



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
AUGUST 9, 2018; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Establish a quorum

3. MINUTES

Consider and act on approval of the minutes July 12 , 2018 Planning and Zoning Commission Meeting.

Documents:

[PZMIN07.12.2018.PDF](#)

4. PUBLIC HEARING- TXMA LLC

Conduct a public hearing relative to a request made by TXMA LLC for a replat of the property known as Lots 1& 2 Block A Cochran Estates in the B. Eaves Survey (3.822 Acres).

- A) Open Public Hearing
- B) Applicant
- C) Those in Favor of the Request
- D) Those opposed
- E) Close Public Hearing

Documents:

[PUBLIC HEARNING 08.09.2018.PDF](#)

5. ACTION REGARDING PUBLIC HEARING

Consider and take action relative to a request made by TXMA LLC for a replat of the property legally known as Lots 1& 2 Block A Cochran Estates in the B. Eaves Survey (3.822 Acres).

Documents:

[AGENDA MEMO COCHRAN REPLAT 08.09.2018.PDF](#)
[7-27-2018 MSI 37890 PLAT PRELIM WITH TOPO.PDF](#)
[COCHRAN CONCEPT.PDF](#)
[COCHRAN DRAINAGE.PDF](#)

6. ADJOURN

I, Wendy Withers, Town Secretary of the Town of Shady Shores do hereby certify that the above notice of the Planning and Zoning Commission Meeting was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on _____ day of _____, 2018 at _____.

Approved:

Wendy Withers, Town Secretary

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,



**TOWN OF SHADY SHORES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
JULY 12, 2018; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES
SHADY SHORES, TX 76208**

MINUTES

ALLEN LEA	CHAIRMAN	PRESENT
REBECCA MORGAN	VICE-CHAIRMAN	PRESENT
TOM SPENCER	COMMISSIONER	PRESENT
TILLMAN STRAHAN	COMMISSIONER	PRESENT
PAUL BROWN	COMMISSIONER	ABSENT
LINDA WINTER	COMMISSIONER- ALTERNATE	PRESENT

STAFF PRESENT: Wendy Withers, Town Secretary; Jack Nelson Council Liaison

1. CALL TO ORDER

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

2. ROLL CALL

Establish a quorum

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

3. MINUTES

Consider and act on approval of the minutes June 14, 2018 Planning and Zoning Commission Meeting.

Documents:

1. [PZMINUTES 06.14.2018.PDF](#)

Rebecca Morgan made a motion to approve the minutes of the June 14, 2018 Planning and Zoning Meeting. Tillman Strahan seconded the motion.

DISCUSSION: None
AYES: SPENCER, STRAHAN, WINTER MORGAN
NAYS: NONE

The motion passed unanimously.

4. REPLAT- 138S AND 139S HIDDEN VALLEY AIRPARK

Consider and take action relative to a request made by Craig and Karen Thomas for a replat of Lots 138S and 139S Hidden Valley Airpark.

Documents:

1. [AGENDA MEMO - REPLAT REQUEST 07.09.2018.PDF](#)
2. [TOWN ENGINEER LETTER- 139S-R HVAA PH V - 6-18-18 W ATTACH.PDF](#)
3. [TOWN ENGINEER LETTER- 139S-R HVAA PH V - 4-2-18.PDF](#)
4. [2156-REPLAT.PDF](#)
5. [PRELIM DRAINAGE PLAN 2-28-18.PDF](#)

Rebecca Morgan made a motion to approve the replat as presented. Linda Winter seconded the motion.

DISCUSSION: None
AYES: SPENCER, STRAHAN, WINTER, MORGAN
NAYS: NONE

The motion passed unanimously.

5. WORK SESSION- ZONING MAPS AND EXHIBITS

Conduct a worksession relative to the creation of, changes to or improvements of current zoning maps and exhibits. Consider and take appropriate action relative to recommending approval of the proposed zoning map. Provide staff direction.

Documents:

1. [AGENDA MEMO ZONING EXHIBIT 07.12.2018.PDF](#)
2. [ZONING MAP JULY 2018.PDF](#)

Rebecca Morgan will make a correction to note that Olive's Branch is a planned development. The Zoning map will be presented to the Town Council at the next meeting. There were no changes made to actual zoning, a map was presented to note areas as they are currently zoned as of today's date.

6. ADJOURN

Tillman Strahan made a motion to adjourn. Rebecca Morgan seconded the motion.

DISCUSSION: NONE

AYES: SPENCER, STRAHAN, WINTER, MORGAN

NAYS: None

The motion passed unanimously and the meeting was adjourned at 7:30 pm.

PASSED AND APPROVED THIS _____ DAY OF _____, 2018

Approved:

ALLEN LEA, CHAIRMAN

ATTEST:

WENDY WITHERS, TOWN SECRETARY



To: Chairman Allen Lea and Commissioners
From: Wendy Withers, Town Secretary
CC: Jim Shepherd, Town Attorney; Richard Arvizu
Date: 8/06/2018
Re: PUBLIC HEARING

ACTION REQUESTED: Conduct a public hearing relative to a request for a replat made by TXMA LLC.

