



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
MAY 12, 2022; 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 April 14, 2022 Planning and Zoning Commission Meeting.
 2. Consider and act on approval of a request made by Dennis Herd for a replat of the property legally known as Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A-911, Lot 4 Block A, (101 Lakeshore). The total acreage is 4.614 and the proposed replat contains seven, ½ acre single family homesites.
4. WORKSESSION
 1. 1. Review of the Town of Shady Shores Parking Ordinance
5. FUTURE AGENDA ITEMS
6. 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
APRIL 14, 2022; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

Josh Juve	Chairman	Present
Rebecca Morgan	Vice-Chairman	Present
Paul Brown	Commissioner	Present
Nathan Abato	Commissioner	Present
Frank Graham	Commissioner	Absent
Randall DuPaPe	Commissioner- Alternate	Present

STAFF PRESENT: Wendy Withers, Town Administrator; Amber Schuler, Deputy Town Secretary; Joan Davis, Permit Tech, Katie Klein, Community Relations Admin; Jim Shepherd, Town Attorney; Richard Arvizu, Town Engineer

1. CALL TO ORDER

Chairman Josh Juve called the meeting to order at 7:00 pm.

2. ROLL CALL

Establish a quorum

Chairman Juve called the roll and a quorum was established for the record.

3. REGULAR BUSINESS

1. Minutes- Consider and act on approval of the March 10, 2022 Planning and Zoning Commission Meeting minutes.

Rebecca Morgan made a motion to approve the minutes of the March 10, 2022 Planning and Zoning Commission Minutes. Randall DuPape seconded the motion.

Discussion: None

Ayes: Morgan, Abato, Juve, DuPape, Brown

Nays: None

The motion passed unanimously.

2. Public Hearing- Conduct a Public Hearing relative to a request made by Dennis Herd for a replat of the property legally known as Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A-911, Lot 4 Block A, (101 Lakeshore). The total acreage is 4.614 and the proposed replat contains seven, ½ acre single family homesites.
 - A) Staff Report
 - B) Open Public Hearing

- C) Applicant
- D) Those in Favor
- E) Those Opposed
- F) Rebuttal if Desired
- G) Close Public Hearing

Public Hearing

Staff Report- Richard Arvizu gave a history of the project, and stated that there were some drainage issues that still needed to be worked out prior to engineering approval of the project.

- a) Open Public Hearing- Chairman Juve opened the public hearing at 7:15 pm.
- b) Applicant- Dennis Herd the applicant stated that although he didn't wish to remove the large trees on the property, he may have to in order to meet the requirements for drainage.
- c) Those in Favor- Cecil Carter 111 Lakeshore, stated that he owned the property adjacent to Dennis property, and was in favor of the subdivision.
- d) Those Opposed-David Perez stated that although he did not oppose or support the project, he did have some concerns about the draining. Mr. Perez agreed with the Town Engineer's concerns. Proper drainage is a higher priority than the removal of the trees.
- e) Close Public Hearing- Chairman Juve closed the Public Hearing at 7:20 pm.

3. Action Regarding Public Hearing (Herd Replat)- Consider and act on a request made by Dennis Herd for a replat of the property legally known as Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A-911, Lot 4 Block A.

The developer asked (in writing) for an addition 30 days to complete the project.

Randall DuPape made a motion to approve the 30 day extension. Paul Brown seconded the motion.

Discussion: None

Ayes: DuPape, Abato, Morgan, Brown, Juve

Nays: None

The motion passed unanimously.

4. WORKSESSION

1. 1. Review of the Town of Shady Shores Parking Ordinance

Char Dupree the Code Officer for the Town of Shady Shores was present to suggest that the Commissioners consider a change to the parking ordinance. The current ordinance only prevents the parking of motor vehicles on vacant lots. Mrs. Dupree stated she is seeing lots of storage of trailers, boat trailers, building materials, when other things are allowed to be stored on a vacant lot.

Members discussed changes proposed by Nathan Abato and agreed that Town Attorney should draft an ordinance regulating the use of vacant lots.

2. Review the updated Town of Shady Shores Subdivision Map and Thoroughfare plan.

A worksession was conducted relative to the updated Subdivision Map and Thoroughfare Plan.

5. FUTURE AGENDA ITEMS

6. ADJOURN

The meeting was adjourned at 7:49 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2022

APPROVED:

Josh Juve, Chairman

ATTEST:

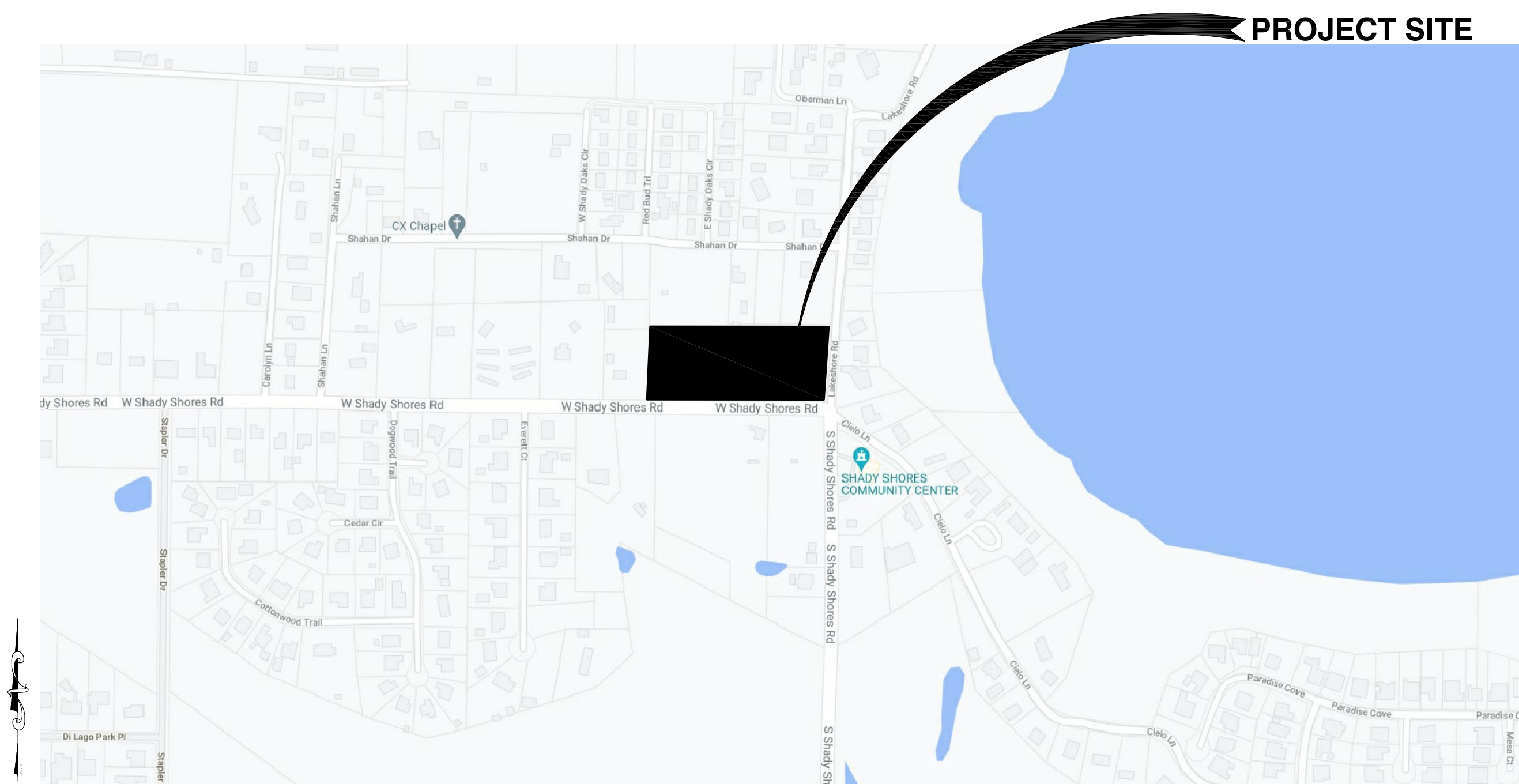
Wendy Withers, Town Administrator, Secretary

CONSTRUCTION PLANS

for

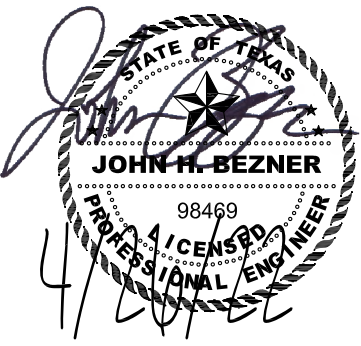
HERD ADDITION

Shady Shores, TX



LOCATION MAP
(NOT TO SCALE)

INDEX of SHEETS	
Sheet No.	Title
2	UTILITY PLAN
3	GRADING PLAN
4	PRE-DEVELOPMENT DRAINAGE AREA MAP
5	POST-DEVELOPMENT DRAINAGE AREA MAP
6	DETENTION POND PLAN & CALCULATIONS
7	EROSION CONTROL PLAN

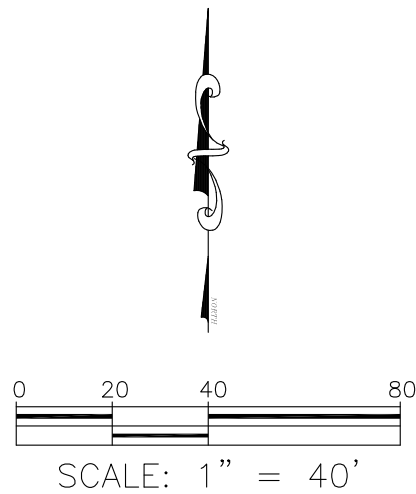


FINAL FOR CONSTRUCTION

APRIL 2022



9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (OFFICE)
866-682-8129 (FAX)
TBPE Firm #: 9723



- NOTES:
1. CONSTRUCTION MUST FOLLOW THE CITY OF SHADY SHORES SPECIFICATIONS & DESIGN STANDARDS.
 2. ALL WATER METERS TO BE PLACED IN A NON-TRAFFIC AREA.
 3. SANITARY SEWER LINES SHALL BE PVC PER ASTM 3034, SDR-35.
 4. ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH.



CAUTION

CONTRACTOR TO VERIFY LOCATION
OF ALL EXISTING UTILITIES PRIOR
TO CONSTRUCTION.

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DALLAS, TX 75243
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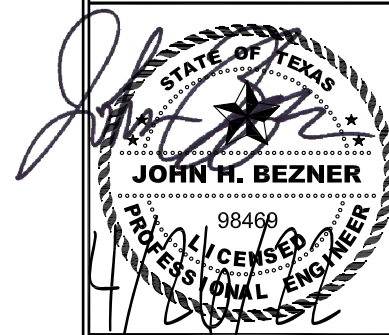


CIVIL POINT

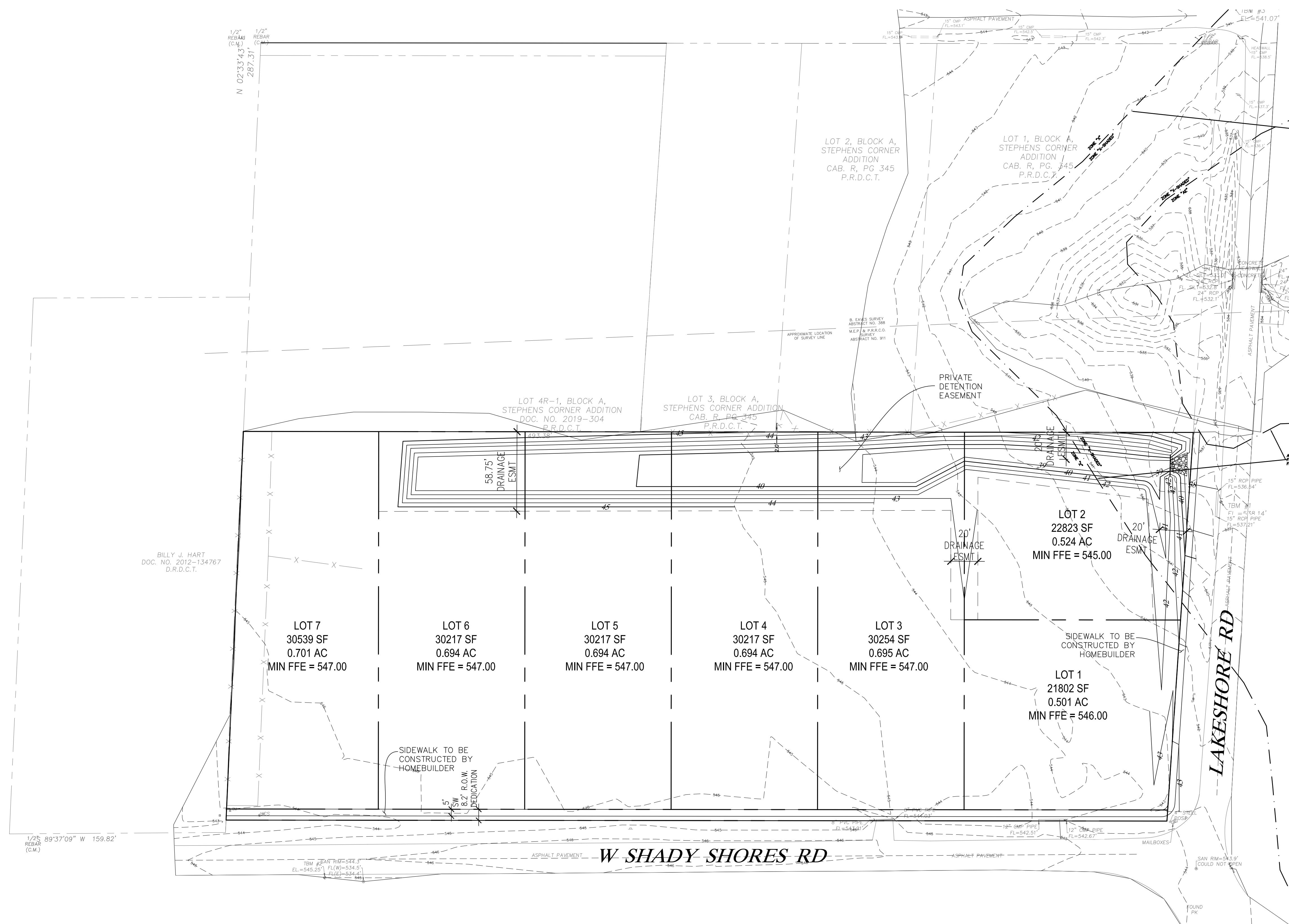
NAME: **HERD
ADDITION
SHADY SHORES, TX**

UTILITY PLAN

SHEET TITLE:



DATE	4-14-22
SCALE	1" = 40'
SHEET	2
OF	8



LEGEND

-
- Profile view showing ground and proposed elevations for station 42+00 to 42+50. The vertical axis represents elevation in feet. The horizontal axis represents stationing. The ground profile is shown as a dashed line, and the proposed profile is shown as a solid line. The proposed profile is a straight line from 542.75 at station 42+00 to 542.50 at station 42+50.
- | Station | Prop Ground Elev | Match Ex Ground Elev | Prop Contour Elev | Existing Contour |
|---------|------------------|----------------------|-------------------|------------------|
| 42+00 | 542.75 | 542.75 | 542 | 542 |
| 42+50 | 542.50 | 542.50 | 542 | 542 |

GRADING NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXISTING UTILITIES BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
3. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
4. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
5. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
7. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
8. DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING.
9. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
10. ADD 500' TO ALL SPOT GRADE ELEVATIONS & CONTOURS. ALL ELEVATIONS SHOWN REPRESENT FINISH GRADE, UNLESS NOTED OTHERWISE.
11. ALL SPOT GRADES ARE TOP OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. ALL SIDEWALK SLOPES SHALL CONFORM TO ADA REQUIREMENTS AS SHOWN BELOW:
5% MAX (1:20) LONGITUDINAL SLOPE
2% MAX (1:50) TRANSVERSE OR CROSS SLOPE

CAUTION

CONTRACTOR TO VERIFY LOCATION
OF ALL EXISTING UTILITIES PRIOR
TO CONSTRUCTION.

