TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
NOVEMBER 10, 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. Consider and act on approval of the September 8, 2022 meeting minutes.
   2. Oath of Office- Deliver the Oath of Office to the Newly Appointment Members.
   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 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 five, 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
   5. 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.

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.

_____
Amber Schuler, Deputy Town Secretary

SHADY SHORES PLANNING AND ZONING COMMISSION
SEPTEMBER 8, 2022; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

Josh Juve	Chair	Present
Rebecca Morgan	Vice- Chair	Present
Paul Brown	Commissioner	Present
Nathan Abato	Commissioner	Present-Virtually
Frank Graham	Commission	Present
Michael Young	Commissioner- Alternate	Absent
Randal DuPape	Commissioner- Alternate	Absent

Staff Present: Wendy Withers, Town Administrator, Amber Schuler, Deputy Town Secretary, Katie Klein, Community Relations Administrator, Jim Shepherd, Town Attorney

1. CALL TO ORDER

   Chairman Juve called the meeting to order at 7:05

2. ROLL CALL

   Establish a quorum

   Chairman Juve called the role and established that a quorum was present.

3. REGULAR BUSINESS

   1. Consider and act on approval of the July 14, 2022 meeting minutes.

      Frank Graham made a motion to approve the minutes. Rebecca Morgan seconded the motion and the motion was passed 5-0.

4. WORKSESSION

   1. Dark Sky Lighting- Conduct a worksession relative to the incorporation of dark sky principles into the Town Code of Ordinances.

      Commissioners had a discussion regarding regulations for street lights of future developments and throughout town to follow the dark sky guidelines.

   2. Tree Care and Preservation Ordinance- Conduct a worksession relative to the development of a tree care and tree preservation ordinance.

      Commissioners held a worksession discussing regulating tree removal of future developments.

5. FUTURE AGENDA ITEMS

hazard mitigation plan
dark sky
tree preservation

6. ADJOURN

Chairman Juve adjourned the meeting at 8:36 P.M.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2022

_____
Josh Juve, Chairman

_____
Amber Schuler, Deputy Town Secretary

AGENDA MEMORANDUM

DATE: November 10, 2022

TO: Planning and Zoning Commission

FROM: Wendy Withers, Town Administrator

SUBJECT: **Oath of Office- Deliver the Oath of Office to the Newly Appointment Members.**

BACKGROUND/INFORMATION:

Newly Appointed members will take the Oath of Office. Each member is appointed to a two-year term.

Place 2-Don Caver
Place 4- Nathan Abato

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

No Action to be taken at this time.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Oath of Office Form
2. Statement of Appointed Officer

REVIEWED BY:

Form 2204 - Oath of Office
(General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions
The Oath is considered filed once it has been received by this office.

***Mail*:** P.O. Box 12887, Austin, Texas 78711-2887.
***Overnight mail or hand deliveries*:** James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.
***Fax*:** (512) 463-5569**.** If faxed, the original Oath should also be mailed to the appropriate address above.
***Email*:** Scanned copies of the executed Oath may be sent to *register@sos.state.tx.us.* If emailed, the original Oath should also be mailed to the appropriate address above.

*NOTE: Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the "Anti-Bribery Statement") with the Office of the Secretary of State***.**

Commentary

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov't Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer's qualification so that the commission may be issued.

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12. A Statement of Officer form required to be filed with the Office of the Secretary of State is filed upon receipt by the Secretary of State. The Oath of Office may be administered by anyone authorized under the provisions of Chapter 602 of the Texas Government Code. Commonly used officials include notaries public and judges.

***Officers Required to File Oath of Office with the Secretary of State*:**

- Gubernatorial appointees, appellate and district court judges, and district attorneys
- Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Tex. Water Code Ann. Sections 36.055(d); 49.055(d)

***Officers Not Required to File Oath of Office with the Secretary of State*:**

- Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.
- All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.state.tx.us.

Revised 10/2011

Form #2204 Rev. 10/2011		This space reserved for office use
Submit to: **SECRETARY OF STATE** **Government Filings Section** **P O Box 12887** **Austin, TX 78711-2887** **512-463-6334** **Filing Fee: None**	**OATH OF OFFICE**	

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, _____ , do solemnly swear (or affirm), that I will faithfully execute the duties of the office of _____ of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

_____
Signature of Officer

.....

State of Texas)
County of Denton)

Sworn to and subscribed before me this _____ day of _____, 20 ___.

(seal)

_____
Signature of Notary Public or Other Officer Administering Oath

_____
Printed or Typed Name

Form 2201 - Statement of Officer
(General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions
The Statement is considered filed once it has been received by this office.

***Mail*:** P.O. Box 12887, Austin, Texas 78711-2887.
***Overnight mail or hand deliveries*:** James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.
***Fax**:* (512) 463-5569**.**
***Email*:** Scanned copies of the executed Statement may be sent to *register@sos.state.tx.us.*

NOTE: The Statement of Officer form, commonly referred to as the "Anti-Bribery Statement," must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).

Commentary

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices. Local officers must retain the signed anti-bribery statement with the official records of the office. This form is designed for filing the anti-bribery statement by elected and appointed state-level officers.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Op. Tex. Att'y Gen. No. JC-0575(2002).

Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions.

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.state.tx.us.

Revised 10/2011

Form #2201 Rev. 10/2011		This space reserved for office use
Submit to: **SECRETARY OF STATE** **Government Filings Section** **P O Box 12887** **Austin, TX 78711-2887** **512-463-6334** **512-463-5569 - Fax** **Filing Fee: None**	 **STATEMENT OF OFFICER**	

Statement

I, _____ , do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Position to Which Elected/Appointed: _____

City and/or County: SHADY SHORES, DENTON COUNTY TX

Execution

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: _____ _____

Signature of Officer

Revised 10/2011

PLAT APPLICATION

APPLICANT

Name Grayson CeBallos

Company Windrose Land Services

Address 1955 Lakeway Dr #220

Town Lewisville State TX

Zip 75057 Fax

Phone 972-370-5771

E-mail grayson.ceballos@windroseservices.com

OWNER (if different from applicant)

Name Dennis Herd

Company DTJ Herd, LLC

Address 7142 Gregg Rd.

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 Rd. (Shady Shores)

Legal description: Survey Lot 4 Block A Stephens Corner Addition Abstract - Cabinet R

Lot 4 Block A Total Acreage 4.614 AC.

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 DENNIS HERD (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.

APPLICANT SIGNATURE — DATE 8.19.21

X OWNER SIGNATURE — DATE 8.19.21

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 #:

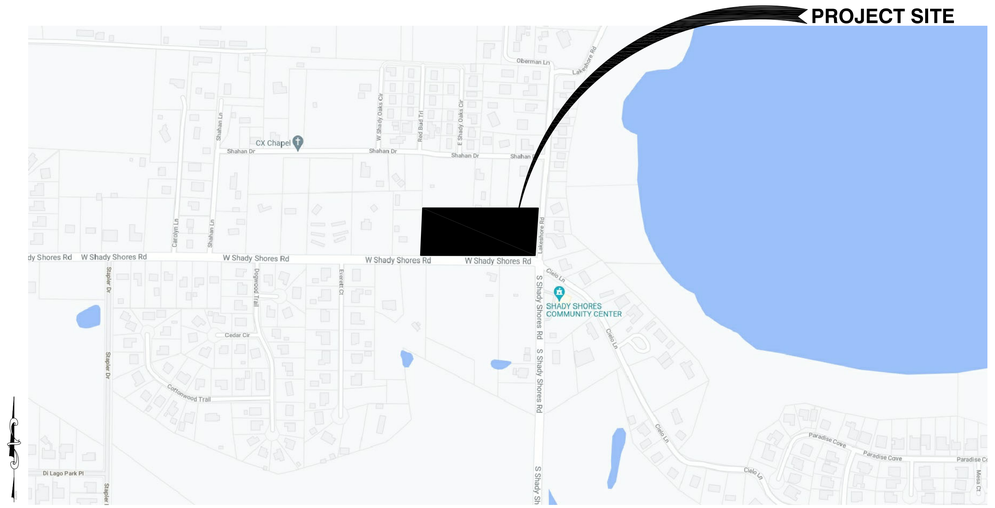
Received by:

CONSTRUCTION PLANS

for

HERD ADDITION

Shady Shores, TX



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
7	DETENTION POND CALCULATIONS
8	EROSION CONTROL PLAN
9	DETAIL SHEET