BACKGROUND: Mr. Sessions is requesting to replat Lots 1& 2 Block A Cochran Estates in the B. Eaves Survey (3.822 Acres)



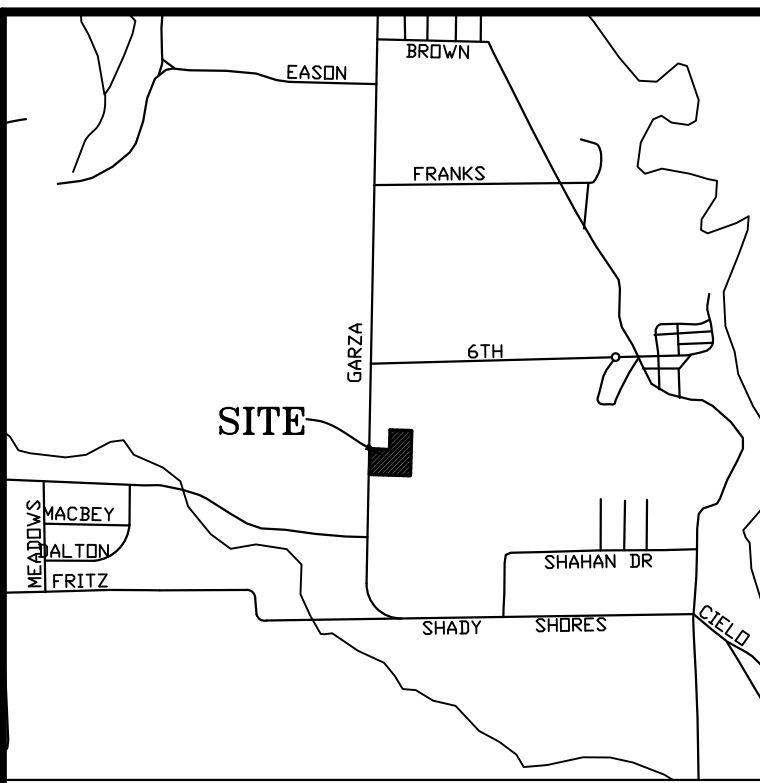
To: Chairman Allen Lea and Commissioners
From: Wendy Withers, Town Secretary
CC: Jim Shepherd, Town Attorney; Richard Arvizu
Date: 8/06/2018
Re: RE-Plat

ACTION REQUESTED: Consider and take action relative to a request for a replat made by TXMA LLC.

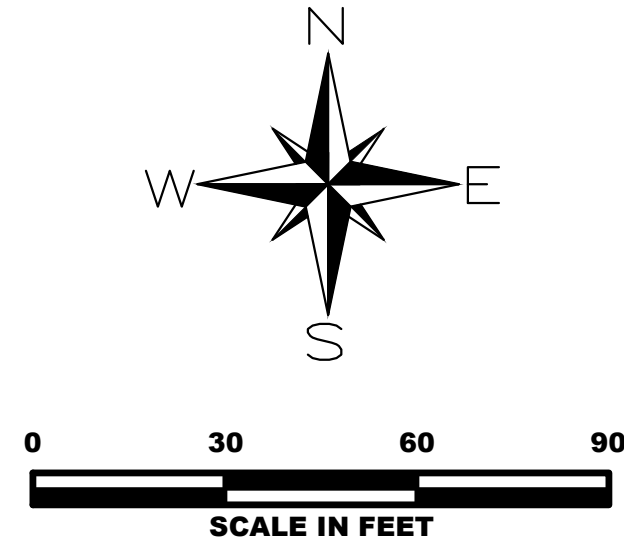
BACKGROUND: Mr. Sessions is requesting to replat Lots 1& 2 Block A Cochran Estates in the B. Eaves Survey (3.822 Acres). The Concept and drainage plan were approved by Town Engineer Richard Arvizu. Please see Richard's comments pertaining to the concept and drainage plan:

Wendy,

The attached Concept Plan and Proposed Drainage Ditch Plan by DEH Consulting is approved. The private drainage easements shown should be reflected on the Plat being developed by the surveyor. Please note the notes on the attached documents. Those recommended requirements shall be part of our expected approval of the Plat once received.



VICINITY MAP
SCALE 1" = 2000'



NOTES:

- 1/2 INCH IRON RODS SET AT LOT CORNERS WITH YELLOW PLASTIC CAP STAMPED WITH METROPLEX 10023300.
- BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.
- BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY ARE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0395G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
- THE PURPOSE OF THIS PLAT IS TO PLAT TWO RESIDENTIAL LOTS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRAD G. SHELTON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE IRON RODS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF SHADY SHORES, TEXAS.

**PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
NOT TO BE RELIED UPON AS A FINAL SURVEY.**

BRAD G. SHELTON
R.P.L.S. NO. 8452

STATE OF TEXAS

RECOMMENDED FOR APPROVAL

RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 2018
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHADY SHORES, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CERTIFICATE OF APPROVAL

APPROVED THIS ____ DAY OF _____, 2018
BY THE CITY COUNCIL OF SHADY SHORES, TEXAS.