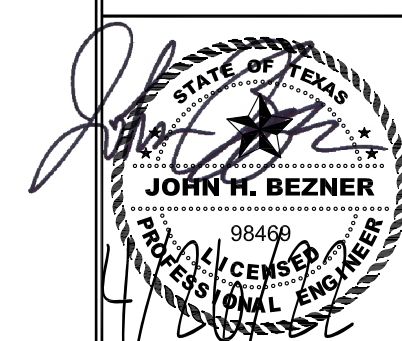
9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723



CIVIL POINT

NAME: **HERD
ADDITION
SHADY SHORES, TX**

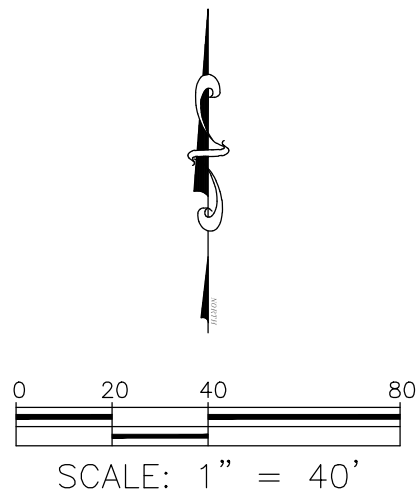
GRADING PLAN



DATE	4-14-22
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SCALE 1" = 40'

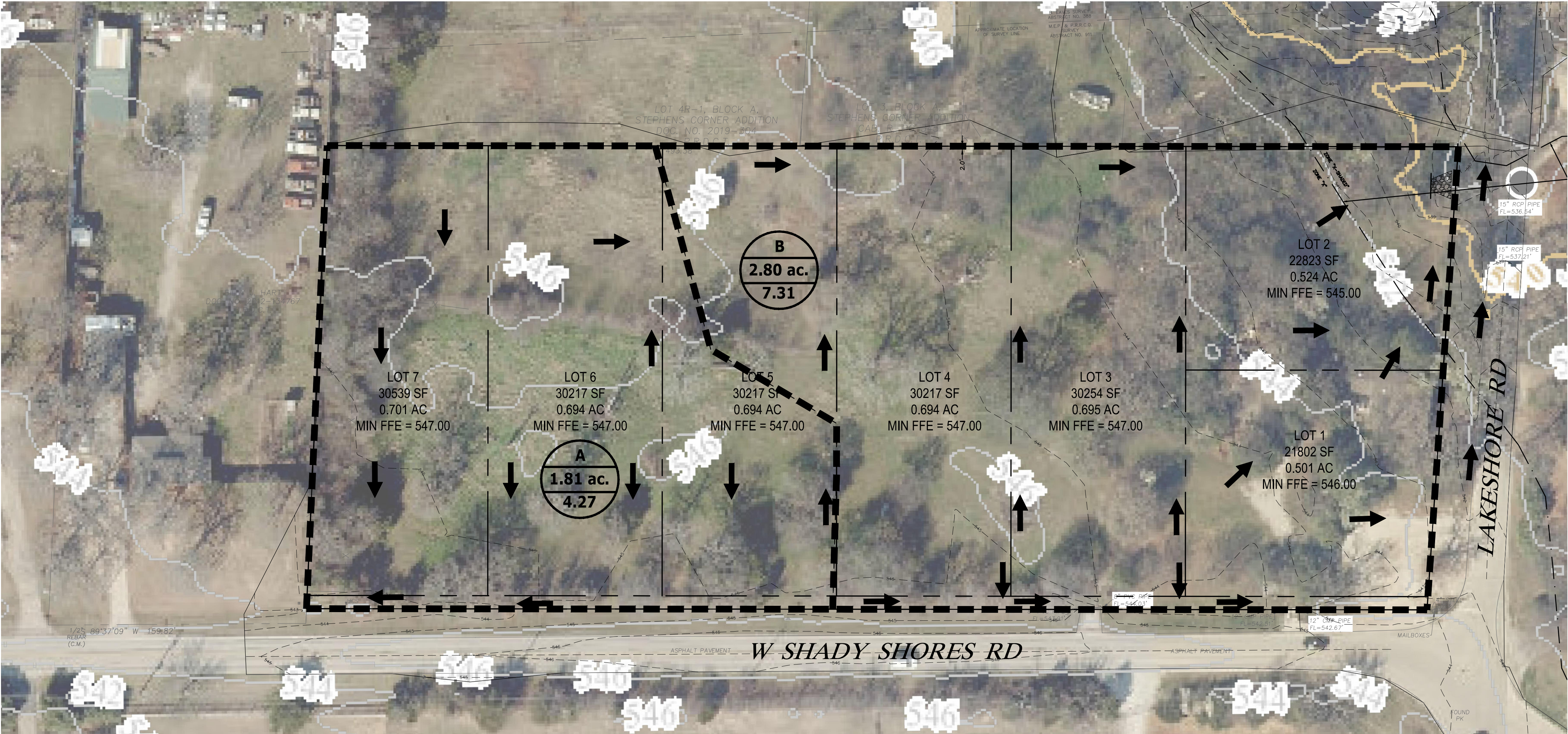
SHEET **3**OF **8**



LEGEND

A1	DRAINAGE AREA NO.
5.71 ac.	DRAINAGE AREA SIZE
17.13	DRAINAGE FLOW 100YR (CFS)

-  DRAINAGE FLOW DIRECTION
-  EXISTING CONTOUR
-  PROPOSED CONTOUR



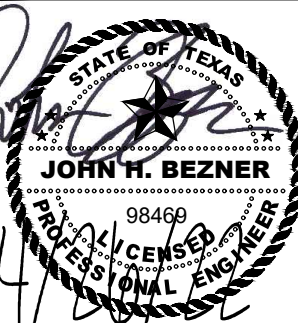
PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																				
DRAINAGE	AREA			5 Yr			10 Yr			25 Yr			50 Yr			100 Yr			OUTFALL	
AREA #	(acre)	T/C	C	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)		
A	1.81	20	0.30	1.0	4.21	2.29	1.0	5.50	2.99	1.1	6.41	3.83	1.2	7.14	4.65	1.25	6.96	4.72	W SHADY SHORES RD	
B	2.80	20	0.30	1.0	4.21	3.54	1.0	5.50	4.62	1.1	6.41	5.92	1.2	7.14	7.20	1.25	6.96	7.31	LAKESHORE RD	

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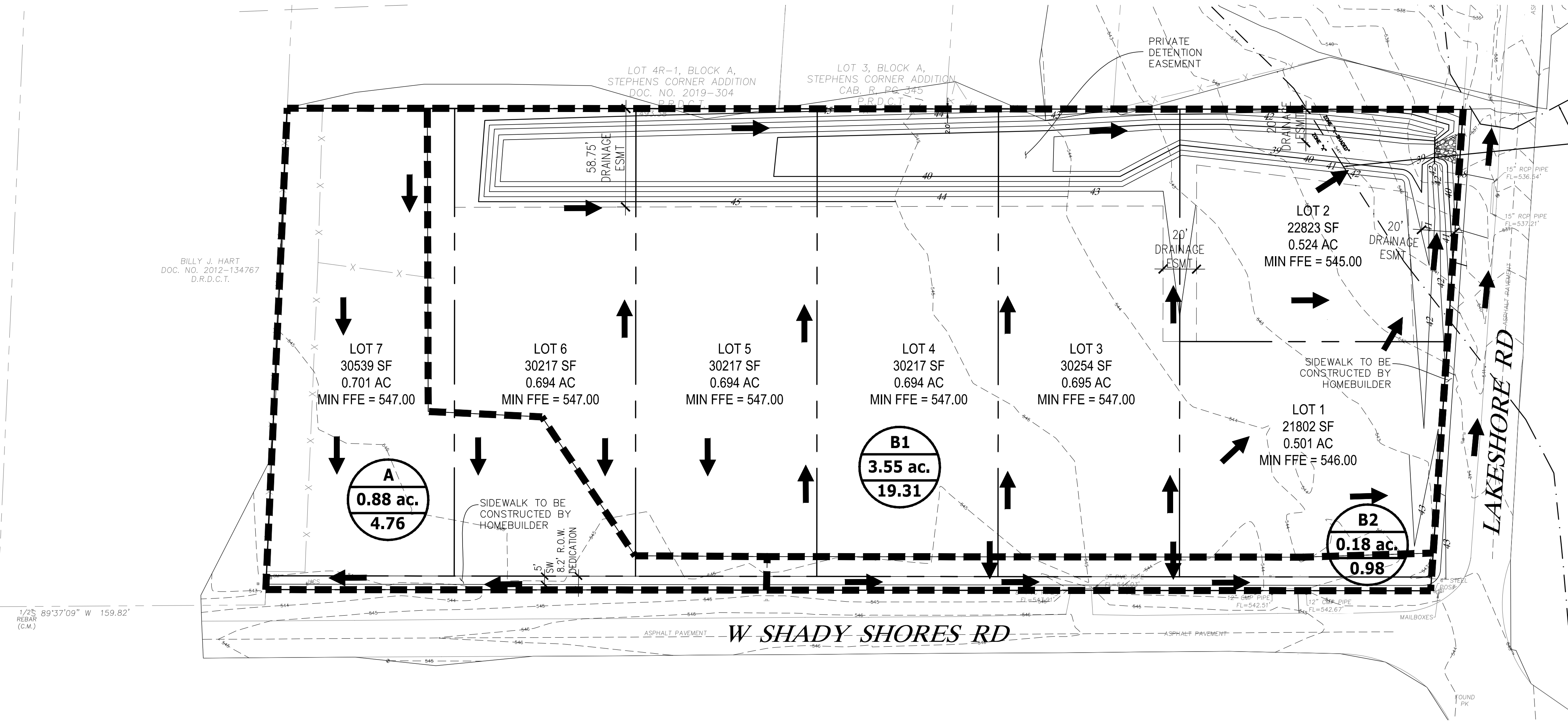


PROJECT NAME: **HERD
ADDITION**
SHADY SHORES, TX

SHEET TITLE: **PRE-DEVELOPMENT
DRAINAGE AREA MAP**



DATE 4-14-22
SCALE 1" = 40'
SHEET **4**
OF **8**



LEGEND

A1	DRAINAGE AREA NO.
5.71 ac.	DRAINAGE AREA SIZE
17.13	DRAINAGE FLOW 100YR (CFS)

- DRAINAGE FLOW DIRECTION
- - - EXISTING CONTOUR
- 42 PROPOSED CONTOUR

DRIVEWAY
CULVERT SIZING

Prop. Lot	Size (in)
1	12
2	12
3	12
4	12
5	N/A
6	12
7	12

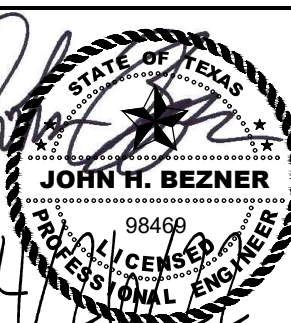
POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS																
DRAINAGE	AREA			5 Yr		10 Yr		25 Yr		50 Yr		100 Yr		OUTFALL		
AREA #	(acre)	T/C	C	Cf	I (in/hr) Q (cfs)	Cf	I (in/hr) Q (cfs)	Cf	I (in/hr) Q (cfs)	Cf	I (in/hr) Q (cfs)	Cf	I (in/hr) Q (cfs)			
A	0.88	15	0.55	1.0	4.85 2.33	1.0	5.50 2.65	1.1	6.41 3.39	1.2	7.14 4.12	1.25	7.91 4.76			W SHADY SHORES RD
B1	3.55	15	0.55	1.0	4.85 9.47	1.0	5.50 10.74	1.1	6.41 13.77	1.2	7.14 16.73	1.25	7.91 19.31			LAKESHORE RD
B2	0.18	15	0.55	1.0	4.85 0.48	1.0	5.50 0.54	1.1	6.41 0.70	1.2	7.14 0.85	1.25	7.91 0.98			W SHADY SHORES RD