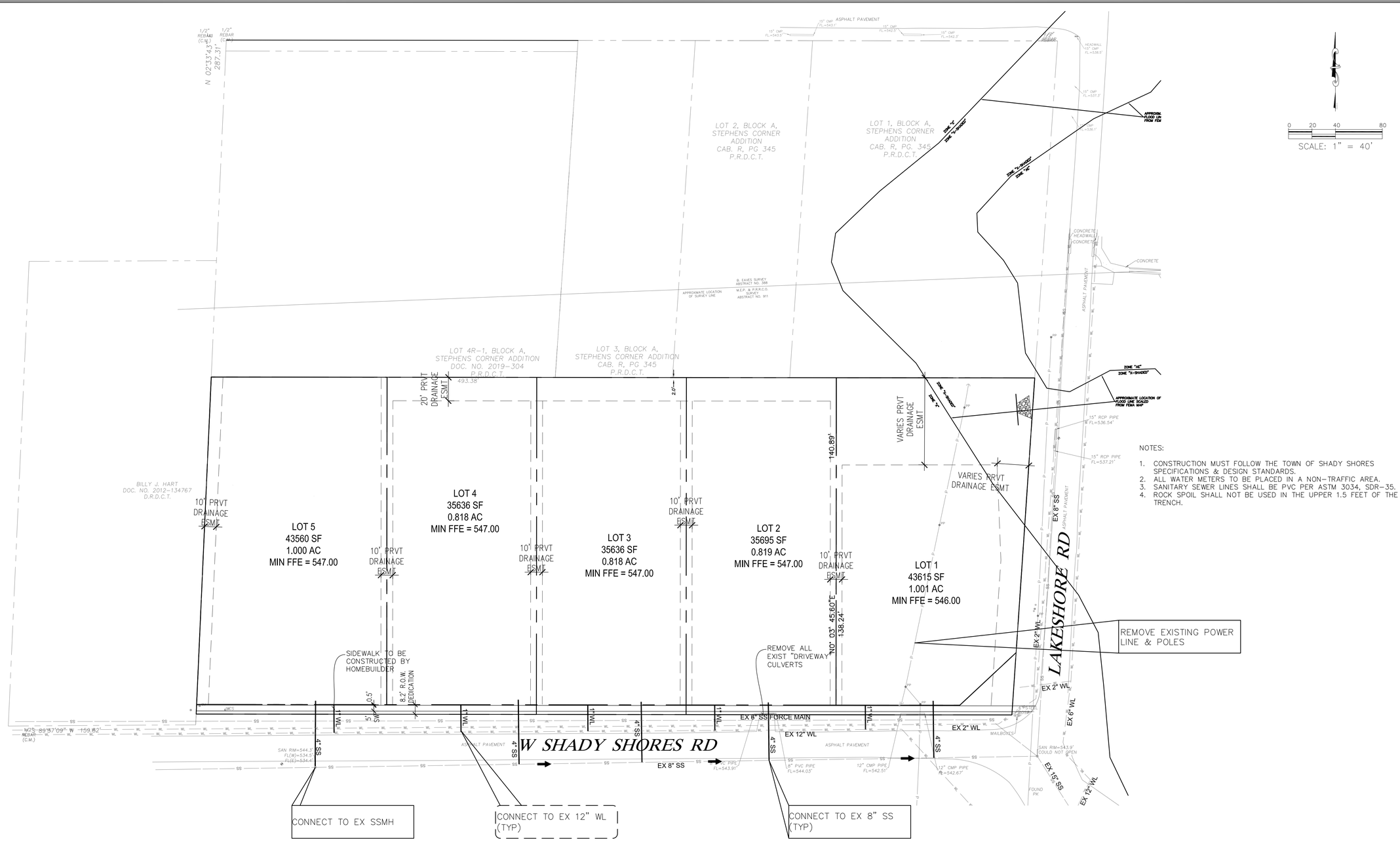
STATE OF TEXAS
JOHN H. BEZNER
98469
LICENSED
PROFESSIONAL ENGINEER

FINAL FOR CONSTRUCTION

SEPTEMBER 2022

CIVIL POINT ENGINEERS

2101 CEDAR SPRINGS RD, STE 1050
DALLAS, TX 75201
972-554-1100 (OFFICE)
866-682-8129 (FAX)
TBPE Firm #: 9723



NOTES:

1. CONSTRUCTION MUST FOLLOW THE TOWN 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.

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:
UTILITY PLAN

JOHN H. BEZNER
LICENSED PROFESSIONAL ENGINEER

DATE	9-14-22
SCALE	1" = 40'
SHEET	2
OF	9

LEGEND

- 42.75 — PROP GROUND ELEV OF 542.75
- (42.50) — MATCH EX GROUND ELEV OF 542.50
- 42 — PROP CONTOUR ELEV OF 542
- EXISTING CONTOUR

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 CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIRMENTS, 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 BE IN ACCORDANCE WITH TOWN REQUIREMENTS INCLUDING THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT SPECIFICATIONS.
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. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
9. ALL ELEVATIONS SHOWN REPRESENT FINISH GRADE, UNLESS NOTED OTHERWISE.
10. ALL SPOT GRADES ARE TOP OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
11. 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

TBM 1: MAG NAIL SET:
FROM THE NE CORNER: EAST 20.49'; THENCE SOUTH 51.40'. ELEVATION = 538.14

TBM 2: MAG NAIL SET:
FROM THE SW CORNER: SOUTH 42.55'; THENCE EAST 73.02'. ELEVATION = 545.25'

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

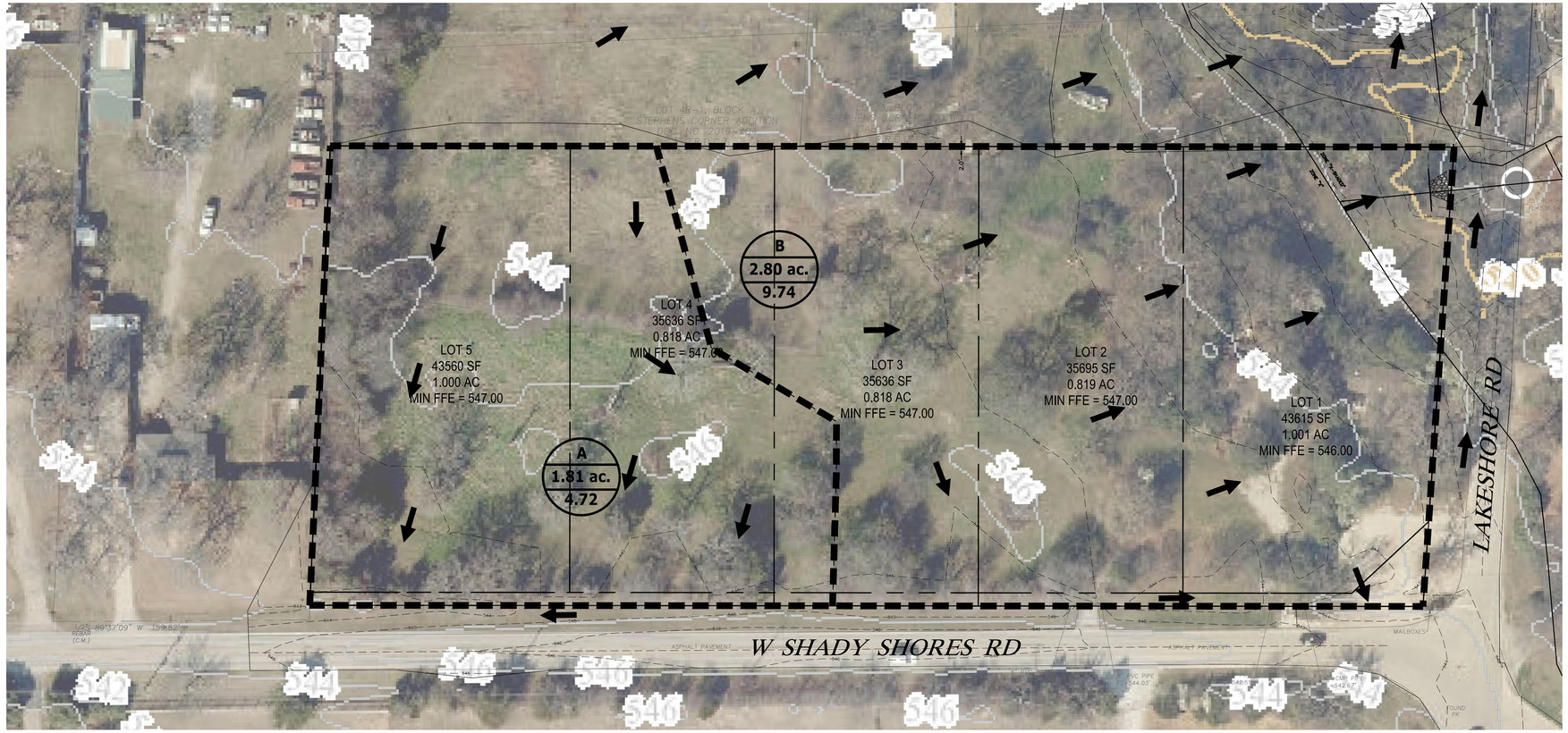
CIVIL POINT ENGINEERS

PROJECT NAME:
HERD ADDITION
SHADY SHORES, TX

SHEET TITLE:
GRADING PLAN

JOHN H. BEZNER
LICENSED PROFESSIONAL ENGINEER

DATE	9-14-22
SCALE	1" = 40'
SHEET	3
OF	9



0 20 40 80

SCALE: 1" = 40'