MAYOR, CITY OF SHADY SHORES, TEXAS

ATTESTED

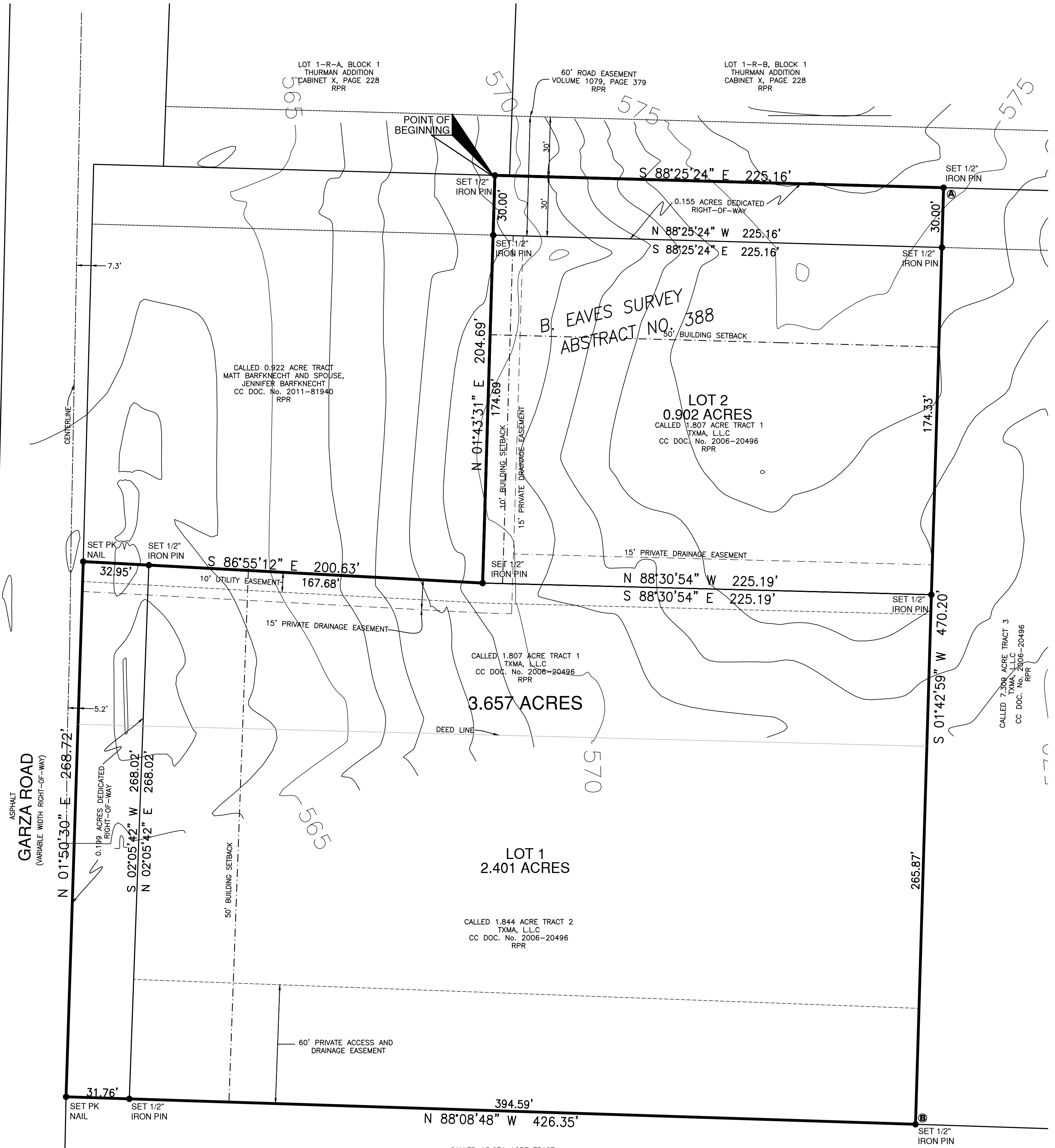
CITY SECRETARY

LEGEND

- CM = CONTROLLING MONUMENT
- FIP = FOUND IRON PIN
- SIP = SET IRON PIN
- CL = CENTERLINE
- FENCE = - - - - -
- POWER POLE = ————
- FIRE HYDRANT = ————
- WATER VALVE = ————
- CONCRETE = ————
- GAS LINE = ————
- WATER LINE = ————
- SEWER LINE = ————
- POWER LINE = ————
- DEED CALLS = * ()

CALL AT LEAST 48 HOURS BEFORE DIGGING
AS OF OCTOBER 1, 1998, IT IS TEXAS STATE LAW THAT YOU CONTACT A ONE-CALL SYSTEM BEFORE EXCAVATING!
ONE-CALL SYSTEMS OF TEXAS DIG TESS LONE STAR NOTIFICATION TEXAS ONE-CALL
1-800-545-6005 1-800-344-8377 1-800-669-8344 1-800-245-4545
A FEDERAL LAW NOW IN EFFECT ALSO STATES THAT ANY PERSON WHO ENGAGES IN EXCAVATION ACTIVITIES WITHOUT FIRST USING AN AVAILABLE ONE-CALL NOTIFICATION SYSTEM TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES, OR WITHOUT HEEDING LOCATION INFORMATION OR MARKINGS AND SUBSEQUENTLY DAMAGES A PIPELINE FACILITY SHALL BE SUBJECT TO A FINE, IMPRISONMENT, OR BOTH. THE LAW ALSO STATES THAT OSHA MAY BE NOTIFIED OF ANY ACCIDENT CAUSED BY AN EXCAVATOR.

LOT 1, BLOCK A
ADMISSION FRANCHISE
SCHOOL ADDN.
CABINET X, PAGE 18



STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS WE, TXMA, L.L.C., ARE THE OWNERS OF A 3.657 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE B. EAVES SURVEY, ABSTRACT NUMBER 388, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.807 ACRE TRACT 1 AND ALL OF A CALLED 1.844 ACRE TRACT 2, DESCRIBED IN A DEED TO TXMA, L.L.C., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2006-20496, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE NORTHERN MOST NORTHWEST CORNER OF SAID 1.807 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 0.922 ACRE TRACT DESCRIBED IN A DEED TO MATT BARFKNECHT AND SPOUSE, JENNIFER BARFKNECHT, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2011-81940, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE SOUTH LINE OF LOT 1-R-A, BLOCK 1, THURMAN ADDITION, RECORDED IN CABINET X, PAGE 228, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 25 MINUTES 24 SECONDS EAST WITH A NORTH LINE OF SAID 1.807 ACRE TRACT, A DISTANCE OF 225.16 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE NORTHEAST CORNER OF SAID 1.807 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 7.309 ACRE TRACT 3, DESCRIBED IN A DEED TO TXMA, L.L.C., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2006-20496, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE SOUTH LINE OF LOT 1-R-B, BLOCK 1, OF SAID THURMAN ADDITION;

THENCE SOUTH 01 DEGREES 42 MINUTES 59 SECONDS WEST WITH THE WEST LINE OF SAID 7.309 ACRE TRACT, A DISTANCE OF 470.20 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE SOUTHEAST CORNER OF SAID 1.844 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 7.309 ACRE TRACT, SAID PIN ALSO BEING ON THE NORTH LINE OF A CALLED 15.071 ACRE TRACT DESCRIBED IN A DEED TO ELMER L. MORGAN AND WIFE, REBECCA MORGAN, RECORDED IN VOLUME 1471, PAGE 749, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 08 MINUTES 48 SECONDS WEST WITH THE SOUTH LINE OF SAID 1.844 ACRE TRACT AND THE NORTH LINE OF SAID 15.071 ACRE TRACT, A DISTANCE OF 426.35 FEET TO A PK NAIL SET AT THE SOUTHWEST CORNER OF SAID 1.844 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 15.071 ACRE TRACT IN GARZA ROAD;