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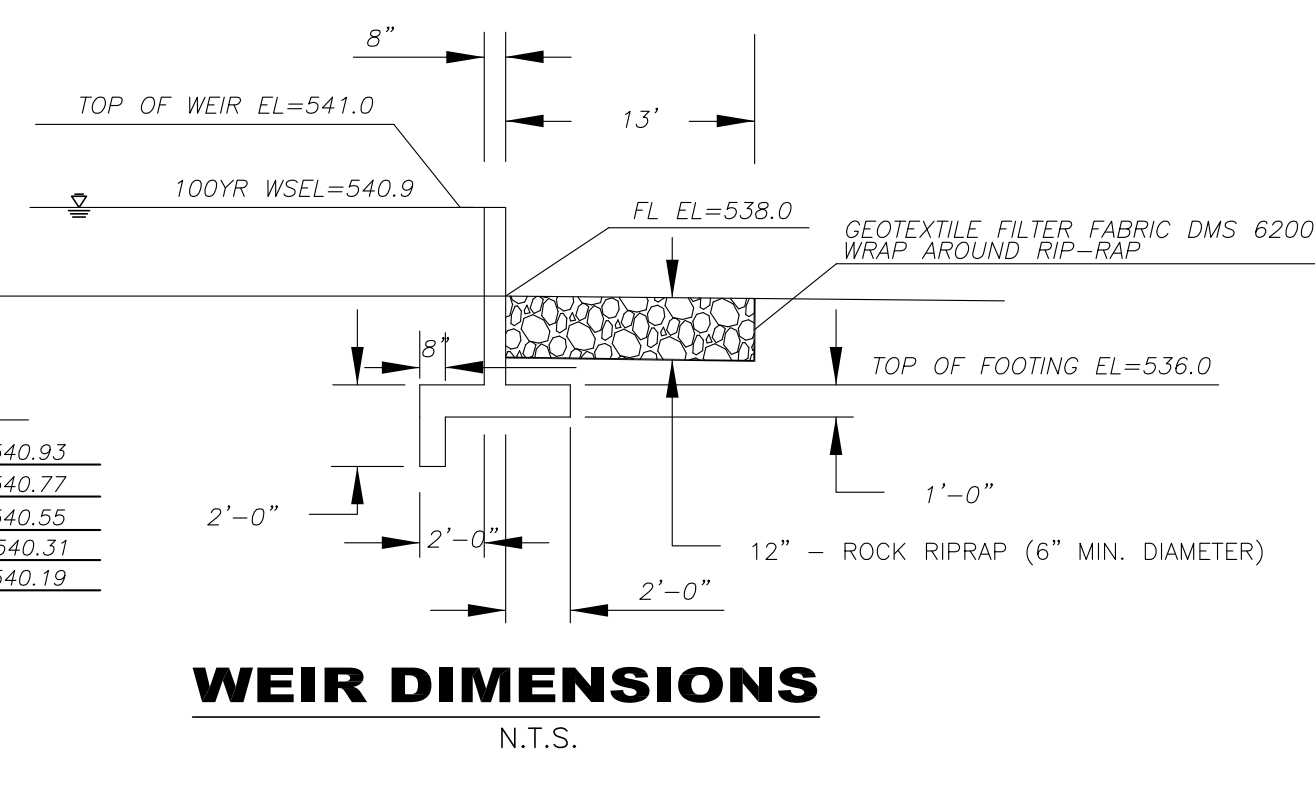
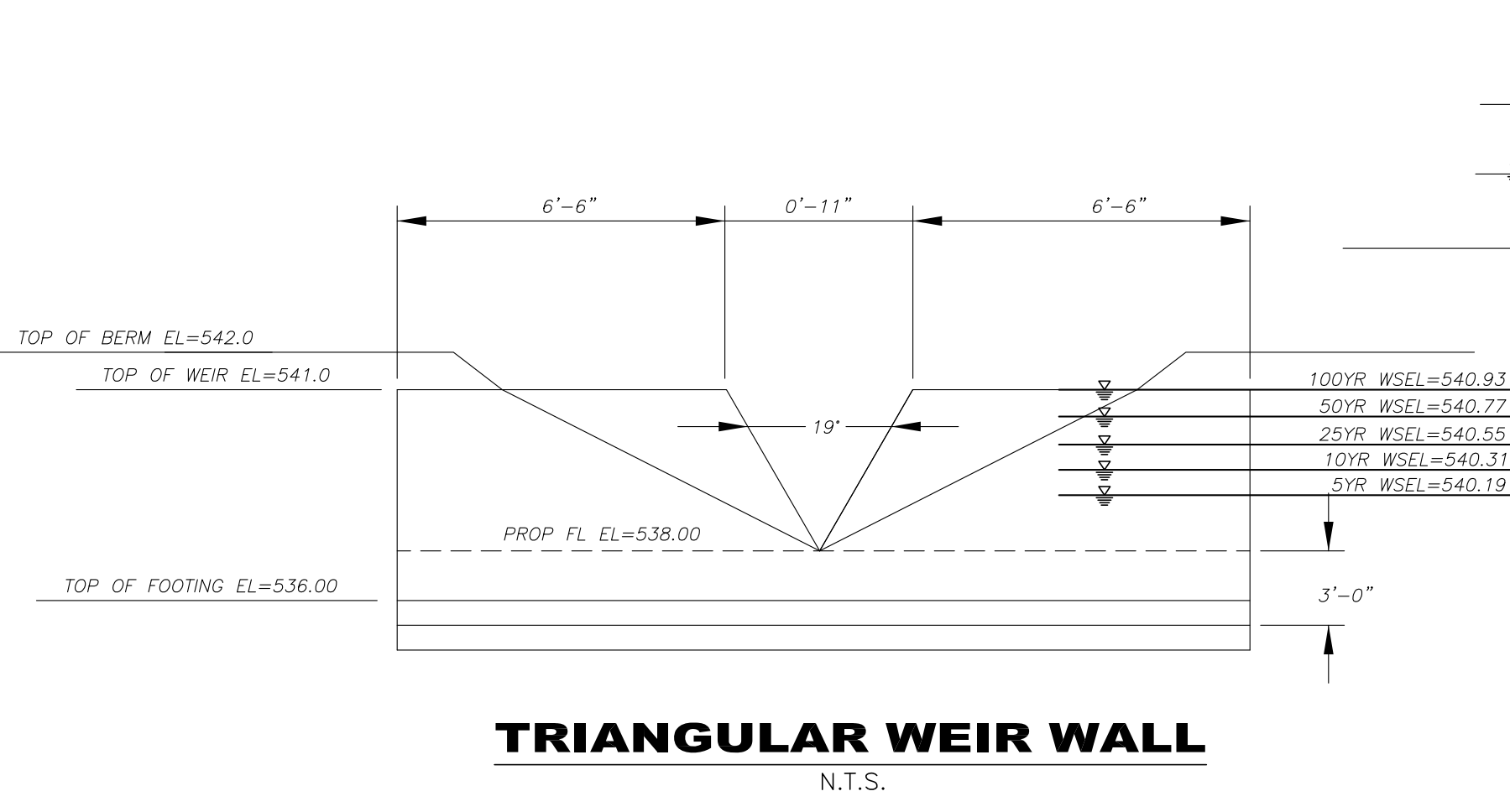
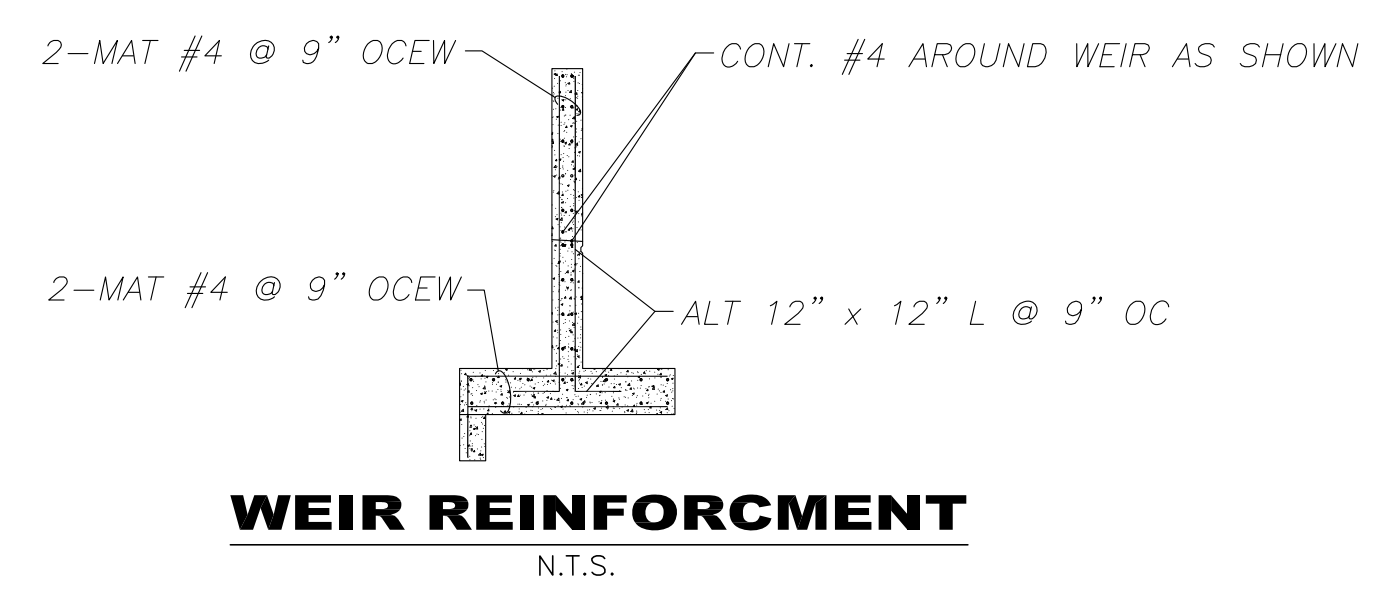
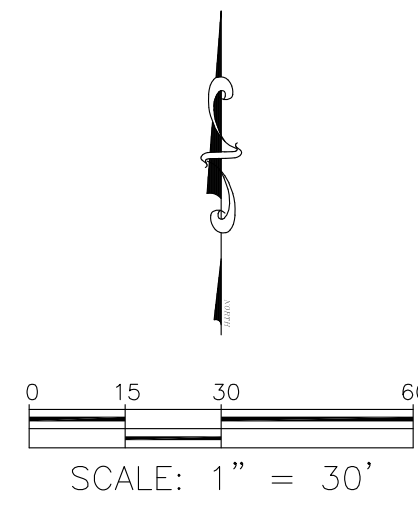
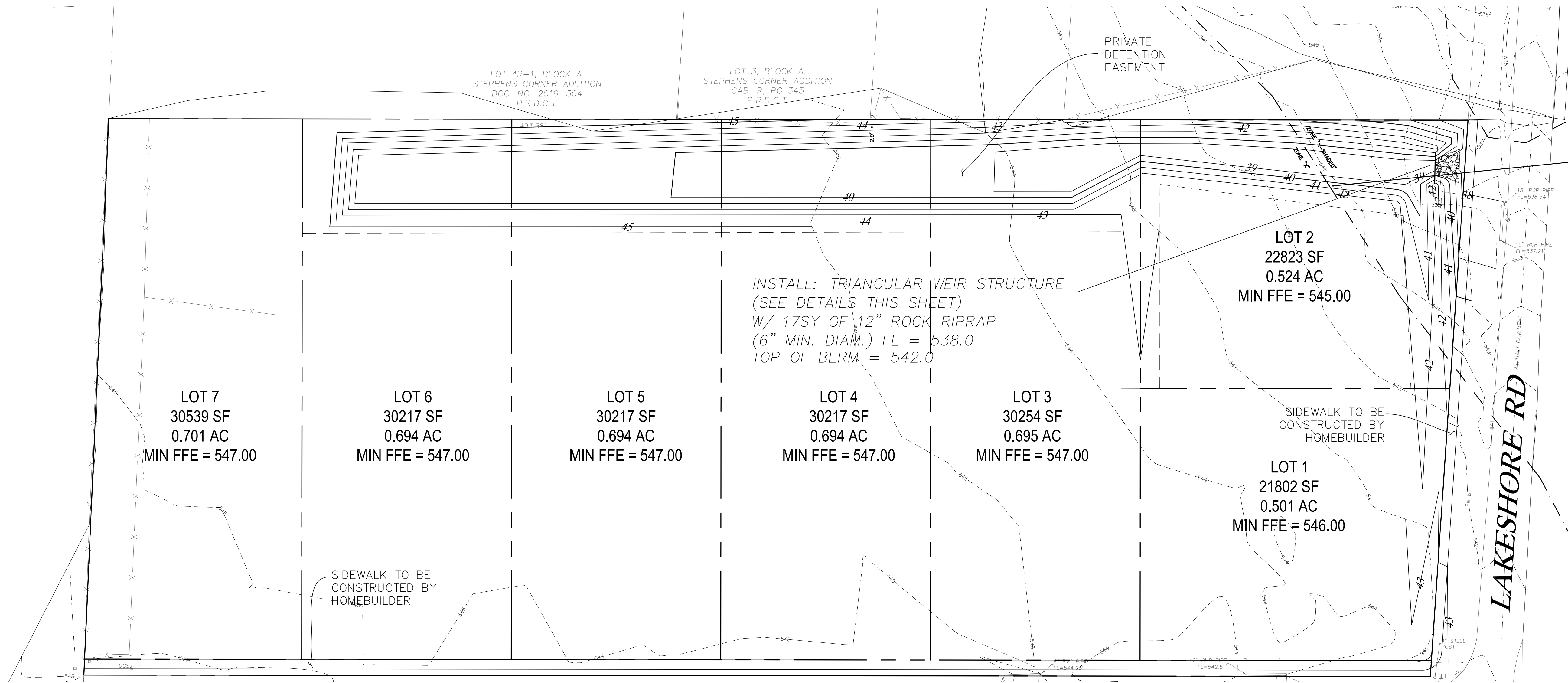
PROJECT NAME: **HERD
ADDITION**
SHADY SHORES, TX

SHEET TITLE: **POST-DEVELOPMENT
DRAINAGE AREA MAP**



DATE 4-14-22
SCALE 1" = 40'
SHEET **5**
OF **8**

BILLY J. HART
DOC. NO. 2019-34767
P.R.D.C.T.