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	0.40	1.0	4.21	4.72	1.0	4.79	5.36	1.1	5.60	6.90	1.2	6.27	8.43	1.25	6.96	9.74	LAKESHORE RD

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:
PRE-DEVELOPMENT DRAINAGE AREA MAP

STATE OF TEXAS
JOHN H. BEZNER
98499
LICENSED
PROFESSIONAL ENGINEER

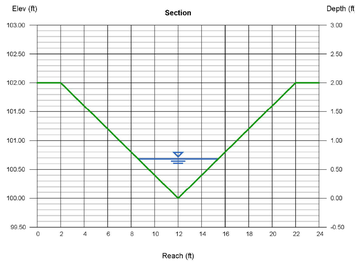
DATE	9-14-22
SCALE	1" = 40'
SHEET	4
OF	9

Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, May 4 2022

West Shady Shores Rd Ditch Calculation

Triangular		**Highlighted**	
Side Slopes (z:1)	= 5.00, 5.00	Depth (ft)	= 0.68
Total Depth (ft)	= 2.00	Q (cfs)	= 4.760
		Area (sqft)	= 2.31
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 2.06
Slope (%)	= 0.76	Wetted Perim (ft)	= 6.93
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.57
		Top Width (ft)	= 6.80
Calculations		EGL (ft)	= 0.75
Compute by:	Known Q		
Known Q (cfs)	= 4.76		

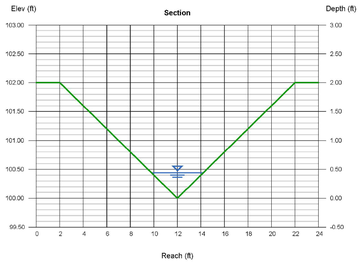


Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, May 4 2022

East Shady Shores Rd Ditch Calculation

Triangular		**Highlighted**	
Side Slopes (z:1)	= 5.00, 5.00	Depth (ft)	= 0.44
Total Depth (ft)	= 2.00	Q (cfs)	= 0.980
		Area (sqft)	= 0.97
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 1.01
Slope (%)	= 0.34	Wetted Perim (ft)	= 4.49
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.30
		Top Width (ft)	= 4.40
Calculations		EGL (ft)	= 0.46
Compute by:	Known Q		
Known Q (cfs)	= 0.98		

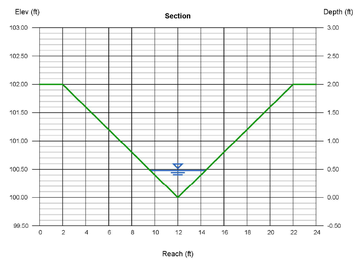


Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, May 4 2022

Lakeshore Rd Ditch

Triangular		**Highlighted**	
Side Slopes (z:1)	= 5.00, 5.00	Depth (ft)	= 0.48
Total Depth (ft)	= 2.00	Q (cfs)	= 3.000
		Area (sqft)	= 1.15
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 2.60
Slope (%)	= 2.00	Wetted Perim (ft)	= 4.90
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.47
		Top Width (ft)	= 4.80
Calculations		EGL (ft)	= 0.59
Compute by:	Known Q		
Known Q (cfs)	= 3.00		

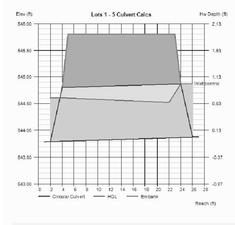


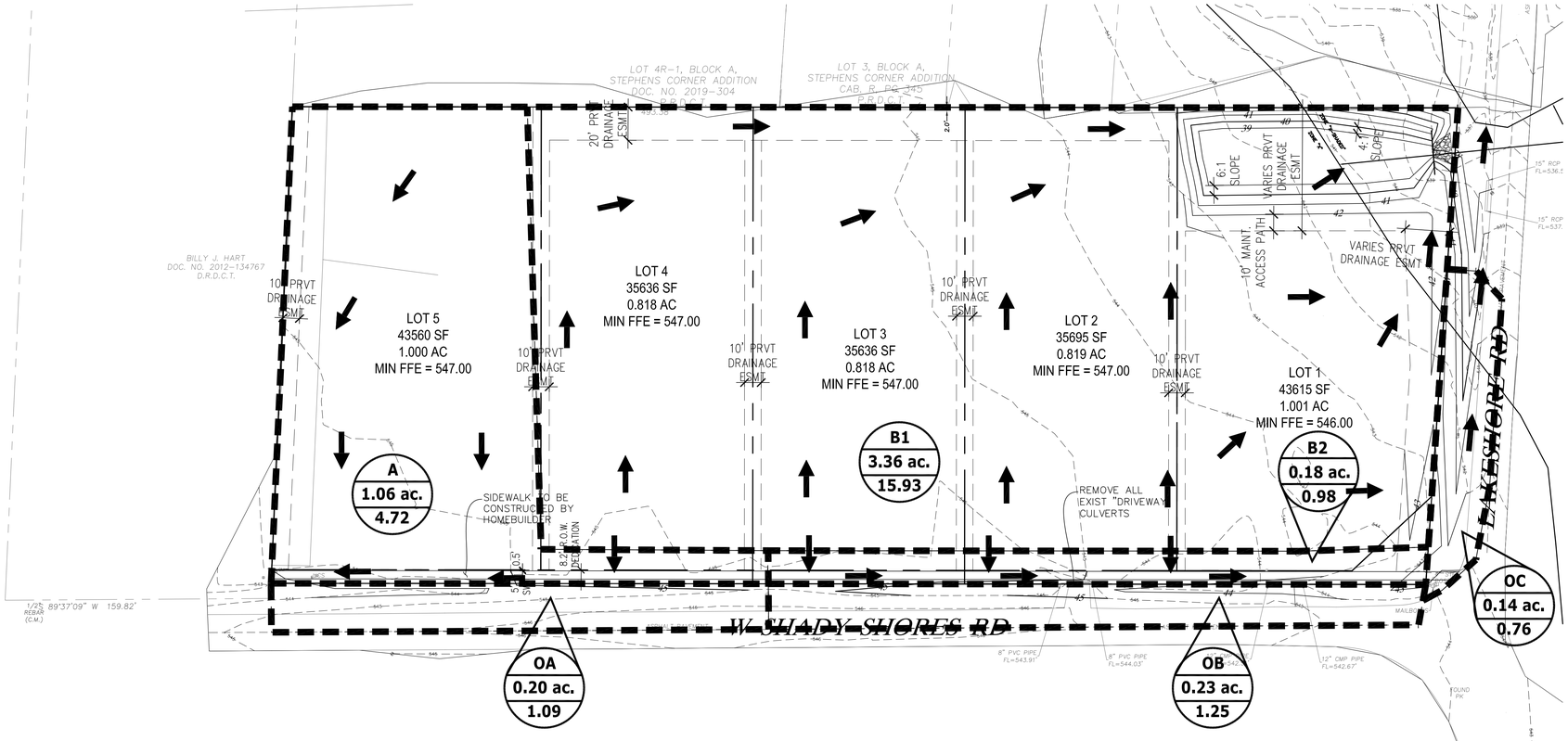
Culvert Report

HydraflowExpress Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, May 4 2022