THENCE NORTH 01 DEGREES 50 MINUTES 30 SECONDS EAST IN GARZA ROAD, A DISTANCE OF 268.72 FEET TO A PK NAIL SET AT THE WESTERN MOST NORTHWEST CORNER OF SAID 1.807 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.922 ACRE TRACT IN GARZA ROAD;

THENCE SOUTH 86 DEGREES 55 MINUTES 12 SECONDS EAST WITH A NORTH LINE OF SAID 1.807 ACRE TRACT AND THE SOUTH LINE OF SAID 0.922 ACRE TRACT, A DISTANCE OF 200.63 FEET TO A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN INNER ELL CORNER OF SAID 1.807 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.922 ACRE TRACT;

THENCE NORTH 01 DEGREES 43 MINUTES 31 SECONDS EAST WITH A WEST LINE OF SAID 1.807 ACRE TRACT AND THE EAST LINE OF SAID 0.922 ACRE TRACT, A DISTANCE OF 204.69 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 3.657 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, TXMA, L.L.C., DO HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK A, COCHRAN ESTATES, AN ADDITION TO THE TOWN OF SHADY SHORES, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER, ALL UTILITY EASEMENTS, DRAINAGE EASEMENTS AND STREETS AS SHOWN HEREON. ALL AND ANY PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR THE UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANYTIME OF PROCURING THE PERMISSION OF ANYONE.

BARRY SESSIONS, OWNER DATE
TXMA, L.L.C.

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, BARRY SESSIONS, OWNER, OF TXMA, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF HEALTH SERVICES OF NORTH TEXAS FOUNDATION, INC. FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY
_____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF
LOTS 1 & 2, BLOCK A
COCHRAN ESTATES
BEING 3.657 ACRES IN
THE B. EAVES SURVEY,
ABSTRACT No. 388
TOWN OF SHADY SHORES,
DENTON COUNTY, TEXAS

FIRM NO. 10023300

TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE
A N 7109091.4
E 2415636.8
B N 7108621.4
E 2415622.7

07/25/18	ADDED DRAINAGE EASEMENTS	RLG
05/24/18	REVISED PLAT PER TOWN COMMENTS	RLG
05/24/18	REVISED PLAT PER TOWN COMMENTS	JRH
DATE	REVISIONS	BY:

DWN. **JRH** SCALE **1"=30'**
CKD. **BGS** DATE **02/16/18**

MSI Metroplex Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

SURVEYOR
BRAD G. SHELTON
223 W. HICKORY
DENTON, TEXAS 76201
PH 940-387-0506
FAX 940-565-0436

OWNER
BARRY SESSIONS
TXMA, L.L.C.
P.O. BOX 447
LAKE DALLAS, TEXAS 75065

SHRETT
OF **1**
JOB No. **37890**

SURVEYOR
 BRAD C. SHELTON
 223 W. HICKORY
 DENTON, TEXAS 76201
 PH 940-387-0506
 FAX 940-565-0436

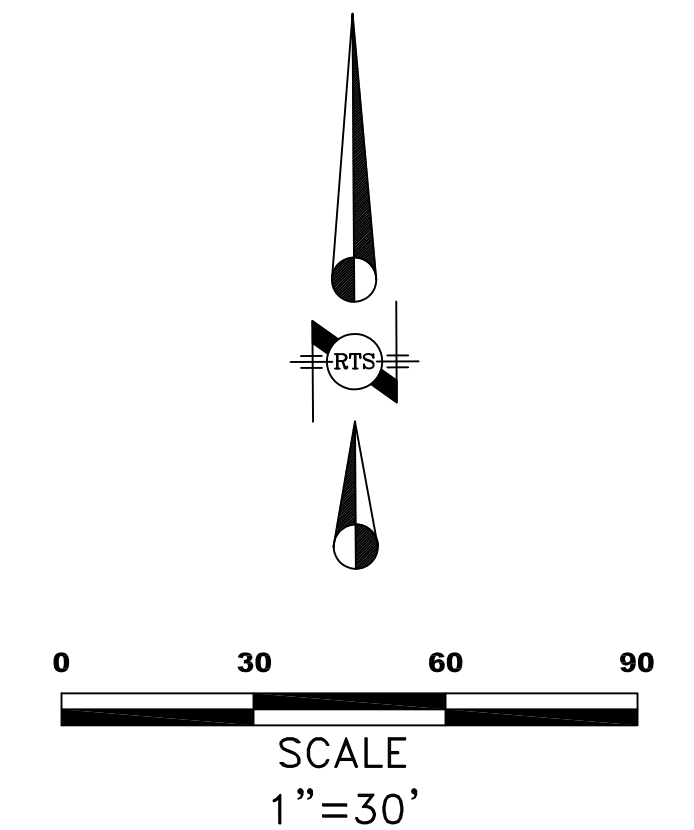
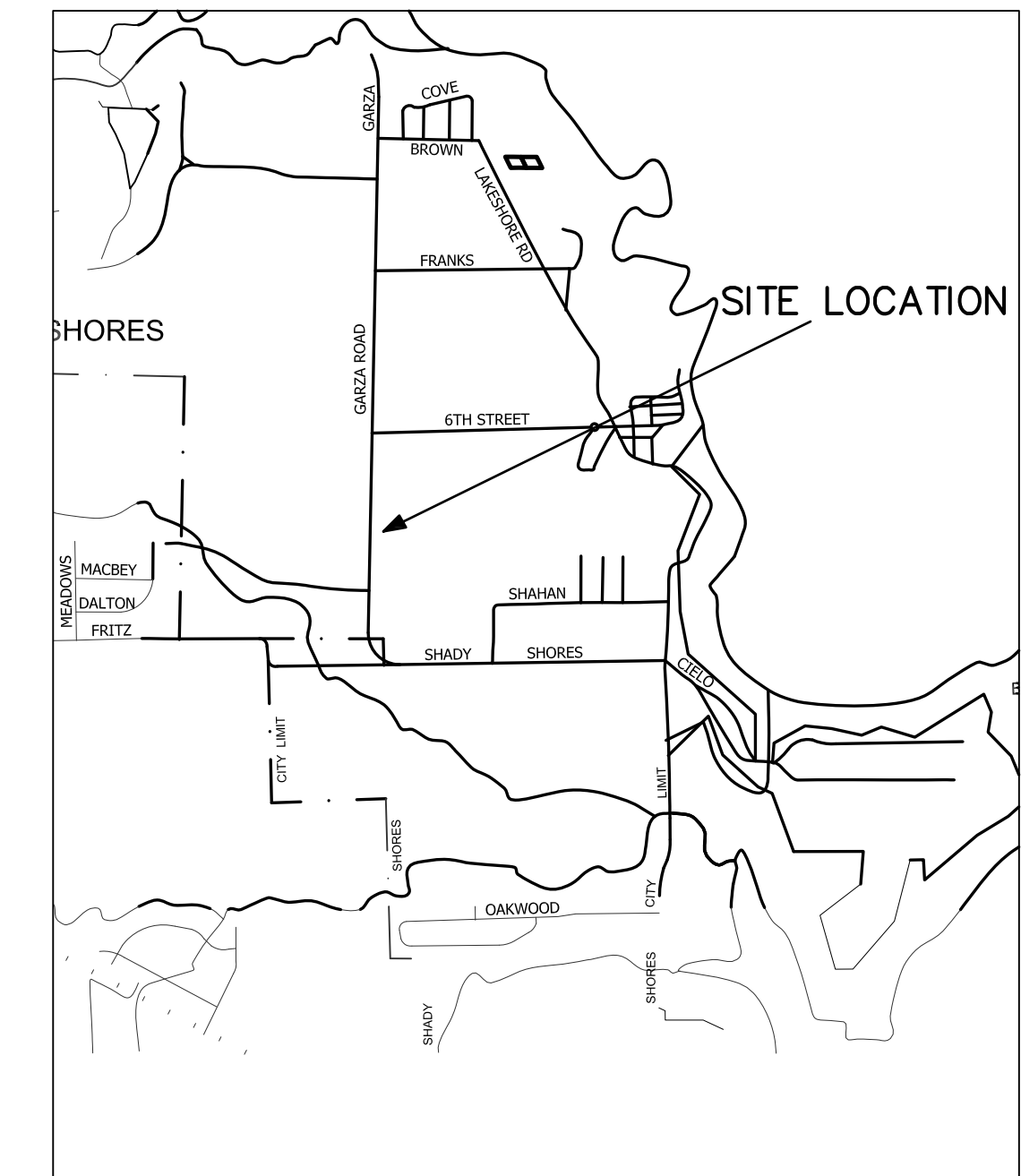
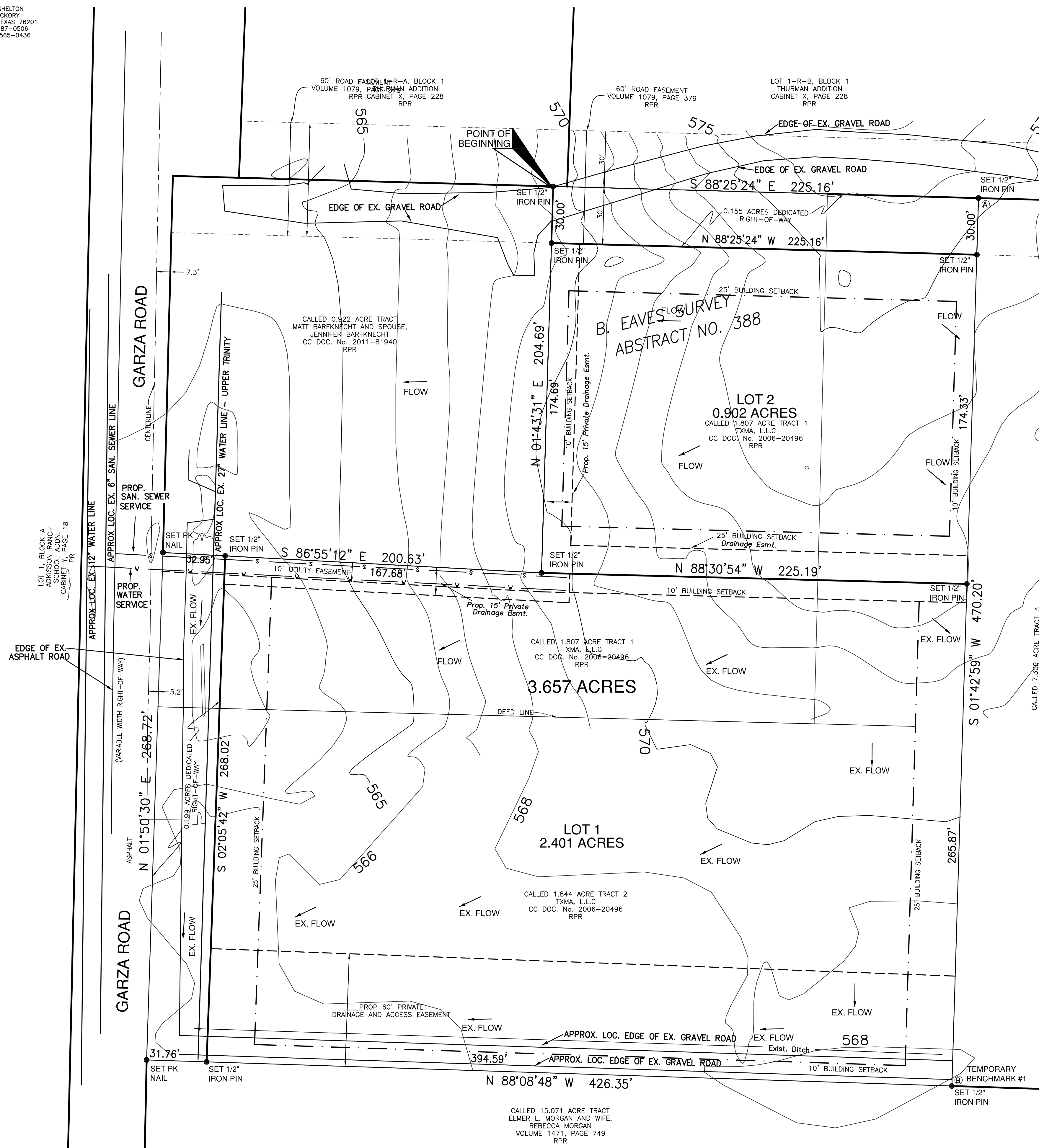
CAUTION
 CONTACT
 Texas One Call: 1-800-245-4545
 48 HOURS PRIOR TO CONSTRUCTION

CAUTION !!!
 CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL
 EXISTING UTILITIES PRIOR TO CONSTRUCTION &
 NOTIFY ENGINEER OF ANY VARIATIONS BETWEEN PLANS
 & EXISTING FIELD CONDITIONS

NOTE: OWNER OF TRACT 3
 (TXMA,LLC/BARRY SESSIONS WHO IS
 THE CURRENT OWNER OF TRACTS 1
 AND 2 AGREES TO ADDRESS CROSS
 LOT DRAINAGE FROM LOT 1 AND 2 AS
 PART OF ANY FUTURE PLATTING OF
 TRACT 3

NOTE: ANY FUTURE BUILDING PERMIT
 OR REPLAT FOR LOT 1 WILL REQUIRE
 MEANS FOR PREVENTING DRAINAGE
 ONTO TRACT TO THE SOUTH

NOTE: ANY FUTURE BUILDING PERMIT OR
 REPLAT FOR LOT 2 WILL REQUIRE A
 DRAINAGE DITCH TO BE CONSTRUCTED AS
 SHOWN ON LOTS 1 AND 2



LEGEND
 - - - - - 684 - - - - - EXISTING CONTOUR

TEMPORARY BENCHMARK #1
 IRON PIN LOCATED IN THE SOUTHEAST CORNER OF LOT 1, BLK A COCHRAN ESTATES
 AS SET BY METROPLEX SURVEYING, INC. DATUM = NAVD88
 ELEV=566.75

SEE SHEET 2
 FOR PROPOSED DRAINAGE
 DITCH PLAN

TEXAS FIRM #5663



07-25-18

- ALL PROPERTY LINES, BEARINGS, DISTANCES, AND LABELS FOR PROPERTY BOUNDARIES ARE SHOWN AS PROVIDED BY METROPLEX SURVEYING, INC.
- BASIS OF BEARING PER METROPLEX SURVEYING IS BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE
- WATER AND SANITARY SEWER MAIN LINE AND SERVICE LINE LOCATIONS ARE SHOWN AS PROVIDED BY LCMUA

SOURCE OF TOPOGRAPHY MAP IS METROPLEX SURVEYING, INC.
 VERTICAL DATUM IS NAVD88

TEXAS STATE PLANE COORDINATES
 NORTH CENTRAL ZONE
 A N 7109091.4
 E 2415636.8
 B N 7108621.4
 E 2415622.7

DEH CONSULTING, LTD
 2513 MOSSWOOD DR.
 CARROLLTON, TEXAS 75010
 PHONE: (972) 345-1231 FIRM NO. 5663

SCALE	DATE	JOB NO.	DESIGN
1"=30'	07/25/2018	1818	DEH

CONCEPT PLAN
 COCHRAN ESTATES
 LOT 1 & 2, BLOCK A

SITUATED IN THE
 TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS
 OWNERS: BARRY SESSIONS - TXMA, LLC.
 P.O. BOX 447
 LAKE DALLAS, TEXAS 75065

SURVEYOR
 BRAD C. SHELTON
 223 W. HICKORY
 DENTON, TEXAS 76201
 PH 940-387-0506
 FAX 940-565-0436

CAUTION
 CONTACT
 Texas One Call: 1-800-245-4545
 48 HOURS PRIOR TO CONSTRUCTION

CAUTION !!!
 CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL
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 & EXISTING FIELD CONDITIONS

NOTE: OWNER OF TRACT 3
 (TXMA,LLC/BARRY SESSIONS WHO IS
 THE CURRENT OWNER OF TRACTS 1
 AND 2 AGREES TO ADDRESS CROSS
 LOT DRAINAGE FROM LOT 1 AND 2 AS
 PART OF ANY FUTURE PLATTING OF
 TRACT 3

NOTE: ANY FUTURE BUILDING PERMIT
 OR REPLAT FOR LOT 1 WILL REQUIRE
 MEANS FOR PREVENTING DRAINAGE
 ONTO TRACT TO THE SOUTH

NOTE: ANY FUTURE BUILDING PERMIT OR
 REPLAT FOR LOT 2 WILL REQUIRE A
 DRAINAGE DITCH TO BE CONSTRUCTED AS
 SHOWN ON LOTS 1 AND 2

PROPOSED CONDITIONS FOR DRAINAGE DITCH

DRAINAGE CALCULATIONS Q=CfCIA 100-YEAR							
DRAINAGE AREA	AREA (Acres)	C	"c" Factor Adjust.	Time of Conc. (Min.)	I ₁₀₀	Q ₁₀₀	COMMENTS
1	0.82	0.55	1.25	15	7.91	4.5	FLOW INTERCEPTED BY PROPOSED DRAINAGE DITCH
2	0.32	0.55	1.25	15	7.91	1.8	DRAINS TO ADJOINING PROPERTY TO THE EAST
3	0.58	0.55	1.25	15	7.91	3.2	FLOW INTERCEPTED BY EX. DRAINAGE DITCH ON SOUTH SIDE OF LOT 1 THAT CARRIES RUNOFF TO GARZA RD.
4	2.00	0.55	1.25	15	7.91	10.9	DRAINS TO GARZA ROAD DRAINAGE DITCH