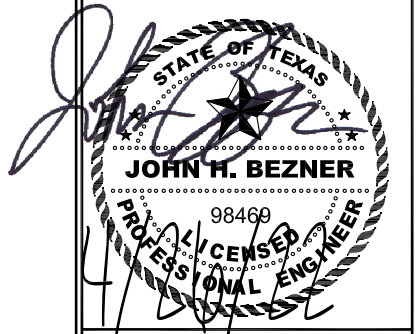
D1 VOLUME CALCULATIONS					
ELEVATION (ft)	AREA (sf)	AVE AREA (sf)	INCR DEPTH (ft)	INCR VOLUME (cf)	CUMM VOLUME (cf)
538					
539	3035	1517.5	1	1517.5	1517.5
540	8703	5869.0	1	5869.0	7386.5
541	15753	12228.0	1	12228.0	19614.5

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PROJECT NAME: **HERD
ADDITION**
SHADY SHORES, TX

SHEET TITLE: **DETENTION POND PLAN**



DATE: 4-14-22
SCALE: 1" = 20'
SHEET: **6**
OF: **8**

100 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **4/26/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.38	20	6.96	2.80	7.31	-0.98	6.33
2	Prop. Cond.	0.69	15	7.91	3.55	19.31		19.31

Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft³3)			Volume (acre-ft)
						Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.69	9.24	3.55	22.55	13,531	4,746	8,785	0.20
2	20	0.69	6.96	3.55	16.99	20,384	6,644	13,740	0.32
3	30	0.69	5.66	3.55	13.81	24,865	8,543	16,322	0.37
4	40	0.69	4.82	3.55	11.76	28,233	10,441	17,792	0.41
5	50	0.69	4.22	3.55	10.30	30,898	12,340	18,559	0.43
6	60	0.69	3.77	3.55	9.20	33,124	14,238	18,886	0.43
7	70	0.69	3.41	3.55	8.33	34,987	16,136	18,850	0.43
8	80	0.69	3.13	3.55	7.64	36,650	18,035	18,616	0.43
9	90	0.69	2.89	3.55	7.06	38,135	19,933	18,202	0.42

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) **18886**

25 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **4/26/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.33	20	5.60	2.80	5.17	-0.70	4.47
2	Prop. Cond.	0.61	15	6.41	3.42	13.26		13.26

Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft³3)			Volume (acre-ft)
						Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.61	7.55	3.42	15.63	9,377	3,356	6,021	0.14
2	20	0.61	5.60	3.42	11.58	13,900	4,698	9,202	0.21
3	30	0.61	4.51	3.42	9.34	16,815	6,040	10,775	0.25
4	40	0.61	3.82	3.42	7.90	18,956	7,383	11,573	0.27
5	50	0.61	3.33	3.42	6.88	20,647	8,725	11,922	0.27
6	60	0.61	2.96	3.42	6.12	22,046	10,067	11,978	0.27
7	70	0.61	2.67	3.42	5.53	23,241	11,410	11,831	0.27
8	80	0.61	2.45	3.42	5.06	24,286	12,752	11,534	0.26
9	90	0.61	2.26	3.42	4.67	25,217	14,094	11,123	0.26

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) **11978**

50 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **4/26/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.36	20	6.27	2.80	6.32	-0.85	5.47
2	Prop. Cond.	0.66	15	7.14	3.42	16.12		16.12

Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft³3)			Volume (acre-ft)
						Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.66	8.36	3.42	18.87	11,322	4,103	7,219	0.17
2	20	0.66	6.27	3.42	14.15	16,983	5,744	11,240	0.26
3	30	0.66	5.09	3.42	11.49	20,680	7,385	13,296	0.31
4	40	0.66	4.32	3.42	9.75	23,403	9,026	14,377	0.33
5	50	0.66	3.77	3.42	8.51	25,529	10,667	14,862	0.34
6	60	0.66	3.36	3.42	7.58	27,303	12,308	14,995	0.34
7	70	0.66	3.04	3.42	6.87	28,855	13,949	14,906	0.34
8	80	0.66	2.79	3.42	6.29	30,187	15,580	14,597	0.34
9	90	0.66	2.57	3.42	5.81	31,373	17,231	14,142	0.32

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) **14995**

10 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **4/26/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.30	20	4.79	2.80	4.02	-0.54	3.48
2	Prop. Cond.	0.55	15	5.50	3.42	10.35		10.35

Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft³3)			Volume (acre-ft)
						Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.55	6.50	3.42	12.22	7,335	2,613	4,722	0.11
2	20	0.55	4.79	3.42	9.01	10,810	3,658	7,152	0.16
3	30	0.55	3.85	3.42	7.24	13,024	4,703	8,321	0.19
4	40	0.55	3.24	3.42	6.10	14,635	5,748	8,887	0.20
5	50	0.55	2.82	3.42	5.30	15,898	6,793	9,105	0.21
6	60	0.55	2.50	3.42	4.70	16,937	7,838	9,099	0.21
7	70	0.55	2.26	3.42	4.24	17,821	8,883	8,938	0.21
8	80	0.55	2.06	3.42	3.87	18,591	9,928	8,662	0.20
9	90	0.55	1.90	3.42	3.57	19,273	10,973	8,300	0.19

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) **9105**

5 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **4/26/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.30	20	4.21	2.80	3.54	-0.48	3.06
2	Prop. Cond.	0.55	15	4.85	3.42	9.12		9.12

Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft³3)			Volume (acre-ft)
						Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.55	5.75	3.42	10.82	6,489	2,292	4,197	0.10
2	20	0.55	4.21	3.42	7.92	9,503	3,209	6,294	0.14
3	30	0.55	3.37	3.42	6.34	11,410	4,126	7,284	0.17
4	40	0.55	2.83	3.42	5.32	12,776	5,043	7,733	0.18
5	50	0.55	2.45	3.42	4.61	13,825	5,960	7,865	0.18
6	60	0.55	2.17	3.42	4.08	14,694	6,877	7,817	0.18
7	70	0.55	1.96	3.42	3.68	15,451	7,794	7,657	0.18
8	80	0.55	1.78	3.42	3.35	16,090	8,711	7,379	0.17
9	90	0.55	1.64	3.42	3.08	16,655	9,628	7,027	0.16

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) **7865**

100Yr Weir Calculation

V-Notch Weir
Crest = Sharp
Angle (Deg) = 19
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 0.43
Compute by: Known Q
Known Q (cfs) = 6.33

Highlighted
Depth (ft) = 2.93
Q (cfs) = 6.330
Area (sqft) = 1.44
Velocity (ft/s) = 4.40
Top Width (ft) = 0.98

50Yr Weir Calculation

V-Notch Weir
Crest = Sharp
Angle (Deg) = 19
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 0.43
Compute by: Known Q
Known Q (cfs) = 5.47

Highlighted
Depth (ft) = 2.77
Q (cfs) = 5.470
Area (sqft) = 1.28
Velocity (ft/s) = 4.27
Top Width (ft) = 0.93

25Yr Weir Calculation

V-Notch Weir
Crest = Sharp
Angle (Deg) = 19
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 0.43
Compute by: Known Q
Known Q (cfs) = 4.47

Highlighted
Depth (ft) = 2.55
Q (cfs) = 4.470
Area (sqft) = 1.09
Velocity (ft/s) = 4.10
Top Width (ft) = 0.85

10Yr Weir Calculation

V-Notch Weir
Crest = Sharp
Angle (Deg) = 19
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 0.43
Compute by: Known Q
Known Q (cfs) = 3.48

Highlighted
Depth (ft) = 2.31
Q (cfs) = 3.480
Area (sqft) = 0.89
Velocity (ft/s) = 3.90
Top Width (ft) = 0.77

5Yr Weir Calculation

V-Notch Weir
Crest = Sharp
Angle (Deg) = 19
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 0.43
Compute by: Known Q
Known Q (cfs) = 3.06

Highlighted
Depth (ft) = 2.19
Q (cfs) = 3.060
Area (sqft) = 0.80
Velocity (ft/s) = 3.80
Top Width (ft) = 0.73

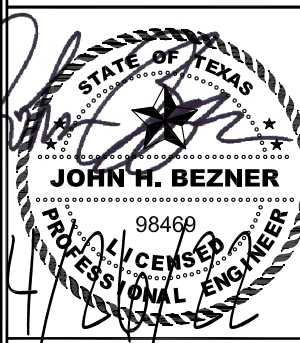
D1 VOLUME CALCULATIONS					
ELEVATION (ft)	AREA (sf)	AVE AREA (sf)	INCR DEPTH (ft)	INCR VOLUME (cf)	CUMM VOLUME (cf)
538					
539	3035	1517.5	1	1517.5	1517.5
540	8703	5869.0	1	5869.0	7386.5
541	15753	12228.0	1	12228.0	19614.5

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1-866-682-8129 (Fax)
TBPE Firm #: 9723

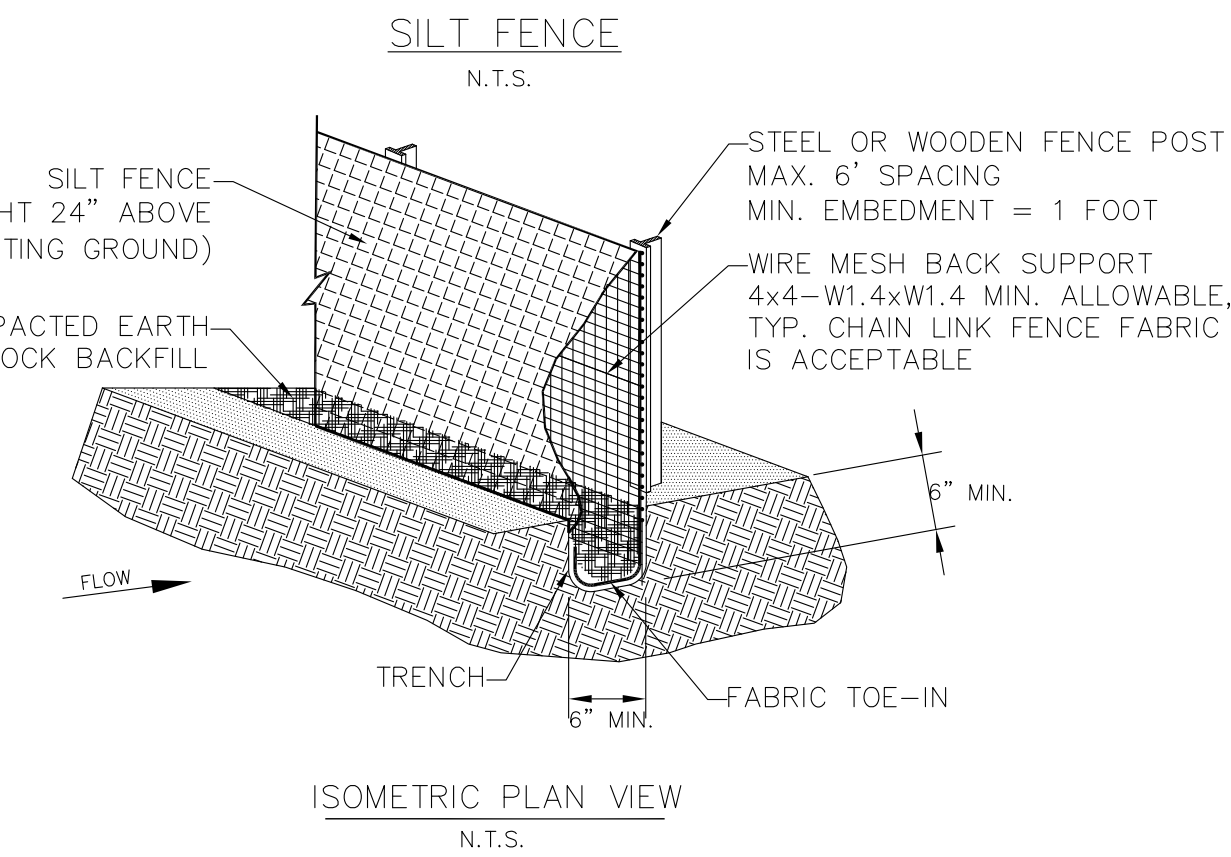
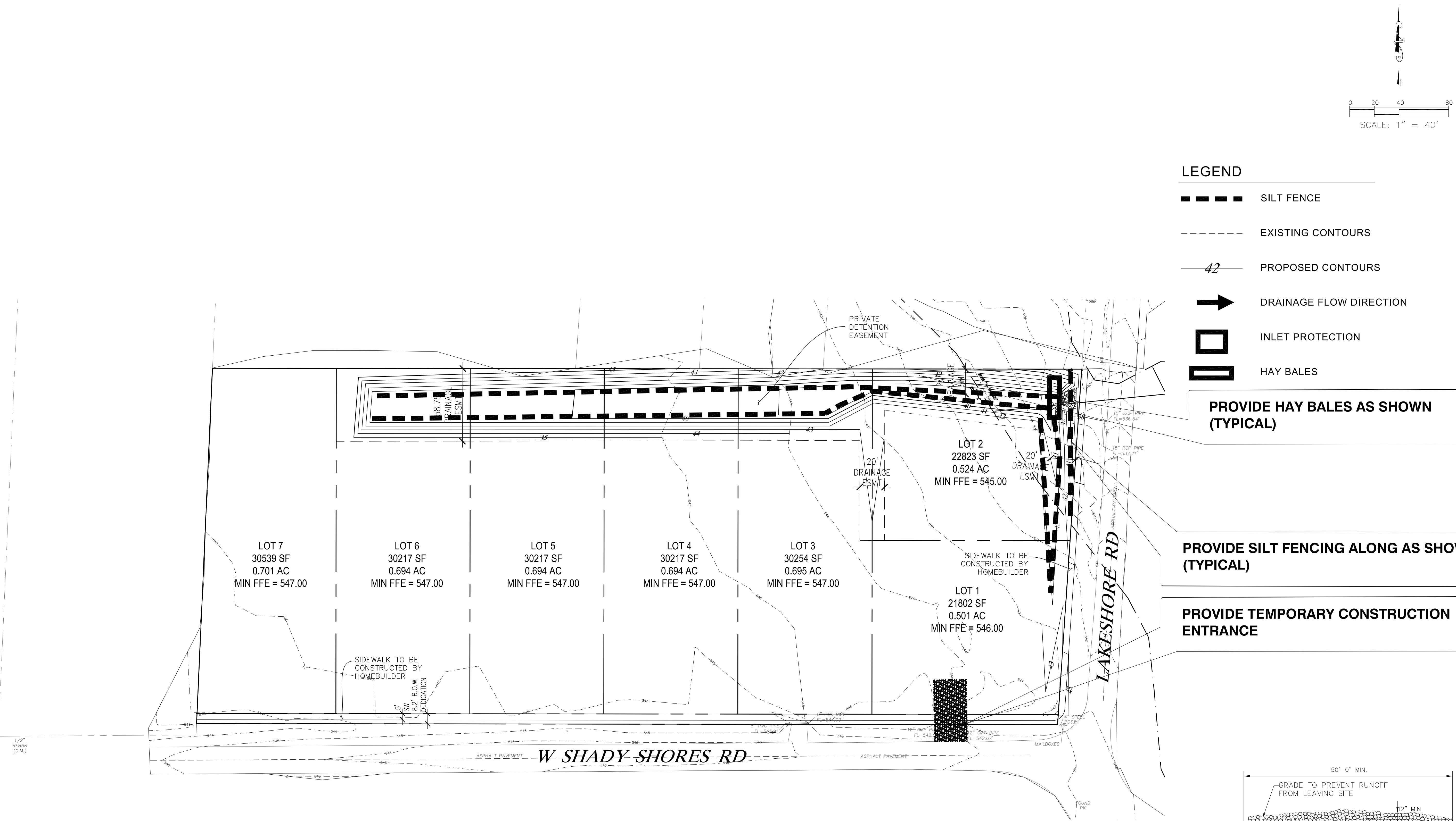
CIVIL POINT
ENGINEERS

PROJECT NAME: **HERD ADDITION**
SHADY SHORES, TX

SHEET TITLE: **DETENTION POND CALCULATIONS**



DATE: **4-14-22**
SCALE: **1" = 20'**
SHEET: **7**
OF: **8**

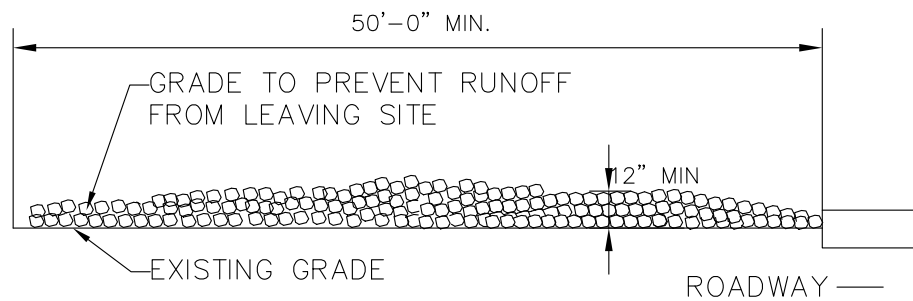


SILT FENCE GENERAL NOTES:

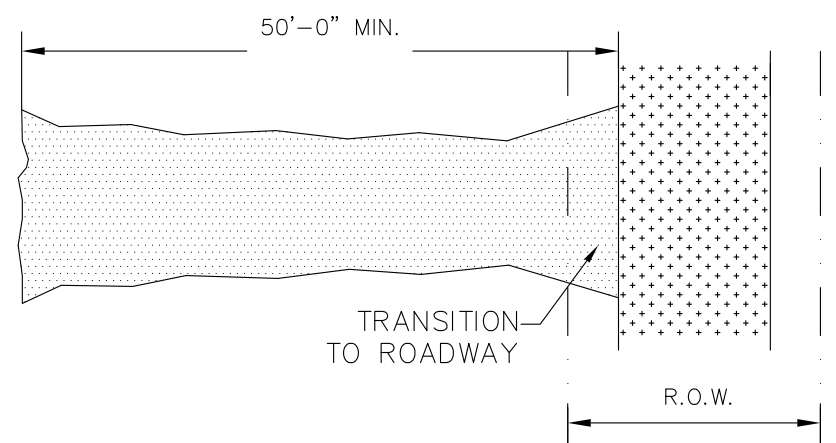
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

1. STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK NO CRUSH ROCK ALLOWED
2. LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS- NOT LESS THAN 12 INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

OWNER TO PROVIDE N.O.I. FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND PROVIDE A COPY TO THE CITY.



PROFILE



PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S.

LEGEND

- SILT FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ➔ DRAINAGE FLOW DIRECTION
- INLET PROTECTION
- HAY BALES

PROVIDE HAY BALES AS SHOWN (TYPICAL)

PROVIDE SILT FENCING ALONG AS SHOWN (TYPICAL)

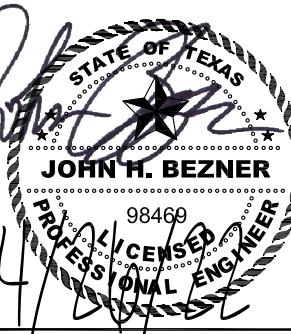
PROVIDE TEMPORARY CONSTRUCTION ENTRANCE

9101 LBJ FREEWAY, STE 300
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TBPE Firm #: 9723



PROJECT NAME: **HERD ADDITION**
SHADY SHORES, TX

SHEET TITLE: **EROSION CONTROL PLAN**



DATE: 4-14-22
SCALE: 1" = 40'
SHEET: 8
OF: 8

PLAT APPLICATION

APPLICANT

Name Grayson CeBallos
Company Windrose Land Services
Address 1955 Lakeway Dr. Ste. 220
Town Lewisville State TX
Zip 75057 Fax _____
Phone 972-370-5871
E-mail grayson.ceballos@windroseservices.com

OWNER (if different from applicant)

Name Dennis Herd
Company D & J Herd, LLC
Address 7142 Gregg Road
Town Krum State TX
Zip 76249 Fax _____
Phone _____
E-mail _____

Action Requested (check one – please complete a new application for each action):

- ☐ Minor Plat (new subdivision of 3 or fewer lots with no new infrastructure)
☐ Minor Replat (existing subdivision to create 3 or fewer lots with no new infrastructure)
☐ Amending Plat (existing subdivision minor amendments and no new lots or infrastructure)
☒ Preliminary Plat or Replat (new subdivision of 4 or more lots or new infrastructure)
☐ Final Plat (following approval of preliminary plat and installation of new infrastructure)

Property Information:

Street address or location of property: 101 Lakeshore Road

Legal description: Survey Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A- 911

Lot 4 Block A Total Acreage 4.614

Attach a metes and bounds description.

By signing this form, the applicant is acknowledging that:

No hearing will be scheduled nor will any reviews commence until required application fees are received by the town. Fees are non-refundable regardless of outcome of request.

I Grayson CeBallos (printed applicant name) hereby waive by rights to approval through lack of Town action on the above referenced plat application within the time frames set forth in Texas Government Code Section 212.009, and I agree the plat submitted will be approved only by affirmative Town Council action.

Dennis Herd LLC
APPLICANT SIGNATURE

3-8-2022
DATE

Dennis W. Herd
OWNER SIGNATURE

3-8-2022
DATE

OFFICE USE ONLY BELOW

PRELIMINARY and MINOR PLATS/REPLATS

Letters sent to property owners within 200-foot of subject property 10-days prior to meeting but no more than 20-days prior (P&Z meeting ONLY)

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

CONSTRUCTION PLANS

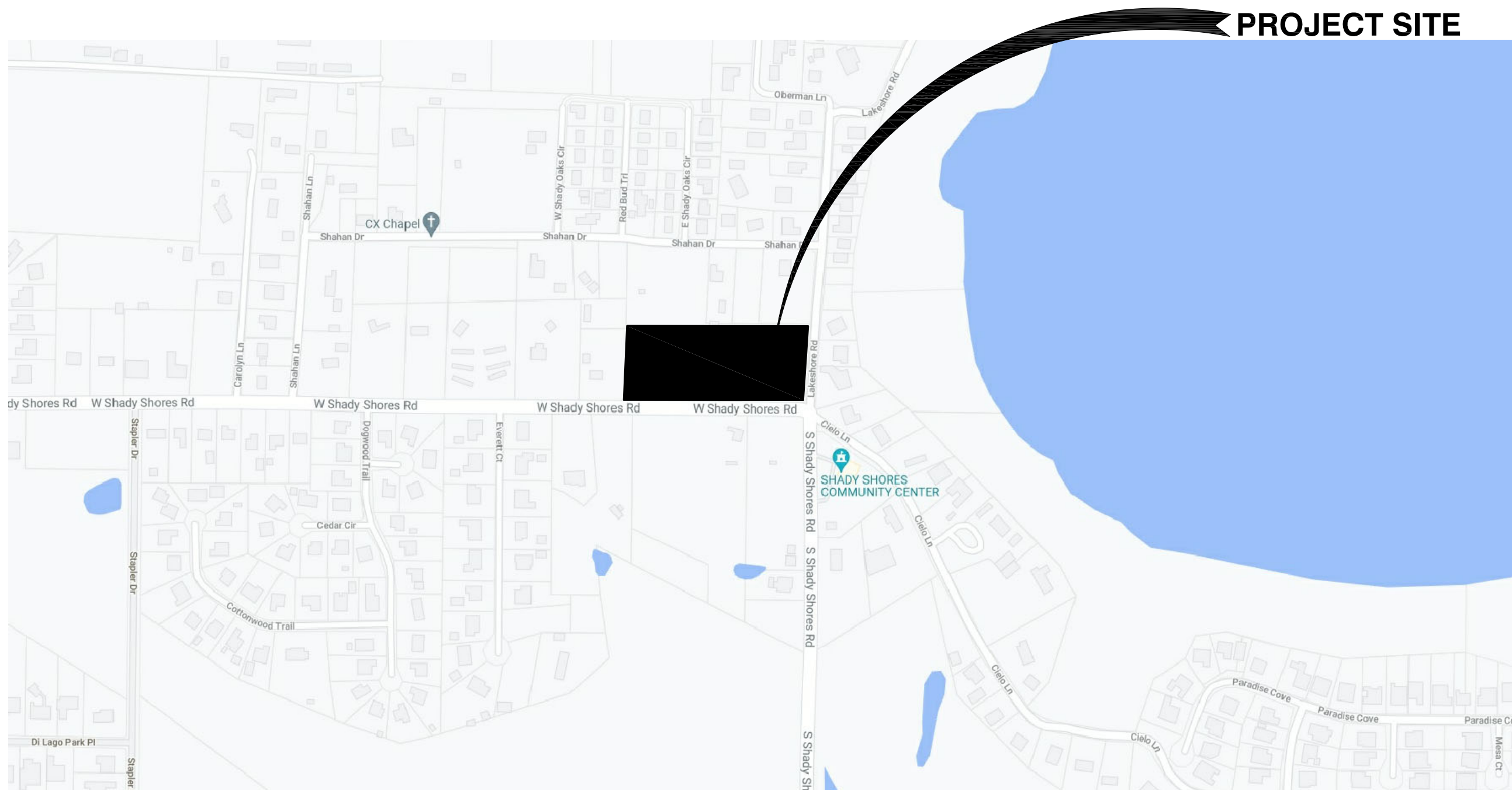
for

HERD ADDITION

Shady Shores, TX

TOWN ENGINEER
Comments
4-4-2022
Revise and Resubmit

Include the plat in
this plan set

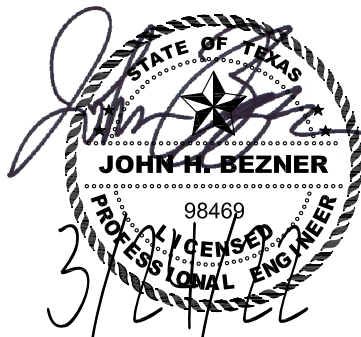


LOCATION MAP
(NOT TO SCALE)

INDEX of SHEETS	
Sheet No.	Title
2	UTILITY PLAN
3	GRADING PLAN
4	PRE-DEVELOPMENT DRAINAGE AREA MAP
5	POST-DEVELOPMENT DRAINAGE AREA MAP
6	DETENTION POND PLAN & CALCULATIONS
7	EROSION CONTROL PLAN

FINAL FOR CONSTRUCTION

MARCH 2022



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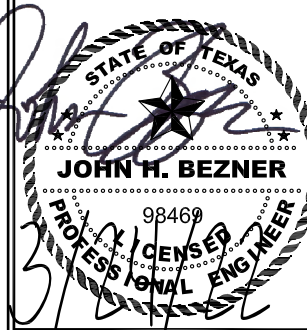


CIVIL POINT

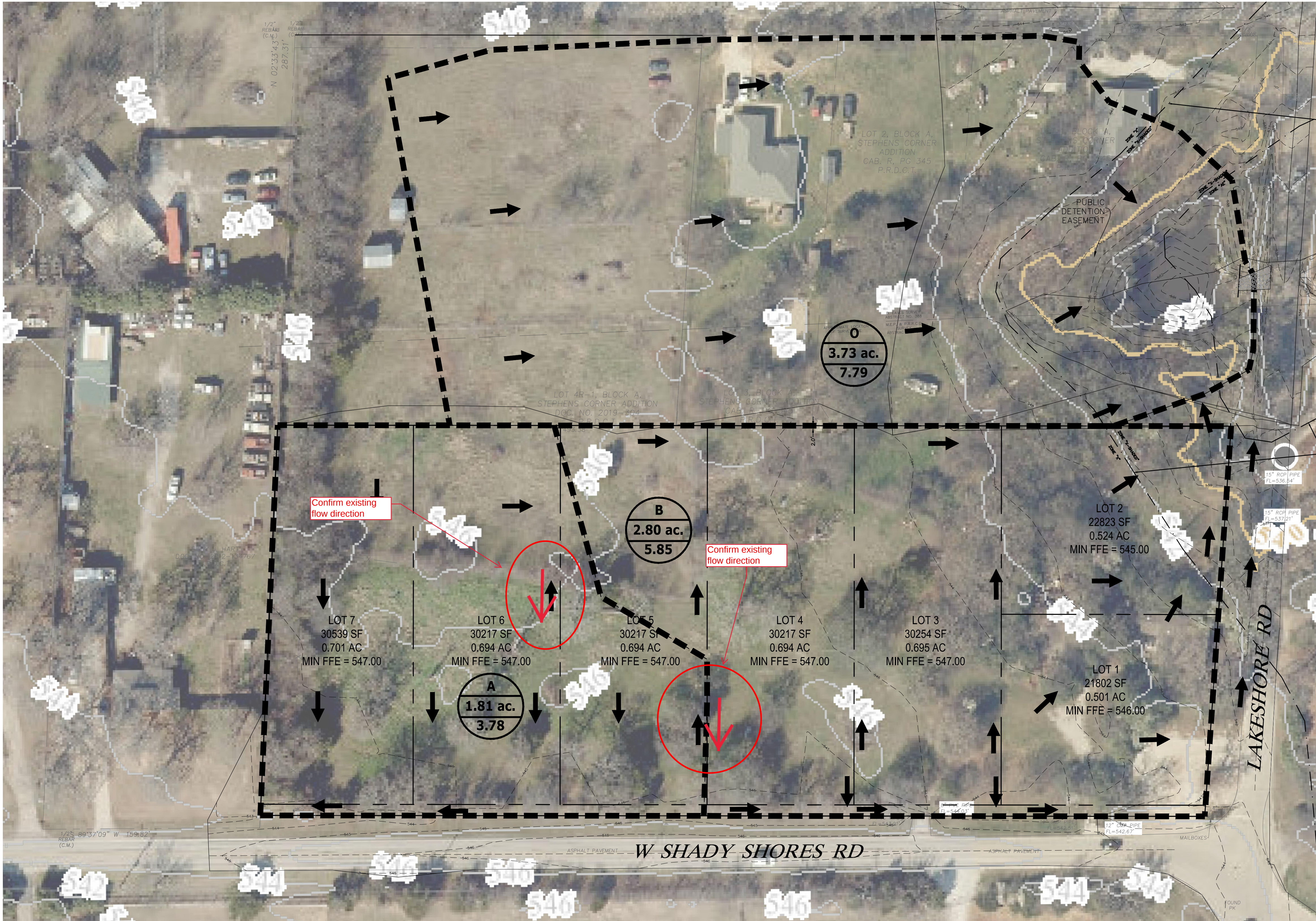
NAME: *HERD
ADDITION
SHADY SHORES, TX*

E: *GRADING PLAN*

SHEET TITLE:



DATE	2-18-22
SCALE	1" = 40'
SHEET	3
OF	7



LEGEND

- A1**
5.71 ac.
17.13
- DRAINAGE AREA NO.
DRAINAGE AREA SIZE
DRAINAGE FLOW 100YR (CFS)
- ➔ DRAINAGE FLOW DIRECTION
- EXISTING CONTOUR
- 42— PROPOSED CONTOUR

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																			
DRAINAGE	AREA			5 Yr			10 Yr			25 Yr			50 Yr			100 Yr			OUTFALL
AREA #	(acre)	T/C	C	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	
A	1.81	20	0.30	1.0	4.21	2.29	1.0	4.79	2.60	1.1	5.60	3.34	1.2	6.27	4.09	1.25	6.96	4.72	W SHADY SHORES RD
B	2.80	20	0.30	1.0	4.21	3.54	1.0	4.79	4.02	1.1	5.60	5.17	1.2	6.27	6.32	1.25	6.96	7.31	LAKESHORE RD
O	3.73	20	0.30	1.0	4.21	4.71	1.0	4.79	5.36	1.1	5.60	6.89	1.2	6.27	8.42	1.25	6.96	9.74	DRAINAGE AREA B

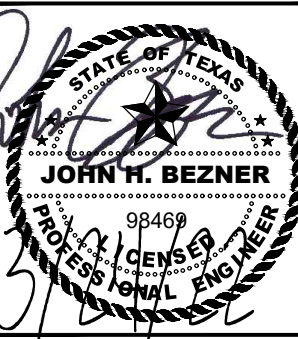
There are two developed lots in Area "O". Revise to include a composite C factor.

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TBPE Firm #: 9723

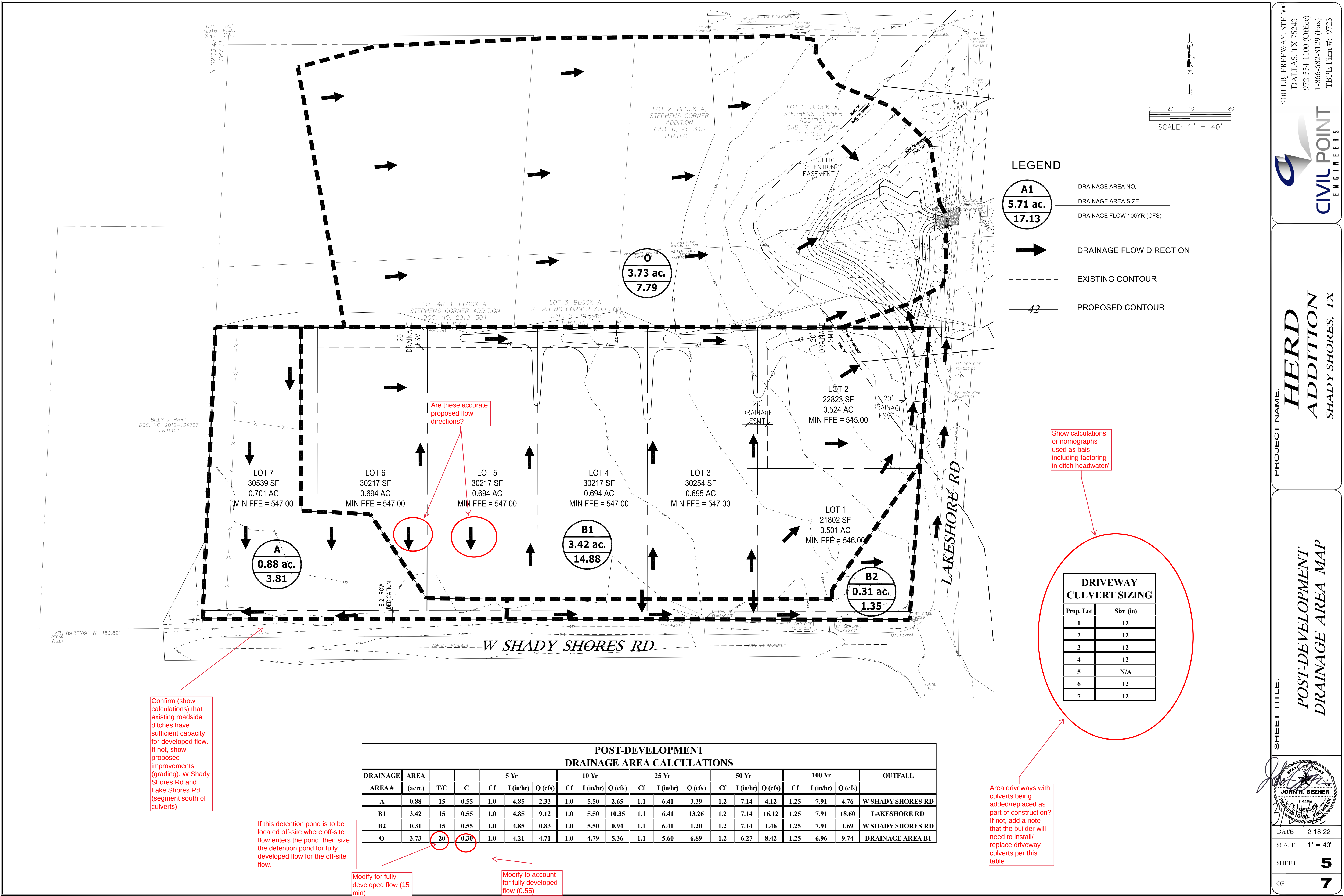


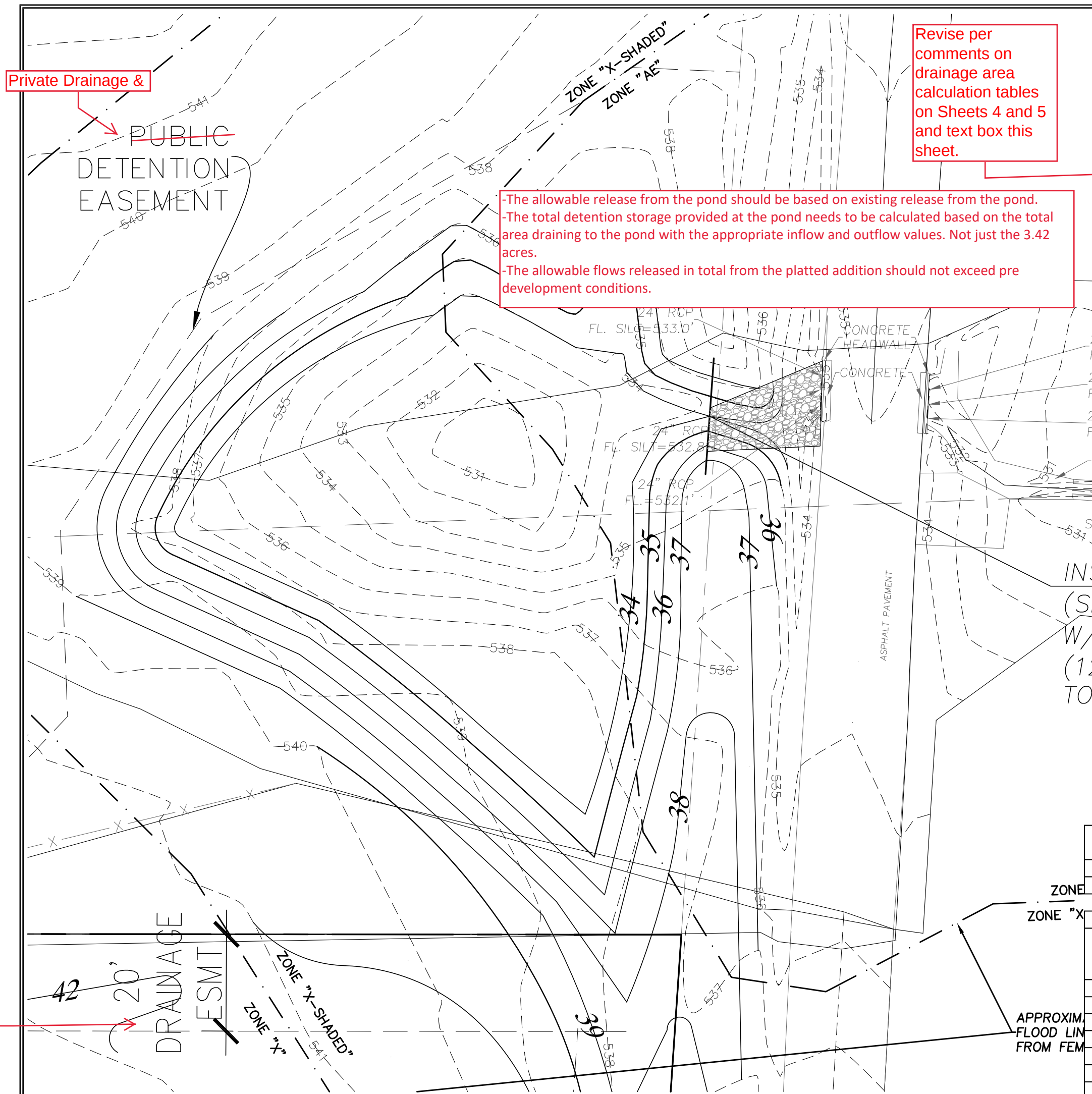
PROJECT NAME: **HERD ADDITION**
SHADY SHORES, TX

SHEET TITLE: **PRE-DEVELOPMENT DRAINAGE AREA MAP**



DATE 2-18-22
SCALE 1" = 40'
SHEET 4
OF 7





The allowable release from the pond should be based on existing release from the pond.
The total detention storage provided at the pond needs to be calculated based on the total area draining to the pond with the appropriate inflow and outflow values. Not just the 3.42 acres.
The allowable flows released in total from the platted addition should not exceed pre development conditions.

Revise per comments on drainage area calculation tables on Sheets 4 and 5 and text box this sheet.

Please explain this adjustment. Present basis/ calculations for it.

100 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **3/23/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak	Qoffsite	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.38	20	6.96	2.80	7.31	-1.69	5.62	9.74	15.36
2	Prop. Cond.	0.69	15	7.91	3.42	18.60		18.60	9.74	28.34

		C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft ³)		Volume (acre-ft)	
Time Step 3	Td Duration (min)					Inflow Td*Q ⁶⁰	Outflow .5*(Tc+Td)*Q ⁶⁰	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.69	9.24	3.42	21.73	13,035	4,214	8,822	0.20
2	20	0.69	6.96	3.42	16.36	19,638	5,899	13,739	0.32
3	30	0.69	5.66	3.42	13.31	23,955	7,584	16,370	0.38
4	40	0.69	4.82	3.42	11.33	27,199	9,270	17,930	0.41
5	50	0.69	4.22	3.42	9.92	29,767	10,955	18,812	0.43
6	60	0.69	3.77	3.42	8.86	31,911	12,641	19,271	0.44
7	70	0.69	3.41	3.42	8.03	33,705	14,326	19,379	0.44
8	80	0.69	3.13	3.42	7.36	35,308	16,011	19,297	0.44
9	90	0.69	2.89	3.42	6.80	36,739	17,697	19,042	0.44

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

INSTALL: TRIANGULAR WEIR STRUCTURE
(SEE DETAILS THIS SHEET)
W/ 17SY OF 12" ROCK RIPRAP
(12" MIN. DIAM.) FL = 534.0
TOP OF BERM = 537.0

25 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **3/23/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak	Qoffsite	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.33	20	5.60	2.80	5.17	-1.20	3.97	6.89	10.86
2	Prop. Cond.	0.61	15	6.41	3.42	13.26		13.26	6.89	20.15

		C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft ³)		Volume (acre-ft)	
Time Step 3	Td Duration (min)					Inflow Td*Q ⁶⁰	Outflow .5*(Tc+Td)*Q ⁶⁰	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.61	7.55	3.42	15.63	9,377	2,981	6,396	0.15
2	20	0.61	5.60	3.42	11.58	13,900	4,173	9,727	0.22
3	30	0.61	4.51	3.42	9.34	16,815	5,365	11,450	0.26
4	40	0.61	3.82	3.42	7.90	18,956	6,558	12,398	0.28
5	50	0.61	3.33	3.42	6.88	20,647	7,750	12,897	0.30
6	60	0.61	2.96	3.42	6.12	22,046	8,942	13,103	0.30
7	70	0.61	2.67	3.42	5.53	23,241	10,135	13,106	0.30
8	80	0.61	2.45	3.42	5.06	24,286	11,327	12,959	0.30
9	90	0.61	2.26	3.42	4.67	25,217	12,519	12,698	0.29

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) **13106**

50 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **3/23/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak	Qoffsite	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.36	20	6.27	2.80	6.32	-1.46	4.86	8.42	13.28
2	Prop. Cond.	0.66	15	7.14	3.42	16.12		16.12	8.42	24.54

		C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft ³)		Volume (acre-ft)	
Time Step 3	Td Duration (min)					Inflow Td*Q ⁶⁰	Outflow .5*(Tc+Td)*Q ⁶⁰	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.66	8.36	3.42	18.87	11,322	3,645	7,677	0.18
2	20	0.66	6.27	3.42	14.15	16,983	5,103	11,880	0.27
3	30	0.66	5.09	3.42	11.49	20,680	6,561	14,119	0.32
4	40	0.66	4.32	3.42	9.75	23,403	8,019	15,383	0.35
5	50	0.66	3.77	3.42	8.51	25,529	9,477	16,052	0.37
6	60	0.66	3.36	3.42	7.58	27,303	10,935	16,368	0.38
7	70	0.66	3.04	3.42	6.87	28,855	12,393	16,461	0.38
8	80	0.66	2.79	3.42	6.29	30,187	13,851	16,336	0.38
9	90	0.66	2.57	3.42	5.81	31,373	15,310	16,063	0.37
10	100	0.66	2.40	3.42	5.41	32,442	16,768	15,674	0.36
11	110	0.66	2.24	3.42	5.06	33,417	18,226	15,191	0.35
12	120	0.66	2.11	3.42	4.77	34,314	19,684	14,631	0.34

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) **16461**

10 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **3/23/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak	Qoffsite	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.30	20	4.79	2.80	4.02	-0.94	3.08	5.36	8.44
2	Prop. Cond.	0.55	15	5.50	3.42	10.35		10.35	5.36	15.71

		C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft ³)		Volume (acre-ft)	
Time Step 3	Td Duration (min)					Inflow Td*Q ⁶⁰	Outflow .5*(Tc+Td)*Q ⁶⁰	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.55	6.50	3.42	12.22	7,335	2,313	5,022	0.12
2	20	0.55	4.79	3.42	9.01	10,810	3,238	7,572	0.17
3	30	0.55	3.85	3.42	7.24	13,024	4,163	8,861	0.20
4	40	0.55	3.24	3.42	6.10	14,635	5,088	9,547	0.22
5	50	0.55	2.82	3.42	5.30	15,898	6,013	9,885	0.23
6	60	0.55	2.50	3.42	4.70	16,937	6,938	9,999	0.23
7	70	0.55	2.26	3.42	4.24	17,821	7,863	9,958	0.23
8	80	0.55	2.06	3.42	3.87	18,591	8,788	9,802	0.23
9	90	0.55	1.90	3.42	3.57	19,273	9,713	9,560	0.22

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) **9999**

5 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **3/23/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak	Qoffsite	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.30	20	4.21	2.80	3.54	-0.83	2.71	4.71	7.42
2	Prop. Cond.	0.55	15	4.85	3.42	9.12		9.12	4.71	13.83

		C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft ³)		Volume (acre-ft)	
Time Step 3	Td Duration (min)					Inflow Td*Q ⁶⁰	Outflow .5*(Tc+Td)*Q ⁶⁰	Req. Storage Inflow - Outflow	Previous Col./43,560
1	10	0.55	5.75	3.42	10.82	6,489	2,030	4,460	0.10
2	20	0.55	4.21	3.42	7.92	9,503	2,842	6,661	0.15
3	30	0.55	3.37	3.42	6.34	11,410	3,654	7,757	0.18
4	40	0.55	2.83	3.42	5.32	12,776	4,466	8,310	0.19
5	50	0.55	2.45	3.42	4.61	13,825	5,277	8,548	0.20
6	60	0.55	2.17	3.42	4.08	14,694	6,089	8,605	0.20
7	70	0.55	1.96	3.42	3.68	15,451	6,901	8,550	0.20
8	80	0.55	1.78	3.42	3.35	16,090	7,713	8,377	0.19
9	90	0.55	1.64	3.42	3.08	16,655	8,525	8,129	0.19
10	100	0.55	1.52	3.42	2.86	17,161	9,337	7,824	0.18

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) **8605**

100Yr Weir Calculation

V-Notch Weir
Crest = Sharp
Angle (Deg) = 60
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 1.47
Compute by Known Q (cfs) = 12.29

Highlighted
Depth (ft) = 2.34
Q (cfs) = 12.29
Area (sqft) = 3.16
Velocity (ft/s) = 3.89
Top Width (ft) = 2.70

50Yr Weir Calculation

V-Notch Weir
Crest = Sharp
Angle (Deg) = 53
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 1.27
Compute by Known Q (cfs) = 13.26

Highlighted
Depth (ft) = 2.56
Q (cfs) = 13.26
Area (sqft) = 3.25
Velocity (ft/s) = 4.07
Top Width (ft) = 2.55

25Yr Weir Calculation

V-Notch Weir
Crest = Sharp
Angle (Deg) = 53
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 1.27
Compute by Known Q (cfs) = 10.96

Highlighted
Depth (ft) = 2.36
Q (cfs) = 10.96
Area (sqft) = 2.76
Velocity (ft/s) = 3.91
Top Width (ft) = 2.35

10Yr Weir Calculation

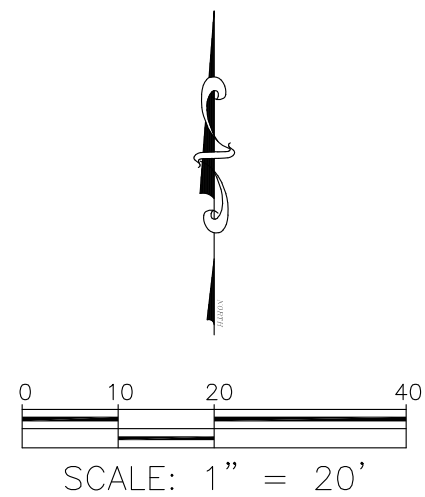
V-Notch Weir
Crest = Sharp
Angle (Deg) = 53
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 1.27
Compute by Known Q (cfs) = 8.44

Highlighted
Depth (ft) = 2.13
Q (cfs) = 8.44
Area (sqft) = 2.27
Velocity (ft/s) = 3.72
Top Width (ft) = 2.13

5Yr Weir Calculation

V-Notch Weir
Crest = Sharp
Angle (Deg) = 53
Total Depth (ft) = 3.00
Calculations
Weir Coeff. Cw = 1.27
Compute by Known Q (cfs) = 7.42

Highlighted
Depth (ft) = 2.03
Q (cfs) = 7.42
Area (sqft) = 2.05
Velocity (ft/s) = 3.63
Top Width (ft) = 2.02

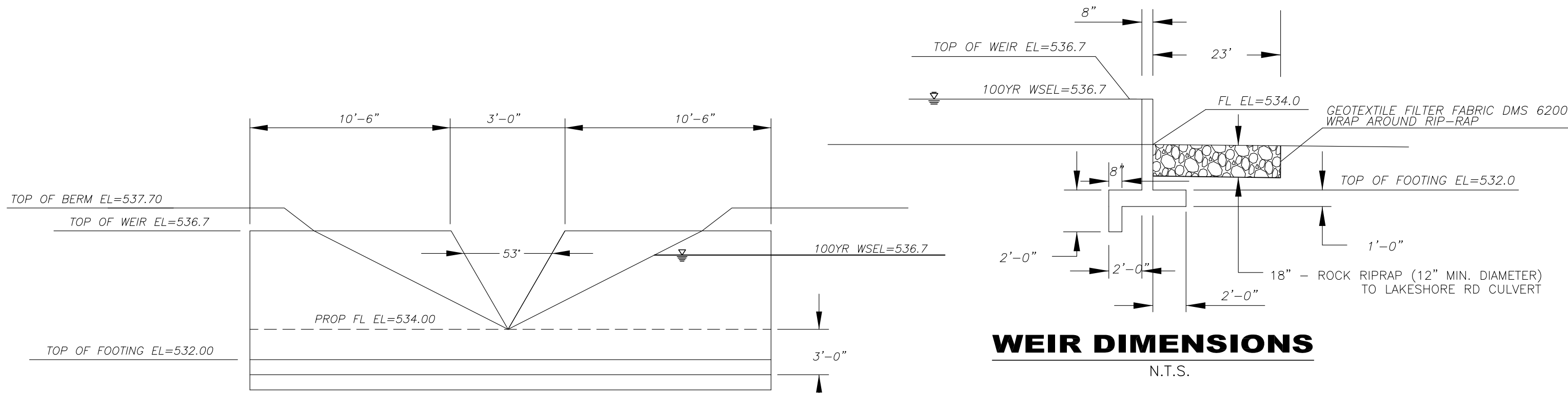


2-MAT #4 @ 9" OCEW

2-MAT #4 @ 9" OCEW

WEIR REINFORCEMENT

N.T.S.



WEIR DIMENSIONS

N.T.S.

TRIANGULAR WEIR WALL

N.T.S.

9101 LBJ FREEWAY, STE 300

DALLAS, TX 75243

972-554-1100 (Office)

1-866-682-8129 (Fax)

TBPE Firm #: 9723

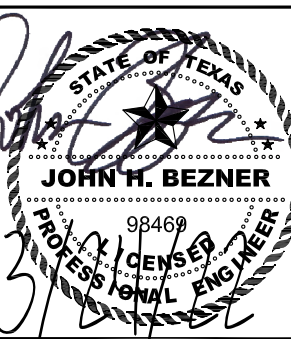
CIVIL POINT

ENGINEERS

PROJECT NAME: **HERD ADDITION**

SHADY SHORES, TX

SHEET TITLE: **POST-DEVELOPMENT DRAINAGE AREA MAP**

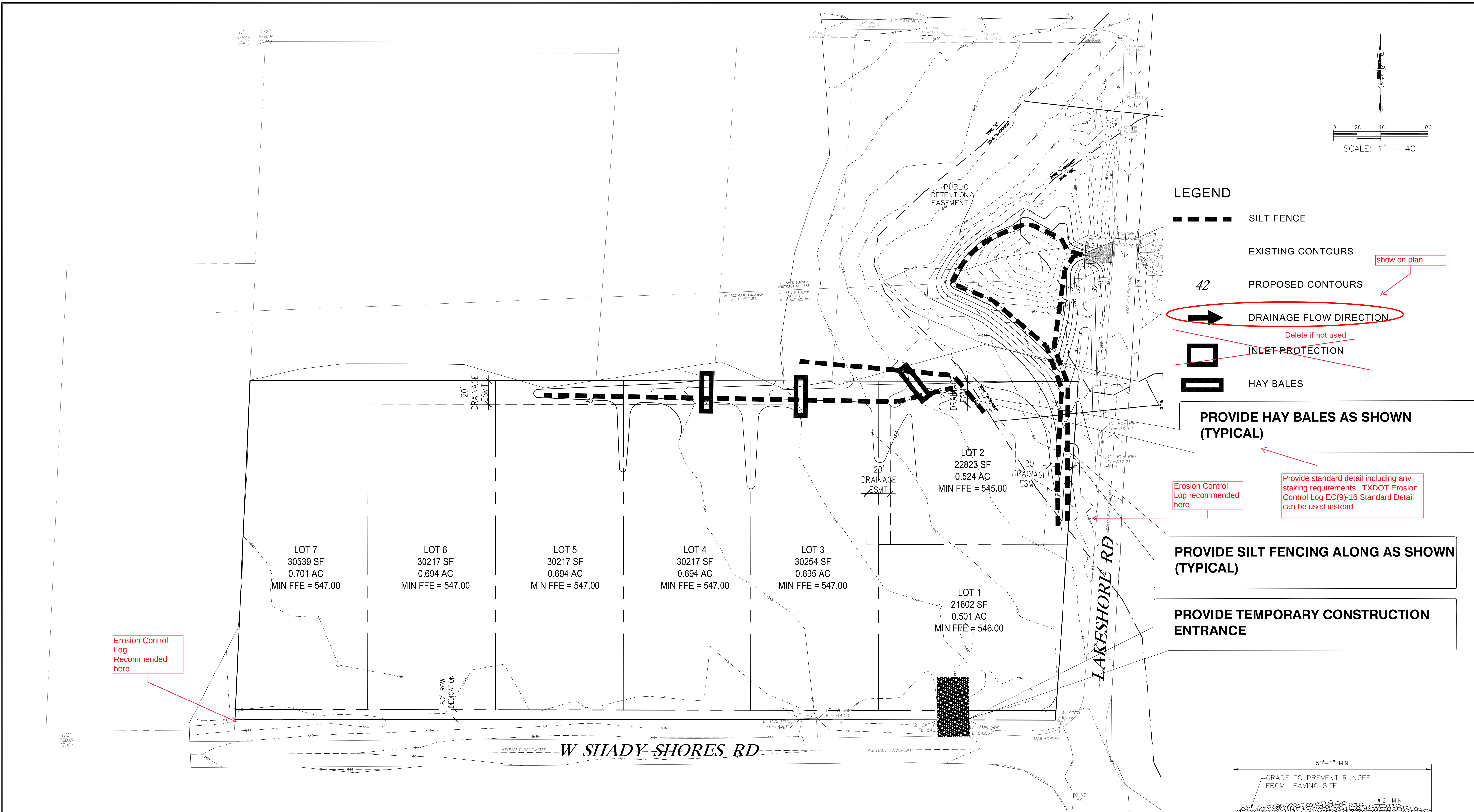


DATE: **2-18-22**

SCALE: **1" = 20'**

SHEET: **6**

OF: **7**



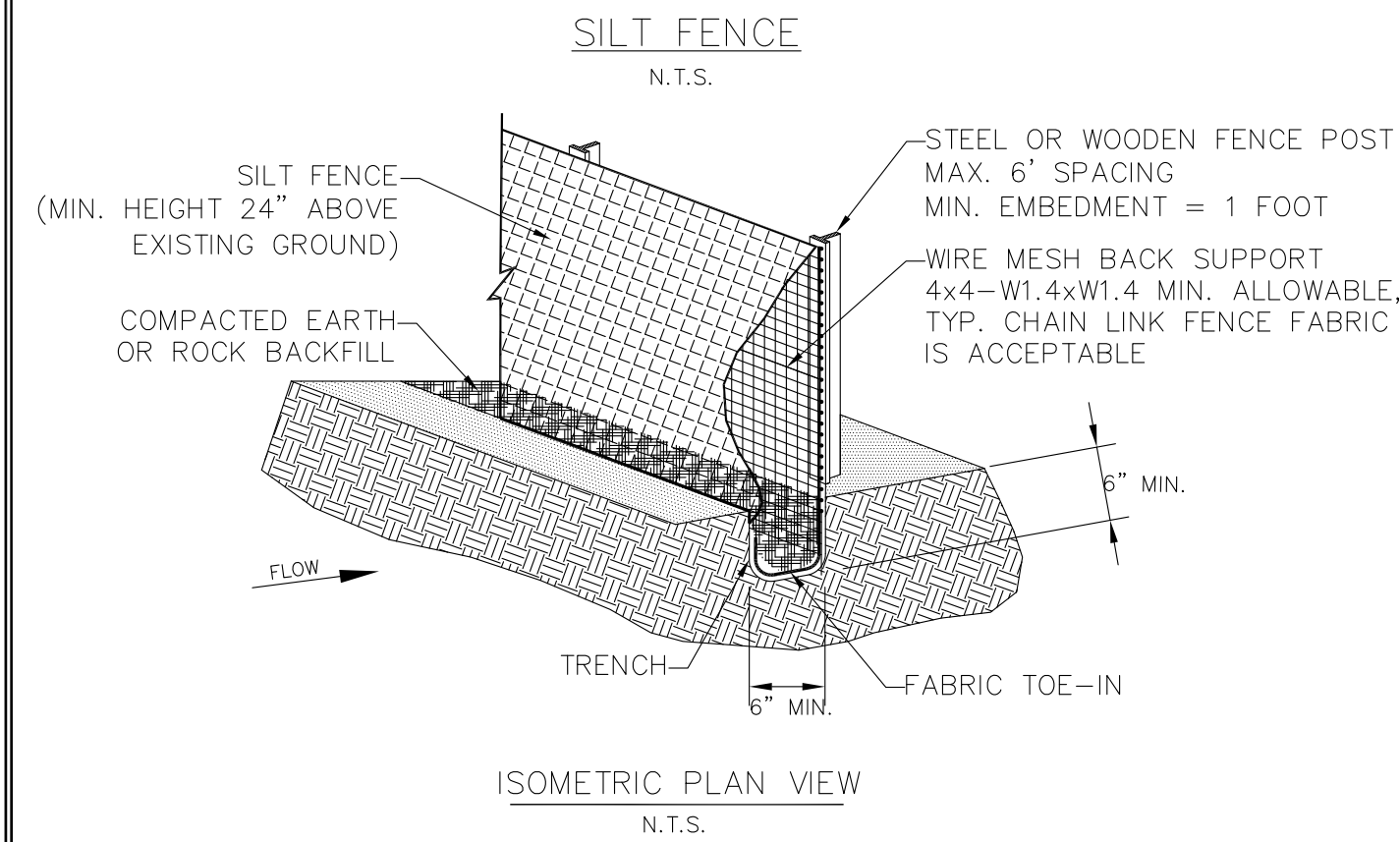
LEGEND

- SILT FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION
- INLET PROTECTION
- HAY BALES

PROVIDE HAY BALES AS SHOWN (TYPICAL)

PROVIDE SILT FENCING ALONG AS SHOWN (TYPICAL)

PROVIDE TEMPORARY CONSTRUCTION ENTRANCE

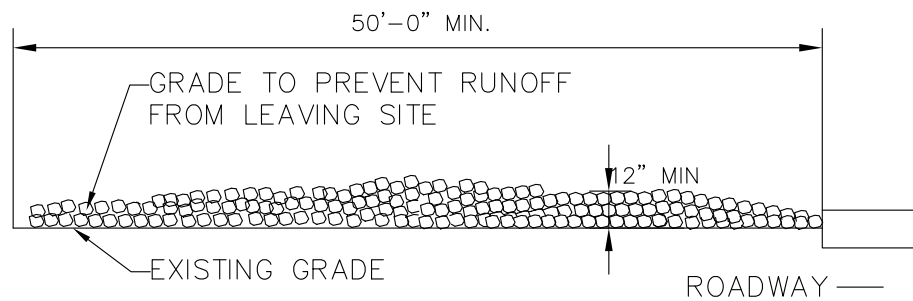


SILT FENCE GENERAL NOTES:

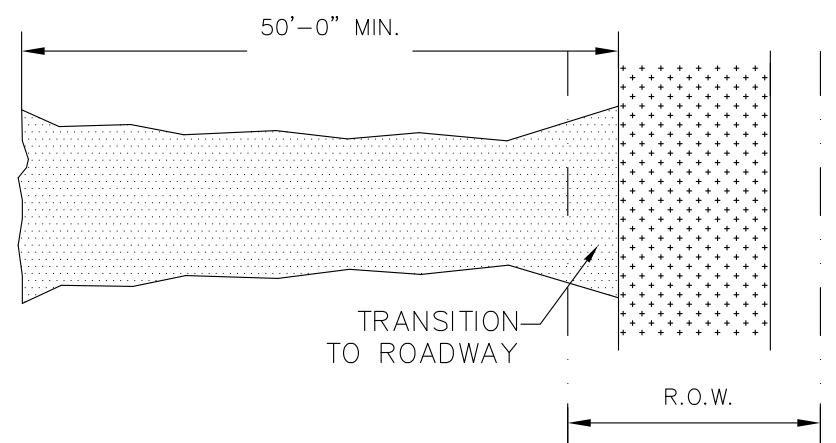
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

- STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK NO CRUSH ROCK ALLOWED
- LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS- NOT LESS THAN 12 INCHES.
- WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

OWNER TO PROVIDE N.O.I. FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND PROVIDE A COPY TO THE CITY.



PROFILE



PLAN VIEW

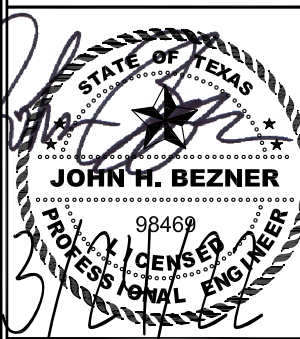
STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S.

9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723

CIVIL POINT
ENGINEERS

PROJECT NAME: **HERD ADDITION**
SHADY SHORES, TX

SHEET TITLE: **EROSION CONTROL PLAN**



DATE: 2-18-22
SCALE: 1" = 40'
SHEET: 7
OF: 7



AGENDA MEMORANDUM

DATE: May 12, 2022
TO:
FROM: Wendy withers, Town Administrator
SUBJECT: 1. Review of the Town of Shady Shores Parking Ordinance

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. ARTICLE_12_03_PARKING_
2. ordinance language

REVIEWED BY:

ARTICLE 12.03 PARKING^{*}

Sec. 12.03.001 Definitions

For purposes of this article, the following words, terms, and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Motor vehicle, whether it be a passenger vehicle, truck, tractor or other motorized vehicle, as defined in the Texas Transportation Code.

Recreational vehicle means:

- (1) A vehicle primarily designed as temporary living quarters for recreational camping or travel use, including a travel trailer, camping trailer, truck camper, and motor home.
- (2) A boat, boat trailer, personal watercraft, and similar equipment.

(Ordinance 254-3-2013, sec. 1, adopted 5/6/13)

Sec. 12.03.002 Penalty

Any person, firm or corporation (collectively referred to as "person") violating any of the provisions of this article shall be subject to the penalty as provided herein, and upon conviction shall be punished by a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense. (Ordinance 254-3-2013, sec. 9, adopted 5/6/13)

Sec. 12.03.003 Parking of recreational vehicles in right-of-way

It shall be unlawful for the owner, occupant or person in charge of property zoned for residential district uses to permit the parking, standing or storing of recreational vehicles within the right-of-way of any town or county street or highway located within the municipal limits of the town. (Ordinance 254-3-2013, sec. 2, adopted 5/6/13)

Sec. 12.03.004 Parking of certain vehicles prohibited in residential zones

(a) It shall be unlawful to park or stand the following vehicles upon property zoned for residential district uses, or any street, alley or public or private property adjacent to such property:

- (1) Box-truck, box-van, tow-truck, dump truck, concrete-mixing truck, road tractor, truck tractor, tractor trailer, semi-tractor, truck equipped with a boom or platform or similar vehicles.
- (2) Motor vehicle, truck, van, bus or similar vehicle which is more than 23 feet in length, eight feet in width or ten feet in height.

(b) This section does not prohibit the parking of any of the vehicles listed in subsections (a)(1) and (2) above for the purpose of expeditiously loading or unloading passengers, freight or merchandise, a recreational vehicle, as defined in section 12.03.001, that is parked or stored in accordance with said section, or the storage of vehicles customary and incidental to the operation of a school or child care center.

(Ordinance 254-3-2013, sec. 3, adopted 5/6/13)

Sec. 12.03.005 Parking of trailers in right-of-way

(a) Definitions. For purposes of this section, the following words, terms and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Trailer means a vehicle without means of motivation and designed to be towed, hauled or pulled by a motor vehicle.

(b) Prohibition. It shall be unlawful for the owner, occupant or person in charge of property zoned for residential use to permit the parking, standing or storing of a trailer on public right(s)-of-way.

(c) Exceptions. This section does not prohibit the temporary parking of a trailer for the purpose of expeditiously loading or unloading freight or merchandise, or a recreational vehicle as defined in section 12.03.001 that is parked or stored in accordance with that section, or the storage of trailers customary and incidental to the operation of a school.

(Ordinance 254-3-2013, sec. 4, adopted 5/6/13)

Sec. 12.03.006 Overnight parking on public street

No motor vehicles, tractors, trailers, boats, recreational vehicles, or motor home shall be parked on a public street or road easement at any time between the hours of 1:00 a.m. through 5:00 a.m. on any day of a week. Said motor

vehicles, tractors, trailers, boats, recreational vehicles, or motor home need not be parked on the public street continuously between the hours of 1:00 a.m. through 5:00 a.m. to be in violation of this section. (Ordinance 254-3-2013, sec. 5, adopted 5/6/13; Ordinance 289-03-2016 adopted 3/14/16)

Sec. 12.03.007 Parking junked or abandoned motor vehicle on street or street easement

Junked or abandoned motor vehicles shall not be parked on a public street or street easement at any time. (Ordinance 254-3-2013, sec. 6(A), adopted 5/6/13)

Sec. 12.03.008 Parking of motor vehicles in the front yards of developed lots, and in vacant lots

(a) Findings of fact.

(1) The foregoing recitals are incorporated into this section by reference as findings of fact as if expressly set forth herein.

(2) The parking of automobiles, including light trucks, commercial vehicles, box trucks, semi-tractor and other trucks of greater than a half ton payload designation, hereinafter referred to as “motor vehicles” in this section, can lower property values, reduce the appearance of the neighborhood and thereby lower the quality of life within the town; justifying reasonable limitations on the parking of motor vehicles in the front yards of residential properties, and undeveloped lots.

(b) Regulations for parking; definitions. The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Front yard. That area of a developed lot between the front building line and the nearest to the front building line of the following:

- (1) The front property line.
- (2) The outside edge (closest to the residence) of the drainage bar ditch.
- (3) The curb.
- (4) The edge of the surface of the road closest to the residence.

Such area being bounded on each side by the property lines on each side of the front yard.

Residence. A dwelling structure on a platted or lot described by metes and bounds of an area equal to or greater than one fourth acre, and not more than one acre.

Undeveloped lot. A tract of land on which a dwelling has not been constructed, and a dwelling is not under construction.

(c) Parking regulations; penalties; exceptions.

(1) The parking of a motor vehicle in the front yard is prohibited and a violation of this code, unless the vehicle is parked in compliance with the following requirements:

- (A) Parked in the front yard on an all-weather surface in good condition, such surface being of asphalt, concrete, gravel, crushed limestone, or other similar surface acceptable to the city building inspector.
- (B) The all-weather surface must not cover more than 20% of the front yard, as measured by the square footage of the front yard as defined in this section. The 20% area includes the driveway and all other impervious and all-weather surfaces in the front yard.
- (C) The all-weather surface parking area must be contiguous and accessed by the driveway of the residence.

(2) Exceptions. The parking regulations above do not apply to:

- (A) Lots of less than one fourth acre, or larger than one acre.
- (B) Recreational vehicles - except as regulated elsewhere in this municipal code.

(3) Undeveloped lot. No parking of motor vehicles is permitted on an undeveloped lot.

(Ordinance 312-02-2018 adopted 2/12/18)

Sec. 12.03.009 Parking at the town hall

(a) Tractors, trailers, boats, recreational vehicles, or motor homes shall not be parked on the parking lot or grounds at Shady Shores Town Hall, 101 South Shady Shores, Shady Shores, TX (the “town

hall”), at any time of the day or night. An exception to the rule is granted for such vehicles and trailers parked at town hall during regular business hours, during which the driver/owner/occupant of the vehicle is in the town hall on business with the town.

(b) Passenger cars, vans, or light trucks may not be parked on the parking lot or grounds at town hall between the hours of 1:00 a.m. and 5:00 a.m. on any night without previously applying and receiving a permit to do so. The failure to obtain and display the permit on the vehicle while parked during those hours is a violation of this section. Permits are issued in the discretion of the city staff based on the anticipated public uses of the parking lot the day before or after the requested overnight parking. There is no charge for a permit.

(c) No motor vehicle or trailer may be parked on the parking lot or grounds of town hall at any time which is placed there for the purpose of displaying the motor vehicle or trailer for sale or rent.

(Ordinance 319-10-2018 adopted 10/8/18)

Sec. 12.03.010 Parking prohibitions

(a) Lakeshore Drive. No parking is permitted at any time in the right-of-way of Lakeshore Drive from the intersection of Oberman Lane and Lakeshore Drive to the intersection of Coe Road and Lakeshore Drive.

(b) Garza Road. No parking is permitted at any time in the right-of-way of Garza Road from the intersection of Brown Terrace and Garza Road northward on Garza Road to the end of Garza Road.

(Ordinance 336-07-2020 adopted 7/13/20)

From: [Nathan Abato](#)
To: [Wendy Withers](#)
Subject: ordinance language
Date: Thursday, April 7, 2022 3:52:26 PM
Attachments: [image001.png](#)

Hey Wendy,

Sorry it took so long to get this over to you.

Here's the info I brought to the last meeting. Let me know if you need anything else.

The parking or storing of any vehicle or item, including but not limited to: trailers, farm implements, recreational vehicles, or stacks or piles of materials, is prohibited on lots without a primary structure in existence, and that is actively occupied, used, and in possession of a valid certificate of occupancy. Undeveloped lots shall not have vehicles or items stored on them.

Vehicle means every mechanical device in, upon, or by which any person or property is or may be transported or drawn or moved upon a public street, highway, waterway or airway, except devices moved exclusively by human power, or used exclusively upon stationary rails or tracks including, but not limited to, a motor vehicle, truck-tractor-trailer or semitrailer.

Trailer means every vehicle without motor power, designed for carrying persons or property on its own structure exclusively and for being drawn by a motor vehicle and so constructed that no part of its weight and that of its load rests upon or is carried by another vehicle including, but not limited to, pop-up campers/tent trailers, flatbeds and other similar vehicles.

Recreational vehicle means a vehicular portable structure designed for a temporary or short-term occupancy for travel, recreation or vacation including, but not limited to, recreational vehicles, travel trailers, boats, boat trailers, utility trailers or other trailers, in excess of eight and one-half feet in width, or 14 feet in height, or 36 feet in length. The term "recreational vehicle/travel trailer/camper" does not include mobile homes and/or HUD-Code manufactured homes, as these terms are defined by Texas Occupations Code Ch. 1201, which are designed for year round occupancy. The term recreational vehicle shall include travel trailers, campers, motor homes or any other type of mobile dwelling unit, specifically excluding HUD-Code manufactured dwellings and/or mobile homes, not otherwise defined in this Code.



Nathan Abato
Manager
Community Integrity Department
Town of Little Elm
214-975-0453
www.littleelm.org