Lots 1 - 5 Culvert Calcs

Invert Elev Dn (ft)	= 543.80	**Calculations**	
Pipe Length (ft)	= 20.00	Qmin (cfs)	= 2.25
Slope (%)	= 0.25	Qmax (cfs)	= 2.25
Invert Elev Up (ft)	= 543.87	Tailwater Elev (ft)	= Normal
Rise (in)	= 12.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 12.0	Qtotal (cfs)	= 2.25
No. Barrels	= 1	Qpipe (cfs)	= 2.25
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Corrugate Metal Pipe	Veloc Dn (ft/s)	= 3.31
Culvert Entrance	= Mitered to slope (C)	Veloc Up (ft/s)	= 4.23
Coeff. K,M,c,Y,k	= 0.021, 1.33, 0.0463, 0.75, 0.7	HGL Dn (ft)	= 544.61
		HGL Up (ft)	= 544.51
Embankment		Hw Elev (ft)	= 544.88
Top Elevation (ft)	= 545.80	Hw/D (ft)	= 1.01
Top Width (ft)	= 18.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 18.00		





0 20 40 80

SCALE: 1" = 40'

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

DRIVEWAY CULVERT SIZING

Prop. Lot	Size (in)
1	12
2	12
3	12
4	12
5	12

NOTE: HOMEBUILDER TO REPLACE/INSTALL CULVERTS
CULVERT WILL NOT BE REQUIRED FOR LOT 5

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	1.06	15	0.45	1.0	4.85	2.31	1.0	5.50	2.62	1.1	6.41	3.36	1.2	7.14	4.09	1.25	7.91	4.72	W SHADY SHORES RD
B1	3.36	15	0.48	1.0	4.85	7.82	1.0	5.50	8.86	1.1	6.41	11.36	1.2	7.14	13.81	1.25	7.91	15.93	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
OA	0.20	15	0.55	1.0	4.85	0.53	1.0	5.50	0.61	1.1	6.41	0.78	1.2	7.14	0.94	1.25	7.91	1.09	W Ditch Shady Shores
OB	0.23	15	0.55	1.0	4.85	0.61	1.0	5.50	0.70	1.1	6.41	0.89	1.2	7.14	1.08	1.25	7.91	1.25	E Ditch Shady Shores
OC	0.14	15	0.55	1.0	4.85	0.37	1.0	5.50	0.42	1.1	6.41	0.54	1.2	7.14	0.66	1.25	7.91	0.76	North Lakeshore Rd

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

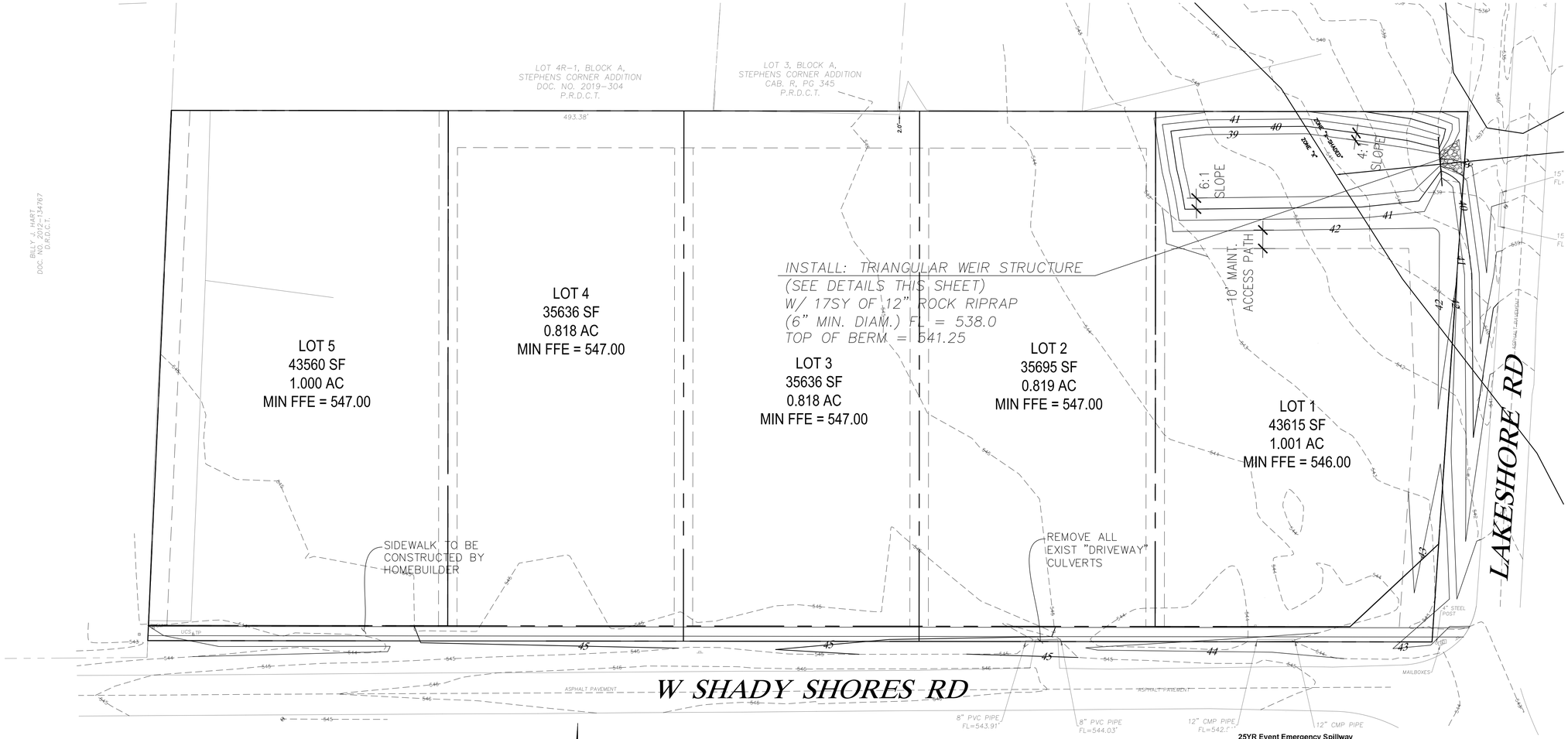
CIVIL POINT ENGINEERS

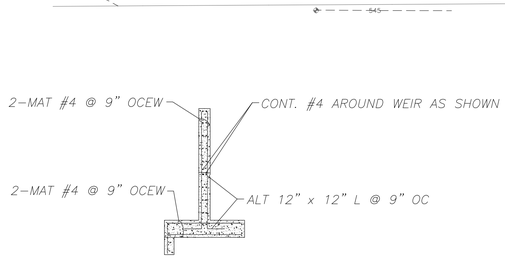
PROJECT NAME:
HERD ADDITION
SHADY SHORES, TX

SHEET TITLE:
POST-DEVELOPMENT DRAINAGE AREA MAP

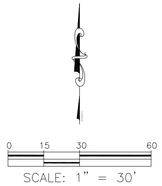
JOHN H. BEZNER 98466 LICENSED PROFESSIONAL ENGINEER

DATE 9-14-22
SCALE 1" = 40'
SHEET 5
OF 9





WEIR REINFORCMENT
N.T.S.

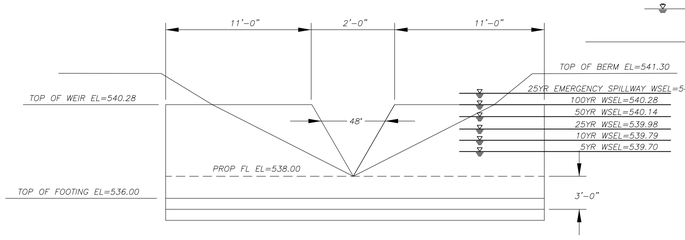


25YR Event Emergency Spillway

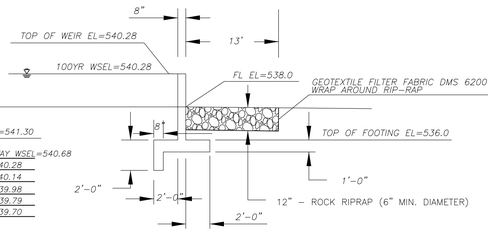
Trapezoidal Weir		Highlighted	
Crest	= Sharp	Depth (ft)	= 0.39
Bottom Length (ft)	= 17.00	Q (cfs)	= 13.77
Total Depth (ft)	= 1.00	Area (sqft)	= 7.24
Side Slope (z:1)	= 4.00	Velocity (ft/s)	= 1.90
		Top Width (ft)	= 20.12

Calculations

Weir Coeff. Cw	= 3.10
Compute by:	Known Q
Known Q (cfs)	= 13.77



TRIANGULAR WEIR WALL
N.T.S.



