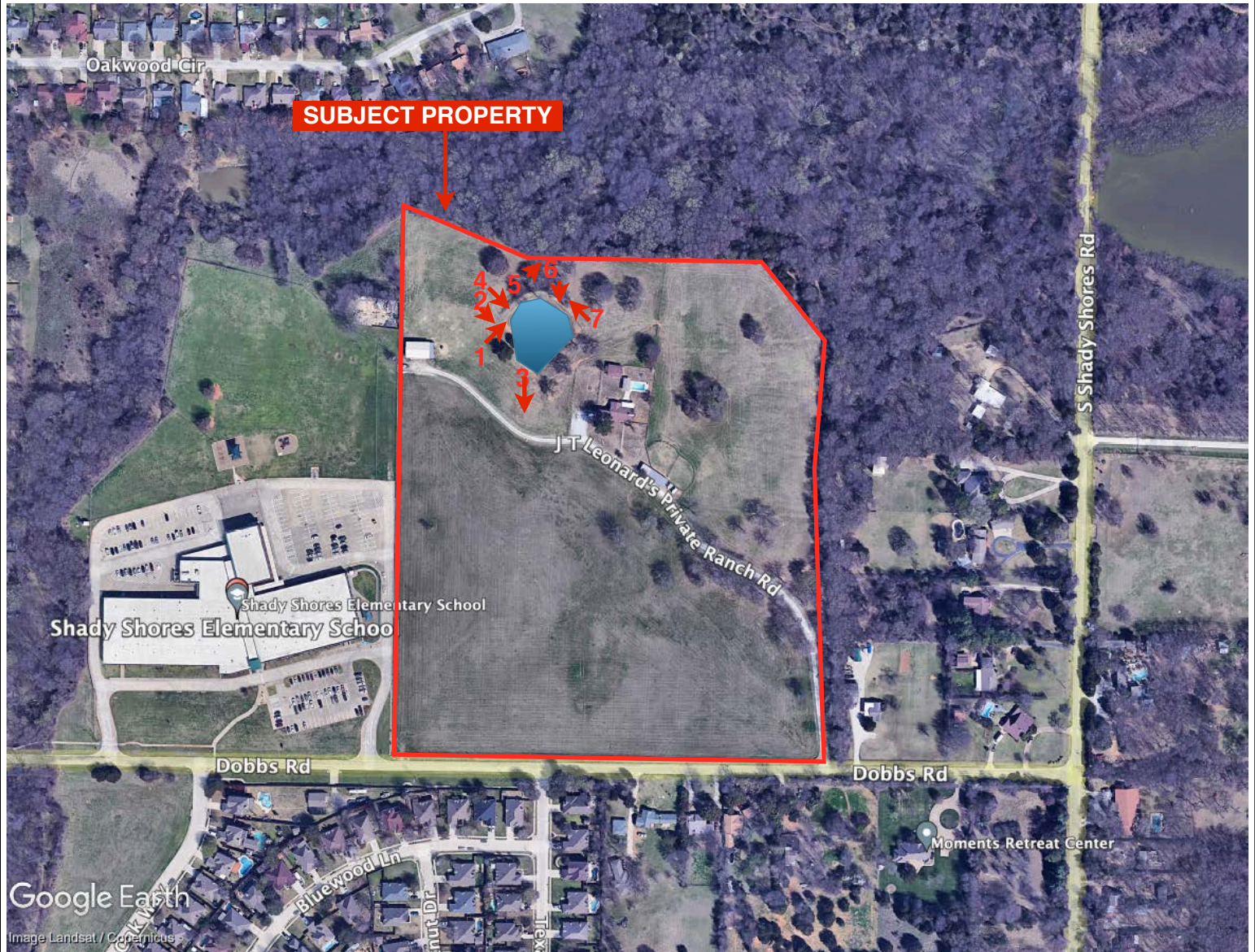
**P.O. BOX 1826
ROWLETT, TX
75030
(972) 496-4701
(972) 414-0451 (fax)**

**JURISDICTIONAL
EVALUATION
SHADY SHORES
DENTON COUNTY, TX**

Job No. 111-01003

OCTOBER 2021

Sheet 1 of 7



 Upland Stock Pond (Non-Jurisdictional)