LEGEND

- DRAINAGE AREA
- DRAINAGE AREA NO.
- DRAINAGE AREA IN ACRES
- 684 EXISTING CONTOUR
- DIRECTION OF FLOW

TEMPORARY BENCHMARK #1

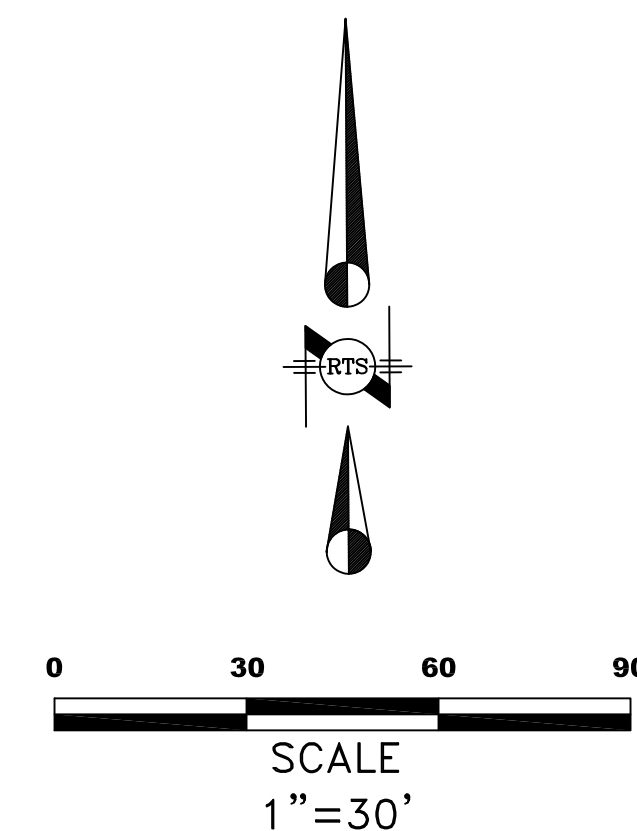
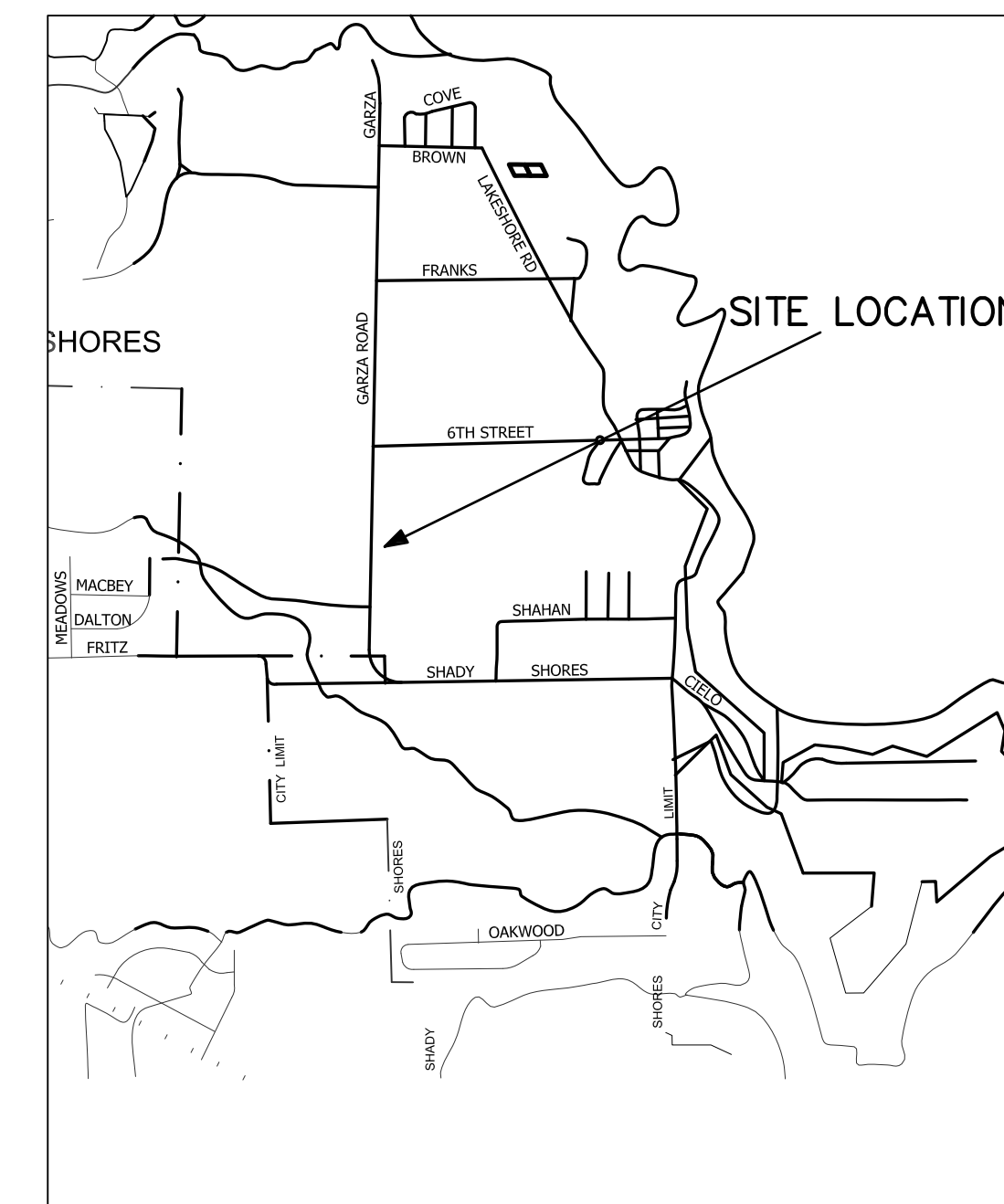
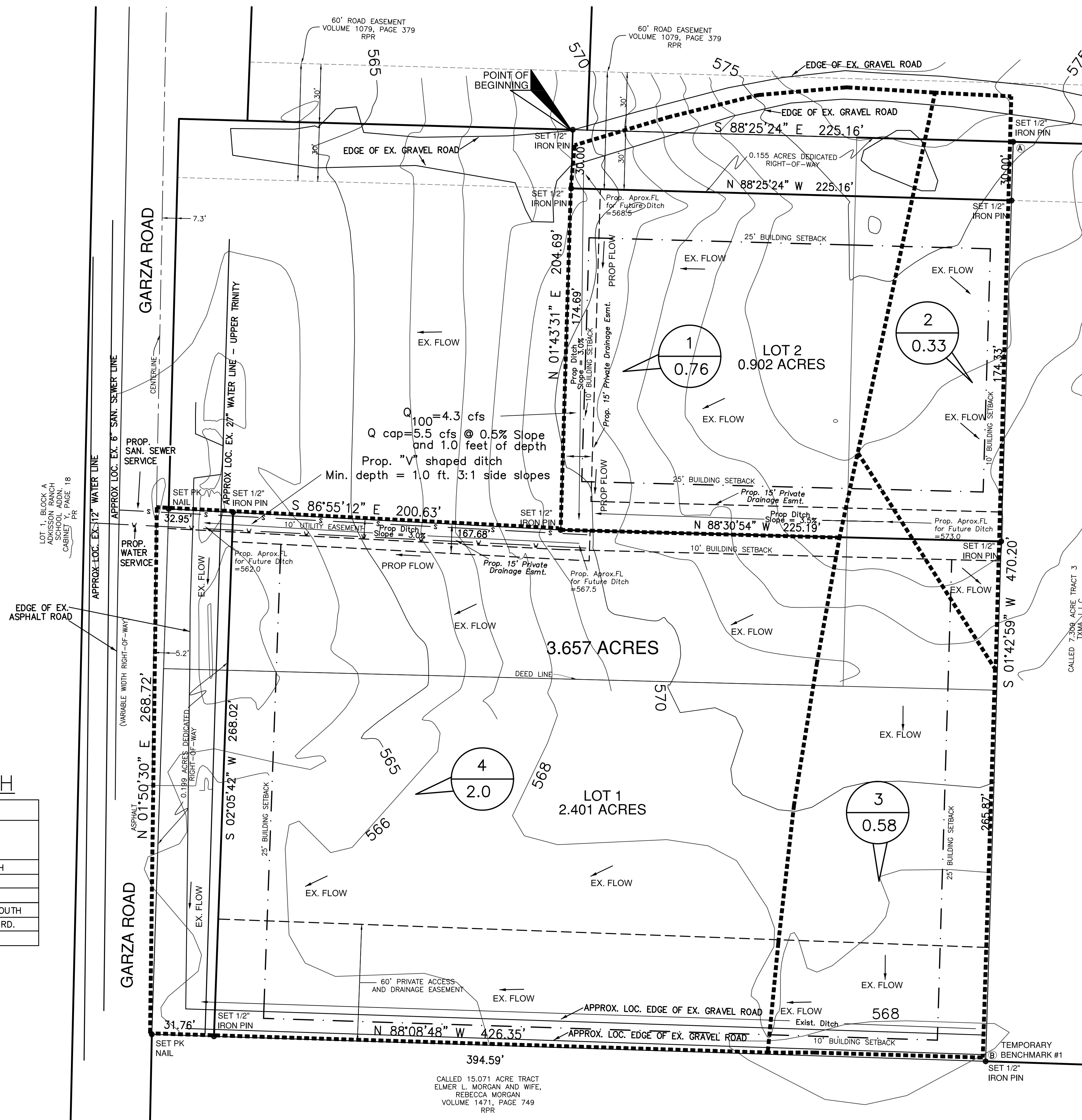
IRON PIN LOCATED IN THE SOUTHEAST CORNER OF LOT 1, BLK A COCHRAN ESTATES
 AS SET BY METROPLEX SURVEYING, INC. DATUM = NAVD88
 ELEV=566.75

SOURCE OF TOPOGRAPHY MAP IS METROPLEX SURVEYING, INC.
 AND NCTCOG 2007 - VERTICAL DATUM IS NAVD88

TEXAS STATE PLANE COORDINATES
 NORTH CENTRAL ZONE
 A N 7109091.4
 E 2415636.8
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 E 2415622.7

DEH CONSULTING, LTD
 2513 MOSSWOOD DR.
 CARROLLTON, TEXAS 75010
 PHONE: (972) 345-1231 FIRM NO. 5663

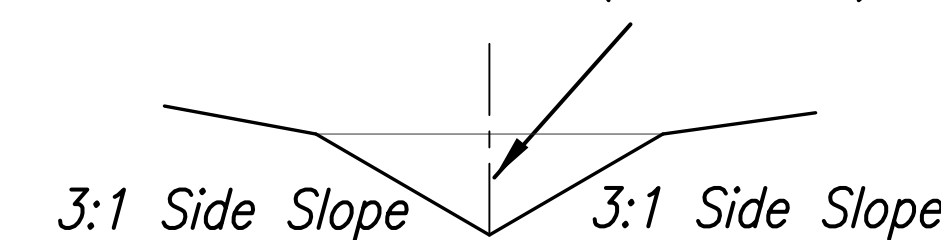
SCALE	DATE	JOB NO.	DESIGN
1"=30'	07/23/2018	1818	DEH



LEGEND

--- 684 --- EXISTING CONTOUR

DEPTH(0.5'-2.5')



TYPICAL DRAINAGE SWALE SECTION

TEXAS FIRM #5663



07-25-18

PROPOSED DRAINAGE DITCH PLAN
 COCHRAN ESTATES
 LOT 1 & 2, BLOCK A

SITUATED IN THE

TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS

OWNERS: BARRY SESSIONS - TXMA, LLC.
 P.O. BOX 447
 LAKE DALLAS, TEXAS 75065