WEIR DIMENSIONS
N.T.S.

D1 VOLUME CALCULATIONS					
ELEVATION (ft)	AREA (sf)	AVE AREA (sf)	INCR DEPTH (ft)	INCR VOLUME (cf)	CUMM VOLUME (cf)
538					
539	4153	2076.5	1	2076.5	2076.5
540	5702	4927.5	1	4927.5	7004.0
541	7359	6530.5	1	6530.5	13534.5

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DALLAS, TX 75243
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TBPE Firm #: 9723
CIVIL POINT ENGINEERS

PROJECT NAME:
HERD ADDITION
SHADY SHORES, TX

SHEET TITLE:
DETENTION POND PLAN

STATE OF TEXAS
JOHN H. BEZNER
LICENSED PROFESSIONAL ENGINEER

DATE	9-14-22
SCALE	1" = 20'
SHEET	6
OF	9

100Yr Weir Calculation

V-Notch Weir

Crest	= Sharp
Angle (Deg)	= 48
Total Depth (ft)	= 2.30

Calculations

Weir Coeff. Cw	= 1.13
Compute by:	Known Q
Known Q (cfs)	= 8.76

Highlighted

Depth (ft)	= 2.27
Q (cfs)	= 8.760
Area (sqft)	= 2.29
Velocity (ft/s)	= 3.82
Top Width (ft)	= 2.02

50Yr Weir Calculation

V-Notch Weir

Crest	= Sharp
Angle (Deg)	= 48
Total Depth (ft)	= 2.30

Calculations

Weir Coeff. Cw	= 1.13
Compute by:	Known Q
Known Q (cfs)	= 7.58

Highlighted

Depth (ft)	= 2.14
Q (cfs)	= 7.580
Area (sqft)	= 2.04
Velocity (ft/s)	= 3.71
Top Width (ft)	= 1.91

25Yr Weir Calculation

V-Notch Weir

Crest	= Sharp
Angle (Deg)	= 48
Total Depth (ft)	= 2.30

Calculations

Weir Coeff. Cw	= 1.13
Compute by:	Known Q
Known Q (cfs)	= 6.20

Highlighted

Depth (ft)	= 1.98
Q (cfs)	= 6.200
Area (sqft)	= 1.74
Velocity (ft/s)	= 3.57
Top Width (ft)	= 1.76

10Yr Weir Calculation

V-Notch Weir

Crest	= Sharp
Angle (Deg)	= 48
Total Depth (ft)	= 2.30

Calculations

Weir Coeff. Cw	= 1.13
Compute by:	Known Q
Known Q (cfs)	= 4.82

Highlighted

Depth (ft)	= 1.79
Q (cfs)	= 4.820
Area (sqft)	= 1.42
Velocity (ft/s)	= 3.39
Top Width (ft)	= 1.59

5Yr Weir Calculation

V-Notch Weir

Crest	= Sharp
Angle (Deg)	= 48
Total Depth (ft)	= 2.30

Calculations

Weir Coeff. Cw	= 1.13
Compute by:	Known Q
Known Q (cfs)	= 4.24

Highlighted

Depth (ft)	= 1.70
Q (cfs)	= 4.240
Area (sqft)	= 1.28
Velocity (ft/s)	= 3.31
Top Width (ft)	= 1.51

100 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition E** Date: **9/13/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.50	20	6.96	2.80	9.74	-0.98	8.76
2	Prop. Cond.	0.60	15	7.91	3.36	15.93		15.93

Step 3									
Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft^3) Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Volume (acre-ft) Previous Col./43,560
1	10	0.60	9.24	3.36	18.61	11,167	6,573	4,594	0.11
2	20	0.60	6.96	3.36	14.02	16,823	9,202	7,620	0.17
3	30	0.60	5.66	3.36	11.40	20,521	11,831	8,689	0.20
4	40	0.60	4.82	3.36	9.71	23,300	14,461	8,840	0.20
5	50	0.60	4.22	3.36	8.50	25,500	17,090	8,410	0.19
6	60	0.60	3.77	3.36	7.59	27,337	19,719	7,618	0.17
7	70	0.60	3.41	3.36	6.87	28,874	22,348	6,525	0.15
8	80	0.60	3.13	3.36	6.30	30,247	24,977	5,269	0.12
9	90	0.60	2.89	3.36	5.83	31,472	27,607	3,865	0.09

Step 4. 100 Yr Max Required Storage (cf) **8840**

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.

50 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **9/13/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.48	20	6.27	2.80	8.43	-0.85	7.58
2	Prop. Cond.	0.58	15	7.14	3.36	13.81		13.81

Step 3									
Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft^3) Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Volume (acre-ft) Previous Col./43,560
1	10	0.58	8.36	3.36	16.17	9,699	5,683	4,016	0.09
2	20	0.58	6.27	3.36	12.12	14,549	7,956	6,593	0.15
3	30	0.58	5.09	3.36	9.84	17,716	10,229	7,487	0.17
4	40	0.58	4.32	3.36	8.35	20,048	12,502	7,546	0.17
5	50	0.58	3.77	3.36	7.29	21,869	14,775	7,094	0.16
6	60	0.58	3.36	3.36	6.50	23,389	17,048	6,341	0.15
7	70	0.58	3.04	3.36	5.89	24,718	19,321	5,397	0.12
8	80	0.58	2.79	3.36	5.39	25,860	21,594	4,266	0.10
9	90	0.58	2.57	3.36	4.98	26,875	23,867	3,008	0.07

Step 4. 100 Yr Max Required Storage (cf) **7546**

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.

25 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **9/13/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.44	20	5.60	2.80	6.90	-0.70	6.20
2	Prop. Cond.	0.53	15	6.41	3.36	11.36		11.36

Step 3									
Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft^3) Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Volume (acre-ft) Previous Col./43,560
1	10	0.53	7.55	3.36	13.39	8,033	4,649	3,383	0.08
2	20	0.53	5.60	3.36	9.92	11,907	6,509	5,398	0.12
3	30	0.53	4.51	3.36	8.00	14,405	8,369	6,036	0.14
4	40	0.53	3.82	3.36	6.77	16,239	10,229	6,010	0.14
5	50	0.53	3.33	3.36	5.90	17,687	12,088	5,599	0.13
6	60	0.53	2.96	3.36	5.25	18,885	13,948	4,937	0.11
7	70	0.53	2.67	3.36	4.74	19,910	15,808	4,102	0.09
8	80	0.53	2.45	3.36	4.33	20,805	17,668	3,137	0.07
9	90	0.53	2.26	3.36	4.00	21,602	19,527	2,075	0.05

Step 4. 100 Yr Max Required Storage (cf) **6036**

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.

10 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **9/13/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.40	20	4.79	2.80	5.36	-0.54	4.82
2	Prop. Cond.	0.48	15	5.50	3.36	8.86		8.86

Step 3									
Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft^3) Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Volume (acre-ft) Previous Col./43,560
1	10	0.48	6.50	3.36	10.47	6,283	3,619	2,665	0.06
2	20	0.48	4.79	3.36	7.72	9,261	5,066	4,195	0.10
3	30	0.48	3.85	3.36	6.20	11,157	6,513	4,644	0.11
4	40	0.48	3.24	3.36	5.22	12,537	7,961	4,576	0.11
5	50	0.48	2.82	3.36	4.54	13,619	9,408	4,211	0.10
6	60	0.48	2.50	3.36	4.03	14,509	10,856	3,653	0.08
7	70	0.48	2.26	3.36	3.63	15,266	12,303	2,963	0.07
8	80	0.48	2.06	3.36	3.32	15,926	13,751	2,175	0.05
9	90	0.48	1.90	3.36	3.06	16,510	15,198	1,312	0.03

Step 4. 100 Yr Max Required Storage (cf) **4644**

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.