JURISDICTIONAL EVALUATION



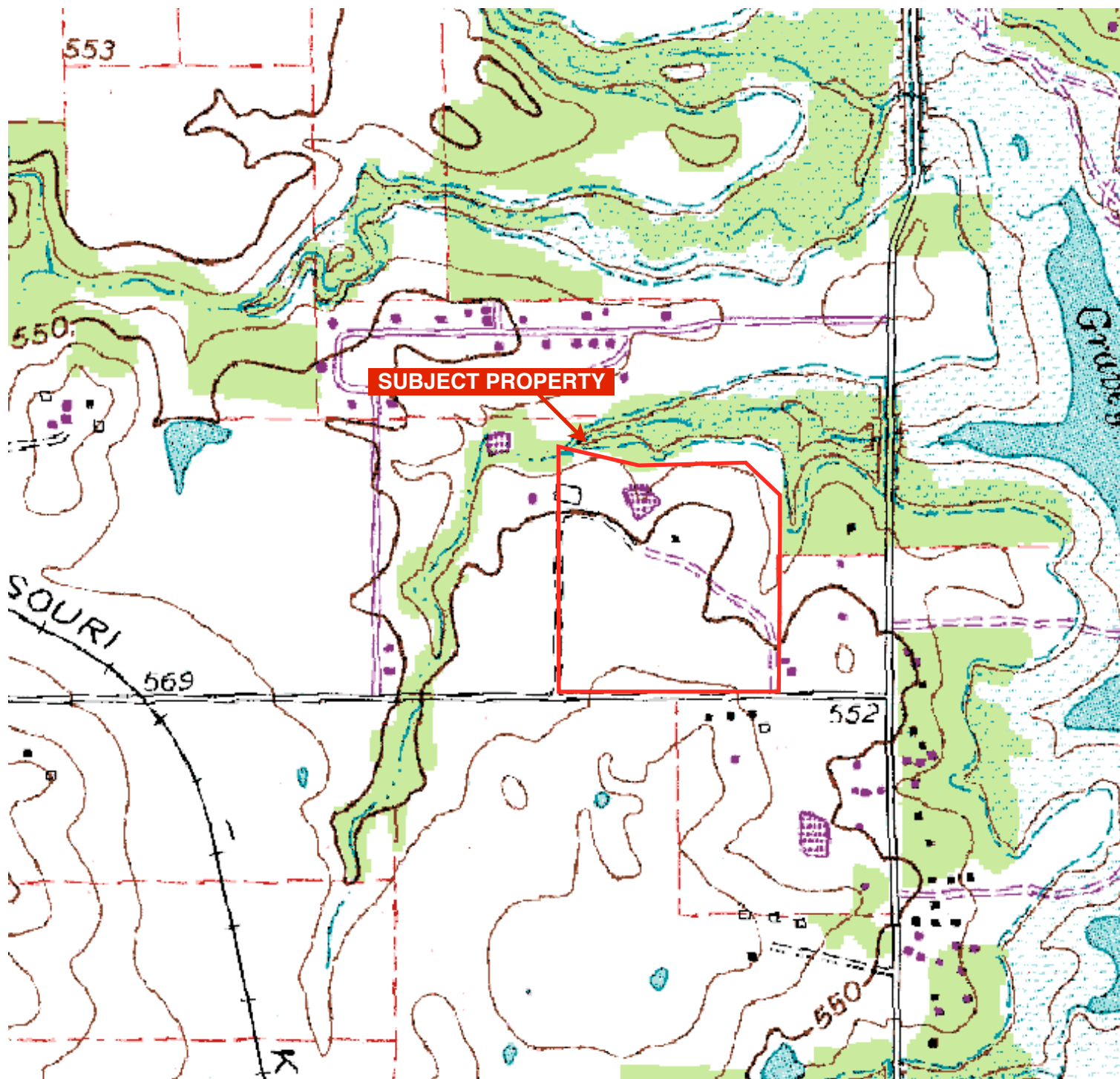
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October 2021

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DENTON EAST USGS 7.5-MINUTE QUADRANGLE MAP



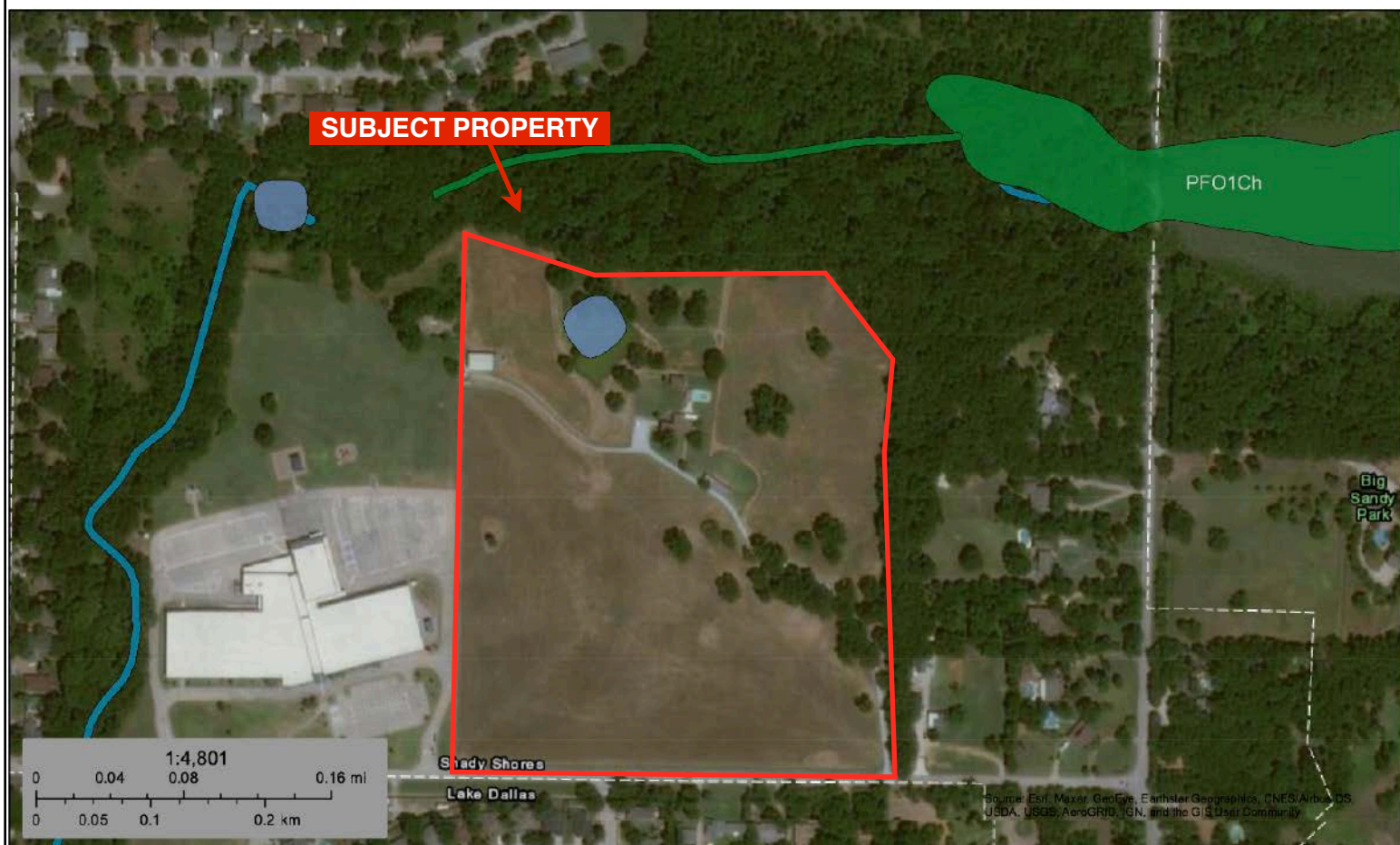
P.O. BOX 1826
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**JURISDICTIONAL
EVALUATION
SHADY SHORES
DENTON COUNTY, TX**

Job No. 111-01003

October 2021

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October 17, 2021

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

NATIONAL WETLAND INVENTORY MAP



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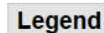
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SHADY SHORES
DENTON COUNTY, TX**

Job No. 111-01003

October 2021

Sheet 4 of 7

97°2'19"W 33°9'N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth (Zone AE, AO, AH, VE, AR) Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRS
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		channel, culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/17/2021 at 5:11 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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**JURISDICTIONAL
EVALUATION
SHADY SHORES
DENTON COUNTY, TX**

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October 2021

Sheet 5 of 7



PHOTO 1

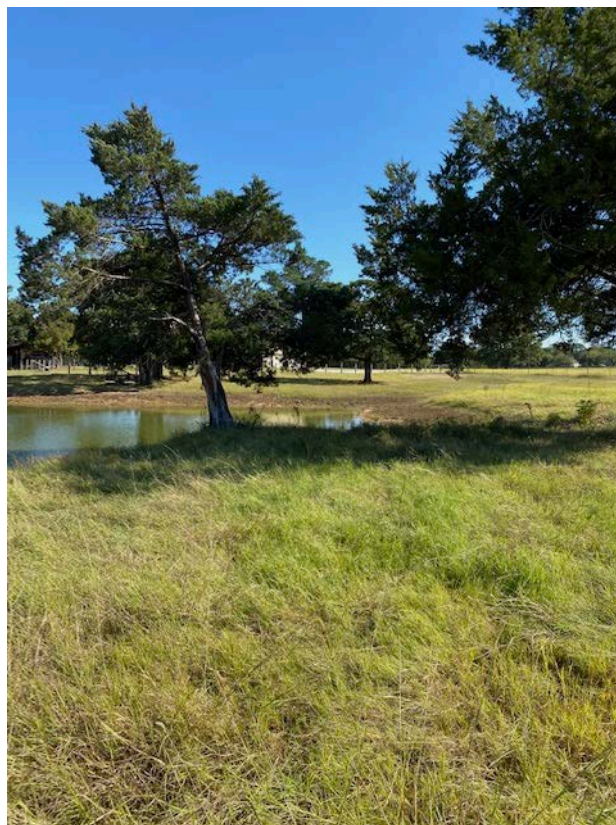


PHOTO 2



PHOTO 3



PHOTO 4



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**JURISDICTIONAL
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Sheet 6 of 7



PHOTO 5



PHOTO 6



PHOTO 7



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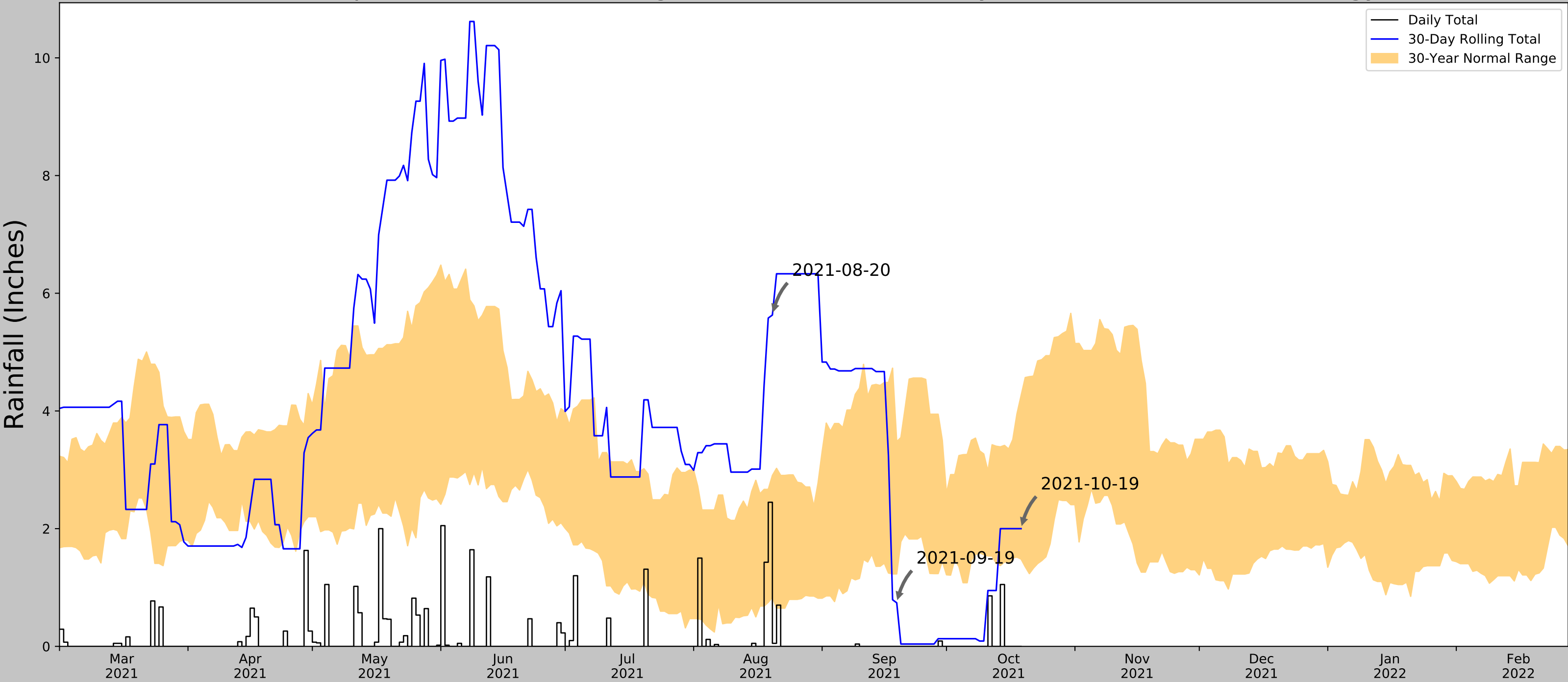
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SHADY SHORES
DENTON COUNTY, TX**

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OCTOBER 2021

Sheet 7 of 7

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network

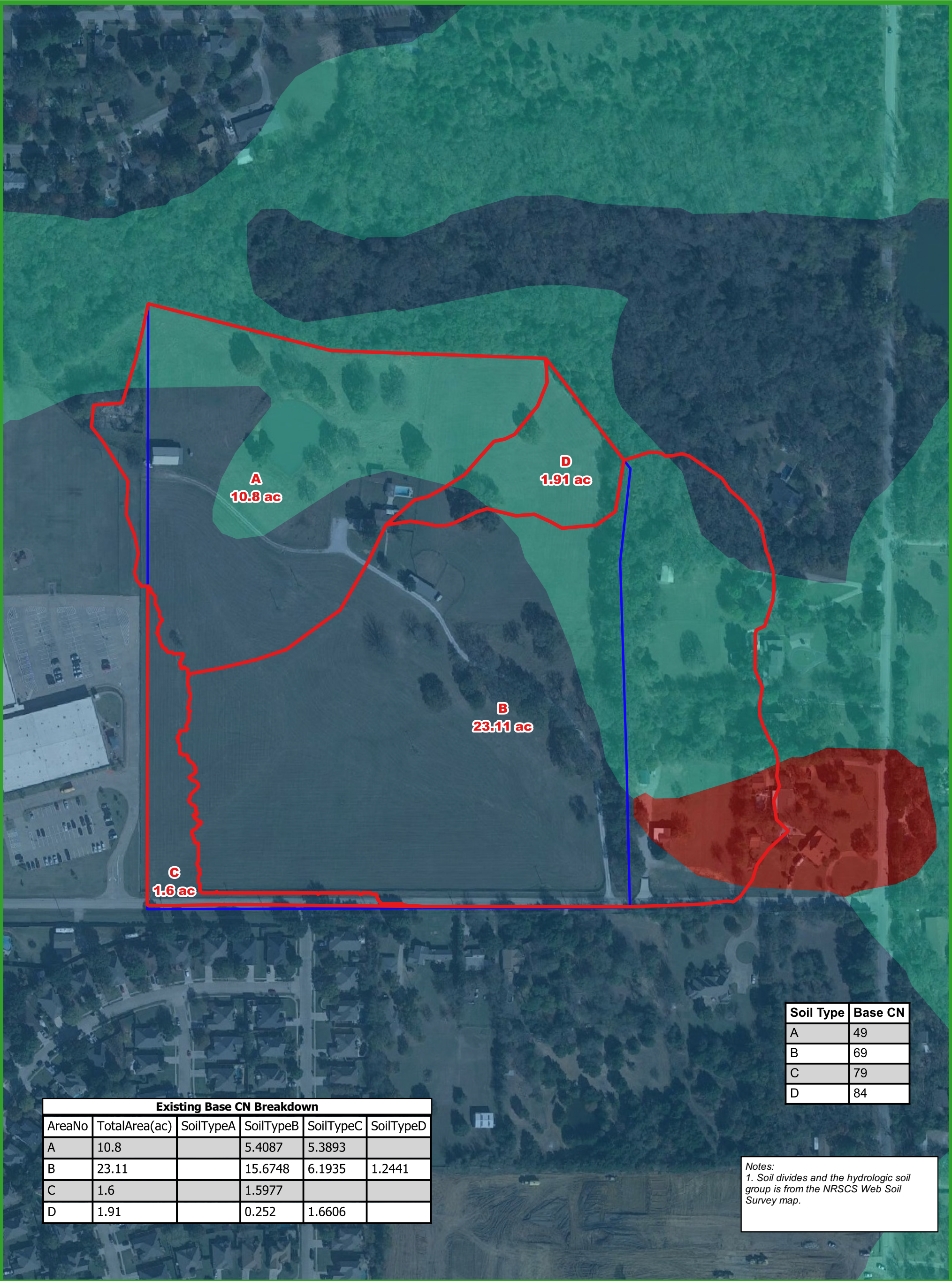


Coordinates	33.146007, -97.033497
Observation Date	2021-10-19
Elevation (ft)	553.1
Drought Index (PDSI)	Not available

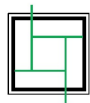
30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-10-19	1.483071	4.261024	2.0	Normal	2	3	6
2021-09-19	1.230315	3.479134	0.740158	Dry	1	2	2
2021-08-20	0.833465	2.905118	5.629921	Wet	3	1	3
Result							Normal Conditions - 11

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
DENTON 2 SE	33.1992, -97.105	629.921	5.532	76.821	2.915	11307	80
DENTON 2.8 ESE	33.1959, -97.0869	612.861	1.071	17.06	0.5	10	10
SHADY SHORES 3.9 N	33.2191, -97.0532	553.15	3.295	76.771	1.736	32	0
DENTON MUNI AP	33.2061, -97.1989	642.06	5.45	12.139	2.519	2	0
LEWISVILLE DAM	33.0694, -97.0094	556.102	10.537	73.819	5.519	1	0
SANGER	33.3633, -97.1744	674.869	12.026	44.948	5.952	1	0

P:\3399-00-01\700 Land Development\704 Flood Study or FEMA\GIS & Exhibits\ECM Shady Shores.ggz 2021-10-29T17:09:33.966



Existing Base CN Breakdown					
AreaNo	TotalArea(ac)	SoilTypeA	SoilTypeB	SoilTypeC	SoilTypeD
A	10.8		5.4087	5.3893	
B	23.11		15.6748	6.1935	1.2441
C	1.6		1.5977		
D	1.91		0.252	1.6606	



m|ma

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tbpe registration number: f - 2759
tbpls registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

LEGEND

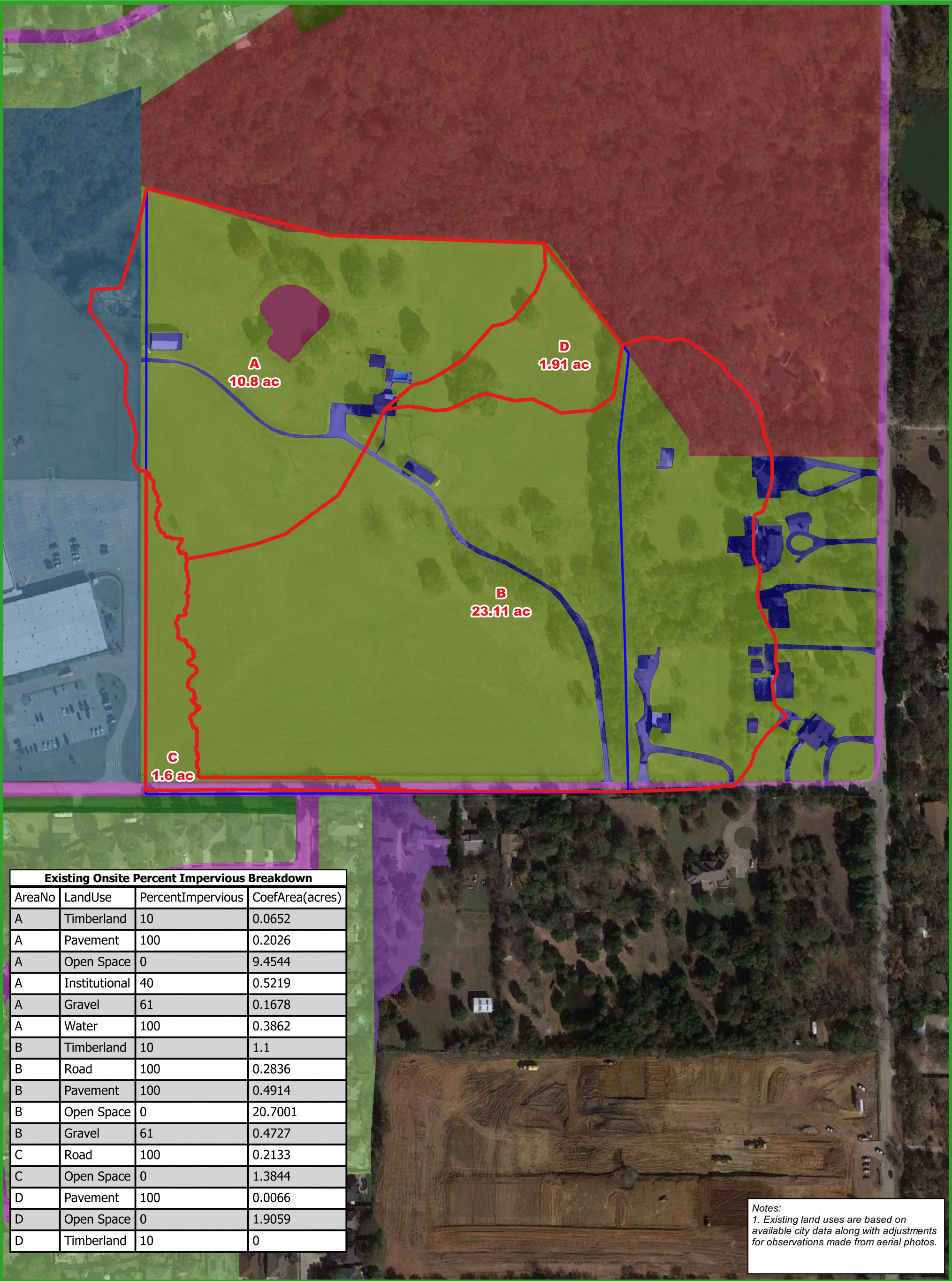
- Project Boundary Outline
- Existing Drainage Area
- Soils**
- A
- B
- C
- D

Lakeshore Bluffs
Shady Shore, Texas

FIGURE 1.1
EXISTING ONSITE SOIL MAP



0 200 400 ft



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LEGEND

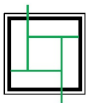
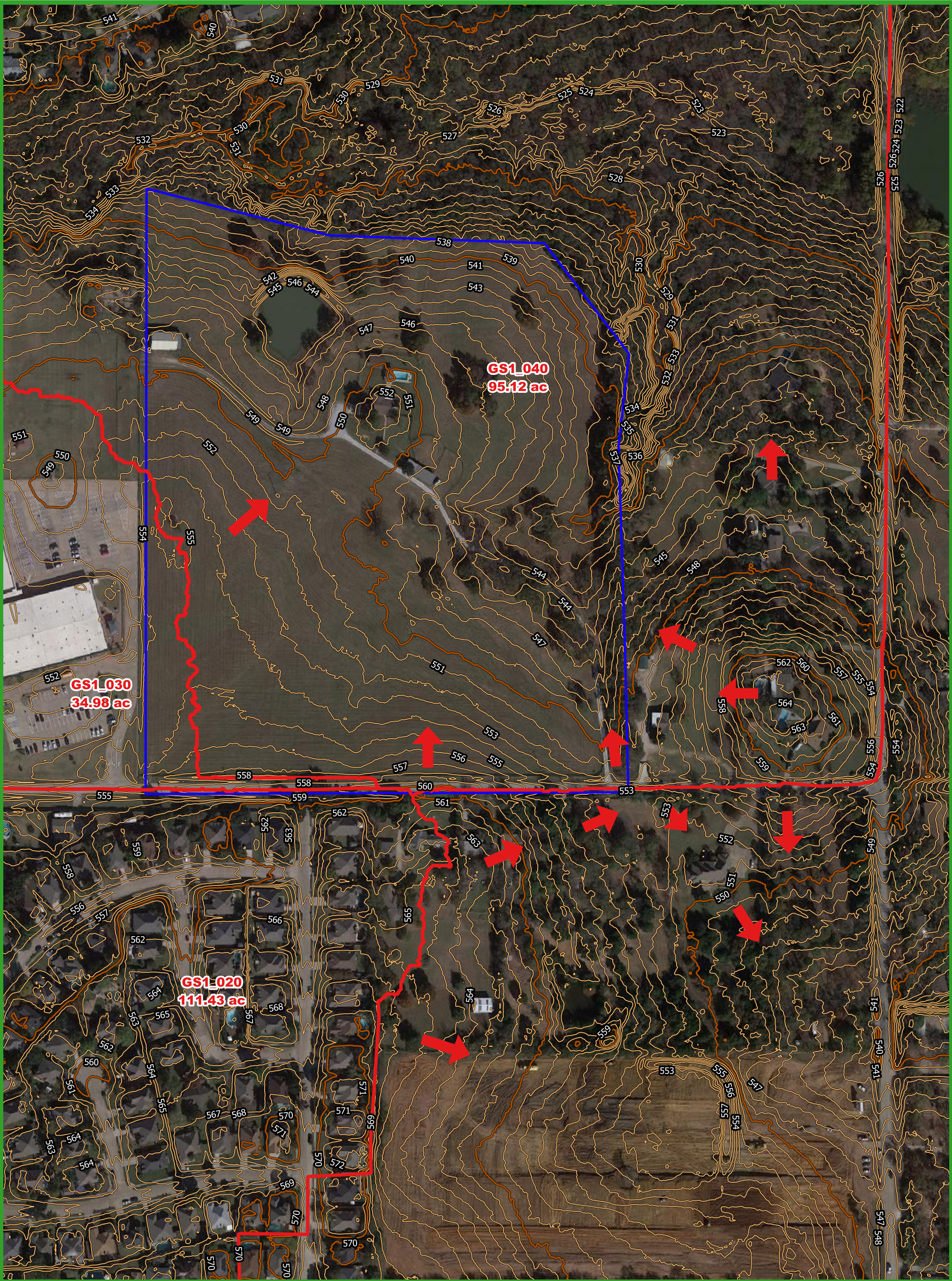
- Existing Land Use**
- Open Space
 - Parks/Recreation
 - Residential Dense
 - Residential Light
 - Residential Sparse
 - Timberland
 - Road
 - Vacant
 - Water
 - Under Construction
 - Institutional

Lakeshore Bluffs
Shady Shore, Texas

FIGURE 1.2
EXISTING ONSITE LAND USE



0 200 400 ft



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tbpls registration/license number: 10088000

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arlington, texas 76010

817-469-1671

fax: 817-274-8757

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LEGEND

- Project Boundary Outline
- Existing Drainage Area

Existing Contours

Minor

Minor

Major

Flow Arrow



0 200 400 ft

Lakeshore Bluffs
Shady Shore, Texas

FIGURE 1.3
OVERALL EXISTING DRAINAGE AREA MAP



9/25/2021

Dawn Larson
mma

Property address (204 Dobbs Road, Shady Shores, Texas):

Re: May Serve Letter by Spectrum Communications or an affiliate authorized to provide service ("Spectrum")

Thank you for your interest in receiving Spectrum service. The purpose of this letter is to confirm that the Property is within an area that Spectrum may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Spectrum will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
-

Please forward the information for Single Family Unit Projects to Marla Collier (marla.collier@charter.com), for Multi-Family Unit Projects send to Jason Scheile (jason.scheile1@charter.com) for Dallas area, for the Fort Worth area send to Jeff Weis (jeff.weis@charter.com), for Commercial requests send to Tim Brown (tim.brown@charter.com) for the Dallas area projects, and for the Fort Worth send to Sabrina Hollinger(sabrina.hollinger@charter.com). Upon receipt, a Charter representative will be assigned to you to work through the process. In some cases, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Marla Collier

Marla Collier
Business Development Specialist
Spectrum Communications



Atmos Energy
106 N. Bradshaw
Denton, TX. 76205
Ron Hays
Senior Project Specialist
Office: 940-380-7479

September 23, 2021

Request for Gas Availability for proposed Lakeshore Bluffs – 204 Dobbs Road in Shady Shores, Texas.

Dawn Larson – MMA Texas:

This letter is to confirm that Atmos Energy has existing gas distribution facilities in the area of the above referenced location in Denton, Texas. The determination of cost will be in compliance with the Company's current line extension policy at the time of the installation. Upon receipt of accurate gas load information and specific construction plans a determination will be made as to the means to serve the new load(s).

If you have questions, feel free to give me a call or send an email.

Sincerely,

 Recoverable Signature

X *R. L. Hays*

Ron Hays

Signed by: Ron Hays

Ron Hays
Senior Project Specialist



Scott D. BaumBach
Developer Manager

Oncor Electric Delivery Co., LLC
777 Main Street
Fort Worth, TX 76102

September 26, 2021

Ms. Dawn Larson
MMA
519 E. Border Street
Arlington, TX 76010

RE: 204 Dobbs Road, Shady Shores, Texas

Dear Dawn:

This is to advise that ONCOR Electric Delivery has electric distribution infrastructure near the above referenced location(s) and that service is available to your proposed development. Service will be extended in accordance with ONCOR's *Line Extension Policies* as set forth in its *Tariff for Electric Service* on file at the Public Utility Commission of Texas and its corporate office. A written agreement to extend electric service will be required.

If you have any questions or need any additional information please contact me at 817-999-5513 or scott.baumbach@oncor.com.

Sincerely,

DocuSigned by:

DEE6B2E7D9DB4CA...

Scott D. BaumBach
New Construction Management

09/26/2021 | 11:43:43 AM CDT