5 Yr Modified Rational Method Detention Pond Design

Project Description: **Herd Addition** Date: **9/13/2022**

Step		C	Rainfall Intensity, I		A	Q peak	Qrelease	Qpeak
			Tc	I (in/hr)	(acres)	(cfs)	(cfs)	(cfs)
1	Exist. Cond.	0.40	20	4.21	2.80	4.72	-0.48	4.24
2	Prop. Cond.	0.48	15	4.85	3.36	7.82		7.82

Step 3									
Time Step 3	Td Duration (min)	C	I (in/hr)	A (acres)	Q peak (cfs)	Volume (ft^3) Inflow Td*Q*60	Outflow .5*(Tc+Td)*Qo*60	Req. Storage Inflow - Outflow	Volume (acre-ft) Previous Col./43,560
1	10	0.48	5.75	3.36	9.27	5,559	3,176	2,383	0.05
2	20	0.48	4.21	3.36	6.78	8,141	4,447	3,694	0.08
3	30	0.48	3.37	3.36	5.43	9,775	5,718	4,057	0.09
4	40	0.48	2.83	3.36	4.56	10,944	6,988	3,956	0.09
5	50	0.48	2.45	3.36	3.95	11,843	8,259	3,585	0.08
6	60	0.48	2.17	3.36	3.50	12,588	9,529	3,059	0.07
7	70	0.48	1.96	3.36	3.15	13,236	10,800	2,436	0.06
8	80	0.48	1.78	3.36	2.87	13,783	12,070	1,713	0.04
9	90	0.48	1.64	3.36	2.64	14,267	13,341	926	0.02

Step 4. 100 Yr Max Required Storage (cf) **4057**

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.

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

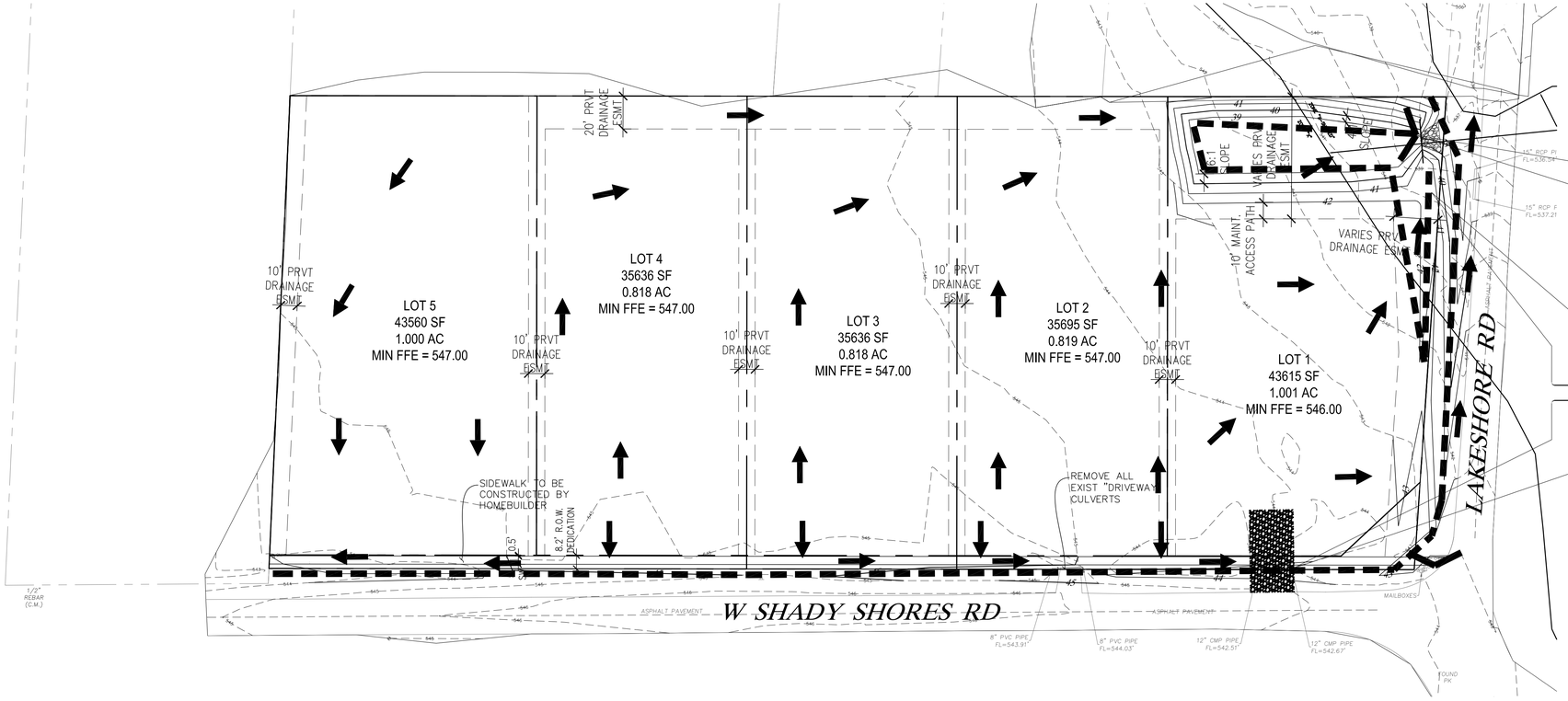
CIVIL POINT ENGINEERS

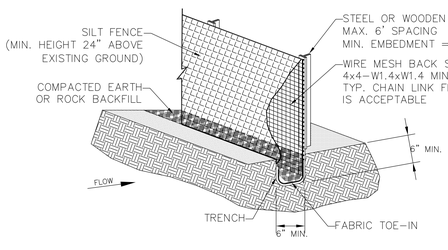
PROJECT NAME:
HERD ADDITION
SHADY SHORES, TX

SHEET TITLE:
DETENTION POND CALCULATIONS

STATE OF TEXAS
JOHN H. BEZNER
98499
LICENSED PROFESSIONAL ENGINEER

DATE 9-14-22
SCALE 1" = 20'
SHEET 7
OF 9



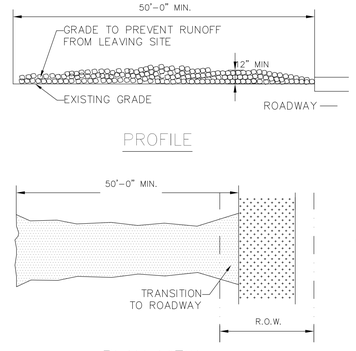


SILT FENCE GENERAL NOTES:

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.



STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S.

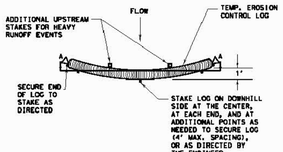
9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723
CIVIL POINT ENGINEERS

PROJECT NAME:
HERD ADDITION
SHADY SHORES, TX

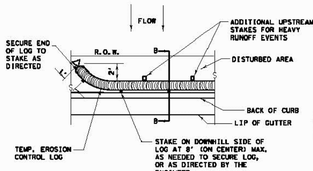
SHEET TITLE:
EROSION CONTROL PLAN

JOHN H. BEZNER
98499
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

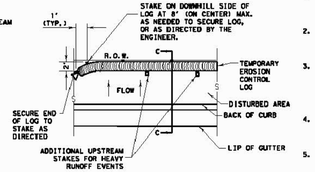
DATE	9-14-22
SCALE	1" = 40'
SHEET	8
OF	9



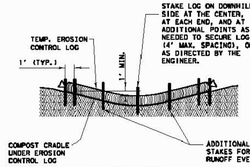
PLAN VIEW



PLAN VIEW



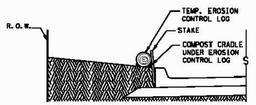
PLAN VIEW



SECTION A-A

EROSION CONTROL LOG DAM

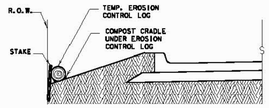
CL-D



SECTION B-B

EROSION CONTROL LOG AT BACK OF CURB

CL-BOC



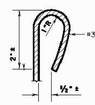
SECTION C-C

EROSION CONTROL LOG AT EDGE OF RIGHT-OF-WAY

CL-ROW

LEGEND

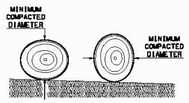
- CL-D — EROSION CONTROL LOG DAM
- CL-BOC — EROSION CONTROL LOG AT BACK OF CURB
- CL-ROW — EROSION CONTROL LOG AT EDGE OF RIGHT-OF-WAY
- CL-SST — EROSION CONTROL LOGS ON SLOPES STAKE AND TRENCHING ANCHORING
- CL-SSL — EROSION CONTROL LOGS ON SLOPES STAKE AND LASHING ANCHORING
- CL-DI — EROSION CONTROL LOG AT DROP INLET
- CL-CI — EROSION CONTROL LOG AT CURB INLET
- CL-GI — EROSION CONTROL LOG AT CURB & GRATE INLET



REBAR STAKE DETAIL

GENERAL NOTES:

1. EROSION CONTROL LOGS SHALL BE INSTALLED IN ACCORDANCE WITH MANFACTURER'S RECOMMENDATIONS, OR AS DIRECTED BY THE ENGINEER.
2. LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED.
3. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE LOG WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
4. FILL LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE THE MINIMUM COMPACTED DIAMETER SPECIFIED IN THE PLANS WITHOUT EXCESSIVE DEFORMATION.
5. STAKES SHALL BE 2" X 2" WOOD OR #3 REBAR, 2'-4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE LOG, OR AS DIRECTED BY THE ENGINEER.
6. DO NOT PLACE STAKES THROUGH CONTAINMENT MESH.
7. COMPOST CRADLE MATERIAL IS INCIDENTAL & WILL NOT BE PAID FOR SEPARATELY.
8. SANDBAGS USED AS ANCHORS SHALL BE PLACED ON TOP OF LOGS & SHALL BE OF SUFFICIENT SIZE TO HOLD LOGS IN PLACE.
9. TURN THE ENDS OF EACH ROW OF LOGS UPSLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE LOG.
10. FOR HEAVY RUNOFF EVENTS, ADDITIONAL UPSTREAM STAKES MAY BE NECESSARY TO KEEP LOG FROM FOLDING IN ON ITSELF.



DIAMETER MEASUREMENTS OF EROSION CONTROL LOGS SPECIFIED IN PLANS

SEDIMENT BASIN & TRAP USAGE GUIDELINES

An erosion control log sediment trap may be used to filter sediment out of runoff draining from an unstabilized area.

Log Traps: The drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF/Acre (0.5" over the drainage area).

Control logs should be placed in the following locations:
1. Within drainage ditches spaced as needed or min. 500' on center
2. Immediately preceding ditch inlets or drain inlets
3. Just before the drainage enters a water course
4. Just before the drainage leaves the right of way
5. Just before the drainage leaves the construction limits where drainage flows away from the project.

The logs should be cleaned when the sediment has accumulated to a depth of 1/2 the log diameter.

Cleaning and removal of accumulated sediment deposits is incidental and will not be paid for separately.

SHEET 1 OF 3

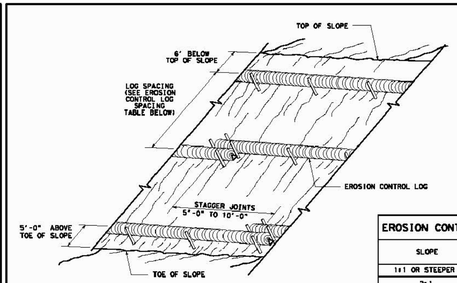
Texas Department of Transportation — Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

EROSION CONTROL LOG

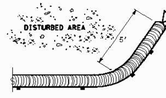
EC(9)-16

FILE: ec916	DN: TxDOT	CK: KM	DW: LS/PT	CK: LS
©TxDOT JULY 2016	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.



EROSION CONTROL LOGS ON SLOPES STAKE AND TRENCHING ANCHORING

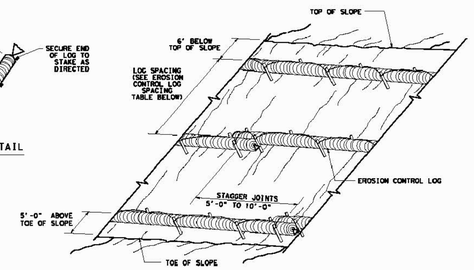
CL-SST



END SECTION RAP DETAIL

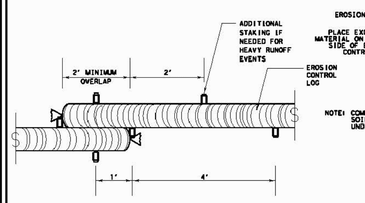
EROSION CONTROL LOG SPACING TABLE				
SLOPE	LOG DIAMETER			
	6"	8"	12"	18"
1:1 OR STEEPER	5'	10'	15'	20'
2:1	10'	20'	30'	40'
3:1	15'	30'	45'	60'
4:1 OR FLATTER	20'	40'	60'	80'

* ADJUSTMENTS CAN BE MADE FOR SOIL TYPE: SOFT, LOAMY SOILS-ADJUST ROWS CLOSER TOGETHER; HARD, ROCKY SOILS- ADJUST ROWS FARTHER APART



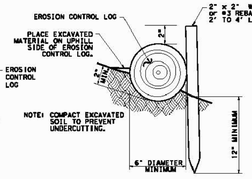
EROSION CONTROL LOGS ON SLOPES STAKE AND LASHING ANCHORING

CL-SSL

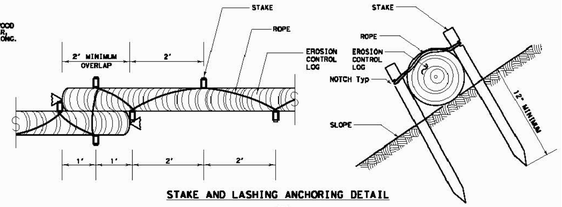


STAKE AND TRENCHING ANCHORING DETAIL

CL-SST



TRENCH DEPTH TABLE	
LOG DIAMETER	DEPTH
6"	2"
8"	3"
12"	4"
18"	5"



STAKE AND LASHING ANCHORING DETAIL

CL-SSL

STAKE NOTCH DETAIL

SHEET 2 OF 3

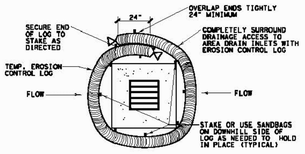
Texas Department of Transportation — Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

EROSION CONTROL LOG

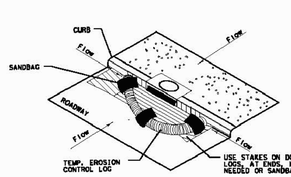
EC(9)-16

FILE: ec916	DN: TxDOT	CK: KM	DW: LS/PT	CK: LS
©TxDOT JULY 2016	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.



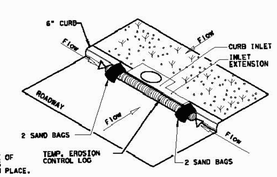
EROSION CONTROL LOG AT DROP INLET

CL-DI



EROSION CONTROL LOG AT CURB INLET

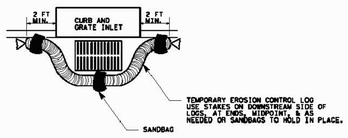
CL-CI



EROSION CONTROL LOG AT CURB INLET

CL-CI

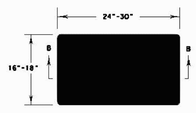
NOTE:
EROSION CONTROL LOGS USED AT CURB INLETS SHOULD ONLY BE USED IF THEY WILL NOT IMPEDE TRAFFIC OR FLOOD THE ROADWAY OR WHEN THE STORM SEWER SYSTEM IS NOT FULLY FUNCTIONAL.



EROSION CONTROL LOG AT CURB & GRADE INLET

CL-GI

SECTION B-B



SANDBAG DETAIL

SHEET 3 OF 3

Texas Department of Transportation — Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

EROSION CONTROL LOG

EC(9)-16

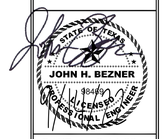
FILE: ec916	DN: TxDOT	CK: KM	DW: LS/PT	CK: LS
©TxDOT JULY 2016	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.

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:
DETAILS SHEET

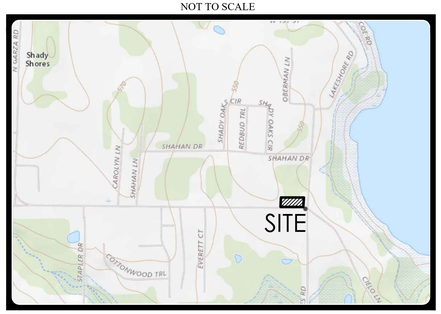


DATE	9-14-22
SCALE	1" = 40'
SHEET	9
OF	9

SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0395H, dated June 19, 2020, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to take a portion of a platted lot and create 5 newly recorded lots.
5. Cross-lot drainage is not allowed unless in a drainage easement.
6. Private plumbing will not be allowed to cross property lines.
7. All private drainage easements are to be maintained by the property owner.

VICINITY MAP
NOT TO SCALE



Lot Info Table:

Lot 1, Block A - Residential	Lot 5, Block A - Residential
44,624 Square feet	43,557 Square feet
1.024 Acres	1.000 Acres
Lot 2, Block A - Residential	
35,695 Square feet	
0.819 Acres	
Lot 3, Block A - Residential	
35,636 Square feet	
0.818 Acres	
Lot 4, Block A - Residential	
35,636 Square feet	
0.818 Acres	

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED **10/7/2022**

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS D&J Herd, LLC are the owners of a 4.611 acre tract of land situated in the M.E.P. & P.R.R. Survey, Abstract Number 911, in the Town of Shady Shores, Denton County, Texas, being part of Lot 4, Block A, Stephens Corner Addition, an addition to the Town of Shady Shores, according to the plat thereof recorded in Cabinet R, Slide 345, Plat Records, Denton County, Texas, and being all of that same tract of land described to D&J Herd, LLC, in General Warranty Deed recorded in Document Number 2019-102994, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows; (bearings and distances are based on the state plane coordinate system, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00015063);

BEGINNING at a 1/2-inch rebar found for the easternmost northeast corner of said Lot 4, and the southeast corner of Lot 1, Block A, of said Stephens Corner Addition, said point lying on the west right-of-way line of Lakeshore Road (a variable-width right-of-way);

THENCE South 03 degrees 52 minutes 38 seconds West, with the southernmost east line of said Lot 4, and with the west right-of-way line of said Lakeshore Road, a distance of 287.98 feet to a 1/2-inch rebar found for the southeast corner of said Lot 4; said point lying at the intersection of the west right-of-way line of said Lakeshore Road with the north right-of-way line of West Shady Shores Road (a variable-width right-of-way);

THENCE North 89 degrees 56 minutes 27 seconds West, with the south line of said Lot 4, and with the north right-of-way line of said West Shady Shores Road, a distance of 695.69 feet to a point for the southwest corner of said Lot 4, said point lying on the east line of that same tract of land described to Billy J. Hart, in Warranty Deed recorded in Document Number 2012-134767, Deed Records, Denton County, Texas, from said point a 1/2-inch rebar found bears South 49 degrees 39 minutes West, a distance of 0.04 feet;

THENCE North 02 degrees 33 minutes 43 seconds East, departing the north right-of-way line of said West Shady Shores Road, with the west line of said Lot 4, and the east line of said Hart Tract, a distance of 287.62 feet to a point for the southwest corner of Lot 4R-1, Block A, Stephens Corner Addition, an addition to the Town of Shady Shores, according to the plat thereof recorded in Document Number 2019-304, Plat Records, Denton County, Texas;

THENCE South 89 degrees 56 minutes 27 seconds East, departing the east line of said Hart tract, with the south line of said Lot 4R-1, passing at a distance of 493.36 feet a 1/2-inch rebar found for the southeast corner of Lot 2, Block A, of said Stephens Corner Addition, same being the southwest corner of said Lot 1, and continuing with the south line of said Lot 1 for a total distance of 702.31 feet to the POINT OF BEGINNING and containing 200,853 square feet or 4.611 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT **D&J Herd, LLC**, the owner of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this replat, designating the herein described property as **Herd Addition**, an addition to the Town of Shady Shores, Denton County, Texas and does hereby dedicate to the use of public forever all streets, unless shown as private,and all easements shown and for the purposes indicated on this plat. The drainage easements that serve to recoginze the known and obvious drainage ways used as natural water courses for the purpose of accommodating drainage are dedicated to the use of the 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, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Signautre

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION

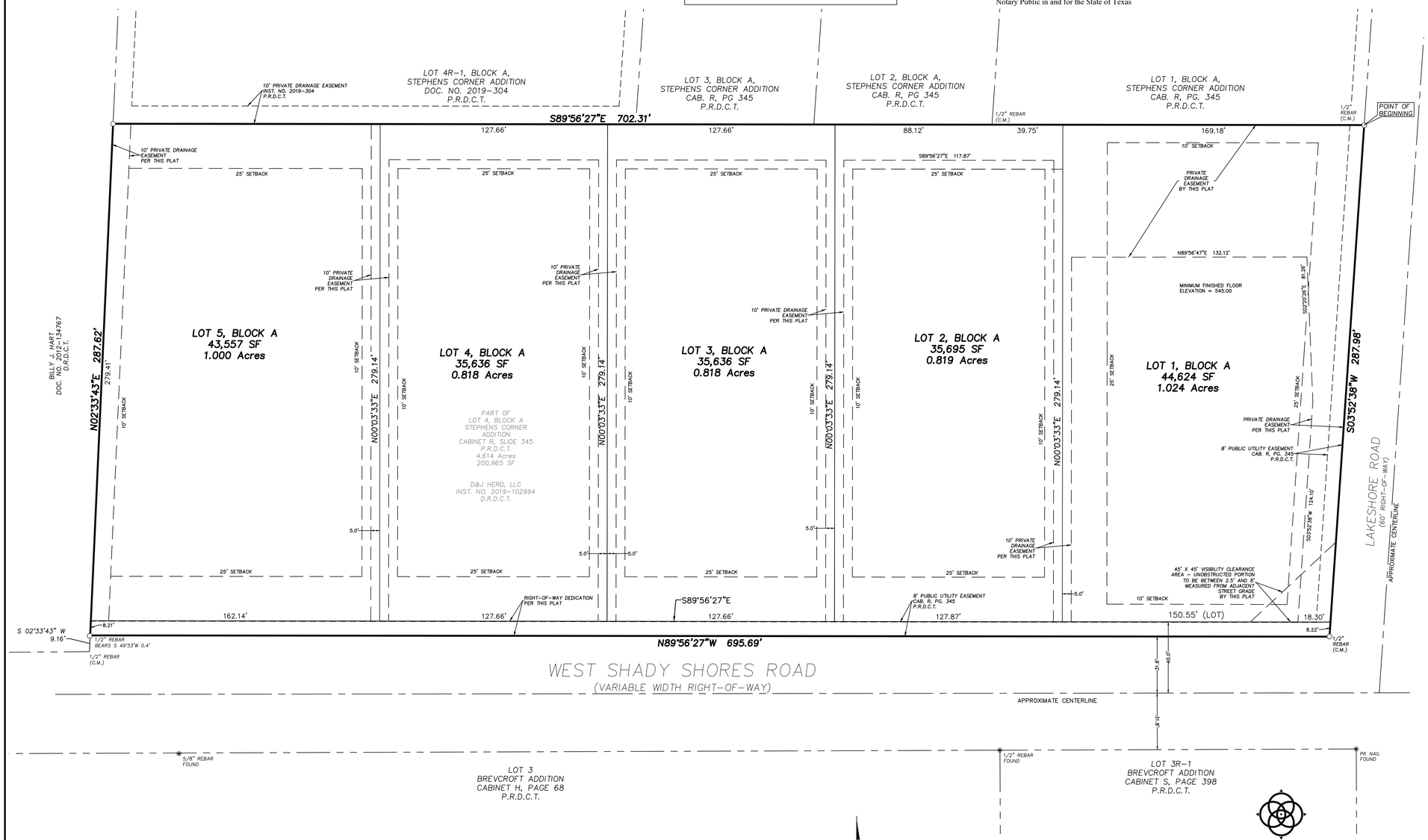
Chairman: _____

Mayor: _____

Attested By:

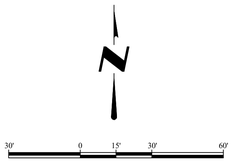
Town Secretary: _____

Date of Approval: _____



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT



SCALE: 1" = 30'

OWNER/DEVELOPER
D&J Herd, LLC
7142 Gregg Road
Krum, Texas 76249

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 08/25/2021 CHECKED BY: M.P. JOB NO.: D57039

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 10/07/2022

Plat not for Construction Purposes

FINAL PLAT

LOTS 1-5, BLOCK A HERD ADDITION

Being 4.611 Acres
Situated in the M.E.P. & P.R.R. Co Survey
Abstract Number 911
Being part of Lot 4, Block A of
Stephens Corner Addition, an addition
to the Town of Shady Shores
Denton County, Texas
-- 2022 --

FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY

V:\WRD SITE NOs\D57039 - 101 Lakeshore Road - Shady Shores\Drawings

AGENDA MEMORANDUM

DATE: November 10, 2022

TO: Planning and Zoning Commission

FROM: municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary

SUBJECT: **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.**

BACKGROUND/INFORMATION:

Consider and act on approval of the replat. The final plans are still being reviewed by the Town Engineer. Should the Planning and Zoning Commission choose to deny the request, the applicant may request an additional 30 days to resubmit the project for consideration.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY: