



**LAKEWOOD VILLAGE TOWN HALL
100 HIGHRIDGE DRIVE
LAKEWOOD VILLAGE, TEXAS
TOWN COUNCIL MEETING
FEBRUARY 10, 2022 7:00 P.M.**

REGULAR SESSION – AGENDA

Call to Order and Announce a Quorum is Present

A. PLEDGE TO THE FLAG:

B. VISITOR/CITIZENS FORUM: Pursuant to Texas Government code 551.007 (adopted in 2019): A governmental body shall allow each member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item. A person who addresses the Council concerning an agenda item, including a Public Hearing, must limit his/her remarks to the specific subject matter being considered by the Council under that agenda item.

C. CONSENT AGENDA: All the items on the Consent Agenda are considered to be self-explanatory and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests an item be removed from the Consent Agenda.

1. Minutes of January 13, 2022 Council Meeting (Ruth)
2. Engagement of Boyle & Lowry, Public Improvement District Attorneys (Ruth)
3. Resolution Regarding Opioid Abatement adding Endo/Par (Ruth)
4. Ordinance Calling General Election for May 7, 2022 (Ruth)

D. REGULAR AGENDA:

1. Consideration and action regarding an ordinance authorizing Certificates of Obligation and other matters related thereto (Vargus)
2. Discussion of Little Elm Independent School District New Schools (Vargus)
3. Consideration of Preliminary Plat for North Shore (Vargus)
4. Consideration of North Shore Development Agreement (Vargus)
5. Discussion of Animal Control Ordinance (Lepley)

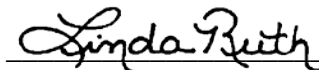
E. EXECUTIVE SESSION: – In accordance with Texas Government Code, Section 551.001, et seq., the Town Council will recess into Executive Session (closed meeting) to discuss the following:

1. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
2. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Sanctuary at Sunset Cove, Project Lakewood Village Partners; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Sanctuary at Sunset Cove, Project Lakewood Village Partners.

F. RECONVENE: Reconvene into regular session and consideration of action, if any, on items discussed in executive session.

G. ADJOURNMENT

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 5:00 p.m. on Monday, February 7, 2022.



Linda Ruth, TRMC, CMC

Town Administrator/Town Secretary



The Town Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development), 418.183 (Homeland Security)

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the Town Secretary's office at 972-294-5555 or FAX 972-292-0812 for further information.

One or more board members of the LAKEWOOD VILLAGE MUNICIPAL DEVELOPMENT DISTRICT may attend this meeting. No action will be taken by the MDD board.

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

JANUARY 13, 2022

Council Members:

Dr. Mark Vargus, Mayor
Darrell West – Mayor Pro-Tem
Clint Bushong
Serena Lepley
Matt Bissonnette
Eric Farage

Town Staff:

Linda Asbell, TRMC, CMC – Town Secretary

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Vargus called the Regular Meeting of the Town Council to order at 7:00 p.m. on Thursday, January 13, 2022 in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG:

(Agenda Item A)

Mayor Vargus led the Pledge of Allegiance.

VISITOR/CITIZENS FORUM:

(Agenda Item B)

No one requested to speak

CONSENT AGENDA:

(Agenda Item C)

1. Minutes of November 10, 2021 Council Meeting (Ruth)
2. Minutes of November 17, 2021 Council Meeting (Ruth)
3. Minutes of December 9, 2021 Council Meeting (Ruth)
4. Minutes of December 13, 2021 Council Meeting (Ruth)
5. Engagement Letter with Standard & Poors (Ruth)
6. Rate Depository Agreement with Point Bank (Ruth)
7. Variance Request for front Yard Fence at 820 Carrie Lane (Ruth)

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
JANUARY 13, 2022**

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MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve consent agenda items as presented. *The motion carried.*

REGULAR AGENDA:

(Agenda Item D)

Consideration of Preliminary Plat from First Texas Homes (Vargus)

(Agenda Item D.1)

Mayor Vargus introduced, Justin from First Texas Homes. Justin will be in charge of the construction of the development. Mayor Vargus reviewed the platting process.

MOTION: Upon a motion made by Mayor Pro-Tem West seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve the preliminary plat from First Texas Homes. *The motion carried.*

Consideration of Engineering Task Order for Ground Storage Tank (Ruth)

(Agenda Item D.2)

Mayor Vargus reported this item will be considered at a future meeting.

No Action Taken

Consideration of Engineering Task Order for Trinity Aquifer Well (Vargus)

(Agenda Item D.3)

Mayor Vargus reported this item will be considered at a future meeting.

No Action Taken

Consideration of Consolidated Fee Ordinance (Vargus)

(Agenda Item D.4)

Councilman Bushong reviewed proposed changes on flatwork and driveway permits along with clarification on some definitions. Mayor Vargus reviewed utility cashflows from 2017 through January 2022. Mayor Vargus reported that income generated by the utility system is reinvested back into the system with repairs, improvements, and expansions. Mayor Vargus reviewed the revenue loss in 2021 due to the loss of the large well and issues with the previous water system

operator. Lakewood Village will be on water restrictions in 2022 until the new well is constructed which will result in reduced cashflow during 2022. Mayor Vargus reviewed the anticipated bond revenue and the cashflow necessary to cover the bond payments. The first houses in the new developments are not expected to be completed until the end of 2024. Mayor Vargus discussed setting the bond payment schedule to increase in step with the new houses coming online. Mayor Vargus proposed a utility rate adjustment now to increase reserves in preparation for the bond payments. There was some discussion about the timeline for paying off the bonds and the possibility for refinancing the bonds in the future. Mayor Vargus reviewed the proposed water rate changes and proposed additional changes. Mayor Vargus recommended adjusting the solid waste rate to \$24 per month and the franchise fee to 10%. There was some discussion about ground storage and water production capacity.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the consolidated fee ordinance as discussed. *The motion carried.*

**Consideration of Extended Water Emergency
Ordinance (Vargus)**

(Agenda Item D.5)

Mayor Vargus reported the town will be under intense water restrictions this summer due to the large well being inoperable. Mayor Vargus is working on a two-day-a-week outdoor water rationing policy based on street rather than an even/odd address system. The well failure is considered a “temporary extended serious water emergency”. Water rates will be set to curb excessive water use during the water emergency. Citations will still be issued for serious violations of the ordinance. The water emergency would be triggered by the number of hours the well pumps run and will likely be triggered in April and last through October.

No action was taken

**Discussion of Short-Term Rental Ordinance
(Vargus)**

(Agenda Item D.6)

Mayor Vargus reported the town does not have an interest in prohibiting short-term rentals, however the town would like to require registration which would provide the town with contact information for the owners. The owners would have to acknowledge awareness of various ordinances, i.e., nuisance ordinance, animal control ordinance, etc. on the registrations. Mayor Vargus reported the property owners would be responsible for paying the emergency response fees incurred by the short-term rental properties. Mayor Vargus stated that it is unfair to require Lakewood Village citizens to incur the cost of the extra fees caused by additional emergency response to short-term rentals.

Discussion of Investment Report (Vargus)

(Agenda Item D.7)

Mayor Vargus reviewed the investment report and the types of approved investments. Mayor Vargus reviewed the rates received by TexPool investments. Mayor Vargus reviewed investment options for bond proceeds. There was some discussion about paying off the balance of the 2014 bonds in April 2022. Mayor Vargus reviewed staggering the 2020 road bond payments with the 2022 utility bond payments.

EXECUTIVE SESSION:

(Agenda Item E)

At 8:00 p.m. Mayor Vargus recessed into executive session in accordance with

1. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
2. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Sanctuary at Sunset Cove, Project Lakewood Village Partners; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Sanctuary at Sunset Cove, and Project Lakewood Village Partners.

RECONVENE:

(Agenda Item F)

Mayor Vargus reconvened the regular session at 8:24 p.m. No action was taken.

ADJOURNMENT

(Agenda Item I)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:24 p.m. on Thursday September 9, 2021. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 10th day of February 2022.

APPROVED:

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
JANUARY 13, 2022**

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Darrell West
MAYOR PRO-TEM

ATTEST:

Linda Ruth, TRMC, CMC
TOWN SECRETARY



BOYLE & LOWRY, L.L.P.

JOHN F. BOYLE, JR. †
L. STANTON LOWRY
MATTHEW C. G. BOYLE
MATTHEW L. BUTLER
SAMUEL D. HAWK
SARAH E. WALSH
LISA H. TOMASELLI*
CATHY CUNNINGHAM*
†DECEASED
*OF COUNSEL

ATTORNEYS AND COUNSELORS
4201 WINGREN DRIVE, SUITE 108
IRVING, TEXAS 75062-2763

www.boyle-lowry.com

(972) 650-7100
Fax: (972) 650-7105

EAST TEXAS OFFICE:
P. O. BOX 855
MT. VERNON, TEXAS 75457
(972) 742-6580

January 13, 2022

Via Email

Dr. Mark Vargus - Mayor
Town of Lakewood Village
100 Highridge Drive
Lakewood Village, TX 75068

Re: Engagement Letter – Boyle & Lowry L.L.P.

Dear Dr. Vargus:

We appreciate being asked to assist the Town of Lakewood Village with the legal issues relative to the Sanctuary Tract and the associated Public Improvement District (the "Engagement").

Scope of Engagement

We will assist the Town of Lakewood Village by participating in regular team conference calls, preparing cost-sharing agreements, reviewing all documents and agreements relating to the PID including drafting formal legal opinions, and all other legal matters related to the issuance of PID funding (not including service as bond counsel). Lead counsel on the Engagement will be Matthew Boyle and Stan Lowry.

Cooperation

When rendering our legal services, we necessarily must rely on the accuracy and completeness of the facts, information, and financial data that the Town of Lakewood Village, its officials, professionals, vendors, and contractors provide to us.

Fees and Expenses

For this matter, our fees will be based on the time spent by the lawyers and legal assistants who work on this matter billed at our hourly rates. For this Engagement, lawyers will be billed at the rate of \$400.00 per hour. Legal assistants will be billed at \$95.00 per hour. These rates shall remain constant throughout the length of the Engagement, unless otherwise mutually agreed by the parties.

In addition to our fees, there will be other charges for items incident to the performance of our legal services, such as photocopying, messenger, travel expenses, long-distance telephone charges, facsimile transmission, postage, computerized legal research, and filing fees. Such charges will be assessed on an actual cost basis only.

The base fees and the reimbursement for such expenses are not contingent and invoices for services performed and other related charges will be billed on a monthly basis, describing, in reasonable detail, the services rendered and the time expended, and will be due within 30 days of receipt.

Due to the novelty of the project and the lack of specific details regarding the scope of the project at this time, it is difficult to estimate the total time we will spend on this Engagement.

Withdrawal or Termination

You may terminate our representation at any time – with or without cause – by notifying us. Your termination of our services will not affect your responsibility for payment of fees for legal services rendered and of other charges incurred before termination and in connection with an orderly transition of the matter.

We are subject to the rules of professional conduct for the jurisdictions in which we practice, which list several types of conduct or circumstances that require or allow us to withdraw from representing a client, including, for example, nonpayment of fees or costs, misrepresentation or failure to disclose material facts, fundamental disagreements, and conflicts of interest with another client. If we elect to withdraw for any reason, we will give you written notice of the withdrawal, and you agree to take all steps necessary to free us of any obligation to perform further, including the execution of any documents necessary to complete our withdrawal. We will be entitled to be paid for all services rendered and other charges accrued on your behalf to the date of withdrawal.

Other Representation

We acknowledge and confirm that this firm represents a number of local governments in Dallas/Fort Worth and East Texas, including municipalities in the counties of Dallas, Denton, Tarrant, Morris, Franklin, and Wood. Based on the limited scope of this Engagement, there does not appear to be any conflict between the Engagement and this firm's continued representation of its clients. To the extent that this firm's continued representation of its clients and this Engagement constitute a conflict of interest, you agree to either consent to the continued representation or terminate our services.

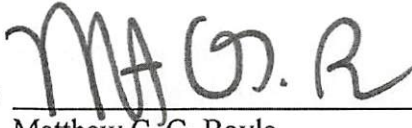
Dr. Mark Vargus - Mayor
Town of Lakewood Village
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Agreement

If the foregoing correctly reflects your understanding of the terms and conditions of our representation, please so indicate by executing the enclosed copy of this letter in the space provided below and returning it to the undersigned. In the event you have any questions, please contact the undersigned.

We are pleased to have this opportunity to be of service and to work with you.


Sincerely,

BOYLE & LOWRY, L.L.P.

By: 
Matthew C. G. Boyle

AGREED TO AND ACCEPTED:

Town of Lakewood Village, Texas

By: 
Dr. Mark Vargus
Mayor

THE TOWN OF LAKEWOOD VILLAGE, TEXAS

RESOLUTION NO. 22-XX

BE IT REMEMBERED, at a regular meeting of the Town Council of the Town of Lakewood Village, Texas (the “Town”), held on the 7th day of February, 2022, on motion made by Councilmember , and seconded by Councilmember , the following Resolution was adopted:

WHEREAS, the Town obtained information indicating that certain drug companies and their corporate affiliates, parents, subsidiaries, and such other defendants as may be added to the litigation (“Defendant”, or collectively, “Defendants”) have engaged in fraudulent and/or reckless marketing and/or distribution of opioids that have resulted in addictions and overdoses; and

WHEREAS, these actions, conduct, and misconduct have resulted in significant financial costs to the Town; and

WHEREAS, on May 13, 2020, the State of Texas, through the Office of the Attorney General, and a negotiation group for Texas political subdivisions entered into an agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet (hereafter, the “Texas Term Sheet”) approving the allocation of any and all opioid settlement funds within the State of Texas (“Global Opioid Settlement”); and

WHEREAS, on November 10, 2021, the Town adopted Resolution No. 21-15, adopting the Texas Term Sheet and approving the mayor to execute those “Settlement Participation Forms” for settlements with Johnson and Johnson and opioid distributors provided by the Texas Attorney General’s office; and

WHEREAS, the Town Council now intends to execute that certain “Texas Subdivision and Special District Election and Release Form”, attached hereto as **Exhibit A**, adding entity Endo/Par as a Defendant in the Global Opioid Settlement pursuant to the Texas Term Sheet, and releasing Endo/Par from claims outside of the Global Opioid Settlement.

NOW, THEREFORE, BE IT RESOLVED that we, the Town Council of the Town of Lakewood Village:

1. Re-affirm the findings and resolutions made in Resolution No. 21-15, approving the Texas Term Sheet; and
2. Hereby authorize and approve the Mayor to execute the Texas Subdivision and Special District Election and Release Form, attached hereto as **Exhibit A** and incorporated herein, for settlement with Endo/Par conducted by the Texas Attorney General's office and pursuant to the previously approved Texas Term Sheet.

Passed and Approved in an Open Meeting on the 10th day of November, 2021.

Dr. Mark E. Vargus
Mayor

ATTESTED:

Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary



Exhibit “A”

(see next page)

Exhibit A

**TEXAS SUBDIVISION AND SPECIAL DISTRICT
ELECTION AND RELEASE FORM**

This Election and Release Form for Texas Participating Subdivisions¹ resolves opioid-related Claims against Endo/Par under the terms and conditions set forth in the Endo/Par Texas State-Wide Opioid Settlement Agreement between Endo/Par, the State of Texas, and the Counties of Dallas, Bexar, Harris and Tarrant (the “Agreement”), the provisions of which are here incorporated by reference in their entirety. Upon executing this Election and Release Form, a Participating Subdivision agrees that, in exchange for the consideration described in the Agreement, the Participating Subdivision is bound by all the terms and conditions of the Agreement, including but not limited to the Release found in Section VII of the Agreement and the provisions concerning participation by Subdivisions or Special Districts in Section VIII, and the Participating Subdivision and its signatories expressly represent and warrant on behalf of themselves that they have, or will have obtained on or before the Effective Date or on or before the execution of this Election and Release Form if executed after the Effective Date, the authority to settle and release, to the maximum extent of the Subdivision’s and Special District’s power, all Released Claims related to Covered Conduct. If this Election and Release Form is executed on or before the Initial Participation Date, the Participating Subdivision shall dismiss Endo/Par and all other Released Entities with prejudice from all pending cases in which the Participating Subdivision has asserted Covered Claims against Endo/Par or a Released Entity no later than the Initial Participation Date. If this Election and Release Form is executed after the Initial Participation Date, the Participating Subdivision shall dismiss Endo/Par and all other Released

¹ The Agreement defines a “Participating Subdivision” as a Subdivision or Special District that signs this Election and Release Form and meets the requirements for becoming a Participating Subdivision under subsection VIII.A. of the Agreement.

Entities with prejudice from all pending cases in which the Participating Subdivision has asserted Covered Claims against Endo/Par or a Released Entity concurrently with the execution of this form. By executing this Election and Release Form, the Participating Subdivision submits to the jurisdiction of the Honorable Robert Schaffer, *In Re: Texas Opioid Litigation*, MDL No. 18-0358, Master File No. 2018-63587, in the 152nd Judicial District Court, Harris County, Texas.

Dated: _____

Texas Subdivision Name: _____

By: _____

[NAME]

[TITLE]

[ADDRESS]

[TELEPHONE]

[EMAIL ADDRESS]

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, DENTON COUNTY, TEXAS, AUTHORIZING A GENERAL MUNICIPAL ELECTION TO BE HELD ON MAY 7, 2022, FOR THE PURPOSE OF ELECTING ONE MAYOR (PLACE 6) AND ONE TOWN COUNCILMEMBER EACH FOR PLACES 2, AND 4; AUTHORIZING A JOINT ELECTION WITH OTHER DENTON COUNTY POLITICAL SUBDIVISIONS; AUTHORIZING A CONTRACT FOR ELECTION SERVICES WITH DENTON COUNTY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the general election for the Town of Lakewood Village, as set forth by the Texas Election Code, is required to be held on May 7, 2022, at which time the voters will elect at-large one Mayor (Place 6); one Town Councilmember, Place 2; and one Town Councilmember, Place 4.

WHEREAS, in accordance with § 271.002 of the Texas Election Code, the Town election will be conducted jointly with other political subdivisions of Denton County, Texas; and

WHEREAS, the Town Council of the Town of Lakewood Village finds it to be in the public interest to call the foregoing election and enter into a contract with Denton County to conduct said election jointly with other Denton County government entities.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS:

SECTION 1. ELECTION ORDERED

That a general municipal election, is hereby ordered to be held on the 7th day of May 2022, for the purpose of allowing the qualified voters of the Town of Lakewood Village to elect at-large one Mayor (Place 6); one Town Councilmember, Place 2; and one Town Councilmember, Place 4.

SECTION 2. JOINT ELECTION

The election will be conducted jointly with other political subdivisions in Denton County pursuant to Chapters 31 and 271, of the Texas Election Code.

SECTION 3. PRECINCT

The election precinct for said election shall be Denton County Precinct 1046. The main polling place shall be Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas. Election polls shall open at 7:00 a.m. and close at 7:00 p.m.

SECTION 4. ELECTION OFFICIALS

All election officials shall be the officials appointed to such positions by Denton County and to the extent required by law, are hereby so appointed.

SECTION 5. EARLY VOTING

Early voting by personal appearance shall be held jointly with other Denton County public entities. Hours of the early voting by personal appearance shall be determined by Denton County and reflected in the Joint Election contract. The Denton County Election Administrator is hereby appointed to serve as the Early Voting Clerk. Applications for ballot by mail shall be mailed to:

Denton County Elections
Frank Phillips, Early Voting Clerk
P.O. Box 1720
Denton, TX 76202

Applications for ballots by mail (ABBM)s must be received no later than the close of business on Tuesday, April 26, 2022. Federal Post Card Applications (FPCAs) must be received no later than the close of business on Tuesday, April 26, 2022.

SECTION 6. ELECTION AUTHORITY WEBSITE

The internet website of Denton County is: www.votedenton.com

The internet website of the Town of Lakewood Village is: www.lakewoodvillagetx.us

SECTION 7. RUNOFF

Should a runoff election be required following the canvass of the May 7, 2022, election for any of the offices to be elected in the foregoing election, the Council hereby orders that a runoff election be held on a date determined by Denton County and reflected in the Joint Election contract.

SECTION 8: AUTHORIZATION

The Town Secretary is hereby authorized to negotiate and execute a contract for a joint election and election services with Denton County. The Town Secretary is hereby authorized to take any and all actions necessary to comply with the provisions of the Texas Election Code and any other state or federal law in carrying out and conducting the elections, whether or not expressly authorized herein.

SECTION 9: EFFECTIVE DATE

This ordinance shall be effective immediately upon adoption.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, on this 10th day of February 2022.

Dr. Mark E. Vargus, Mayor

Darrell West, Mayor Pro-Tem

Eric Farage, Councilman, Place 1

Matt Bissonnette, Councilman, Place 3

Serena Lepley, Councilwoman, Place 4

Clint Bushong, Councilman, Place 5

ATTESTED:

Linda Asbell, TRMC, CMC
Town Administrator/Town Secretary



February 8, 2022

Dr. Mark Vargus, Mayor
Town of Lakewood Village
100 Highridge Drive
Lakewood Village, TX 75068

RE: Review of the Preliminary Plat for
North Shore at Lakewood Village

Dear Dr. Vargus:

We have completed our review of the initial submittal of the Preliminary Plat for the above referenced project. The Preliminary Plat was received via email for review on January 25, 2022.

An approval of the preliminary plat with conditions is recommended. The following comments are based on the requirements outlined in the Town of Lakewood Village Subdivision and Zoning Ordinances. Additional comments may be offered on future submittals after these are addressed and the preliminary plat is more complete.

Comments are as follows:

1. Offsite water and wastewater facilities to be provided by the proposed development. It will be the developer's responsibility to acquire all necessary off-site easements by separate instrument.
2. Loop water lines at Camden Court, Clearwater Drive, and North Shore Trail.
3. Increased storm water runoff attributable to new development shall not cause impacts to adjoining, upstream or downstream properties. Impacts are defined as an increase in runoff between pre and post development. Verify that proposed development will not increase runoff or provide control measures.

A detailed review of the roadway, wastewater and drainage facilities shown will be completed at time of construction drawing submittal. The adequacy of the design work reflected in the plans reviewed remains with the design engineer and that the responsibility to adhere to all applicable ordinances and codes remains as well.

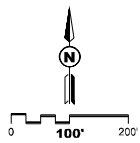
Should you have any questions or comments, please do not hesitate to contact me at 469.301.2592 or by email at todd.strouse@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

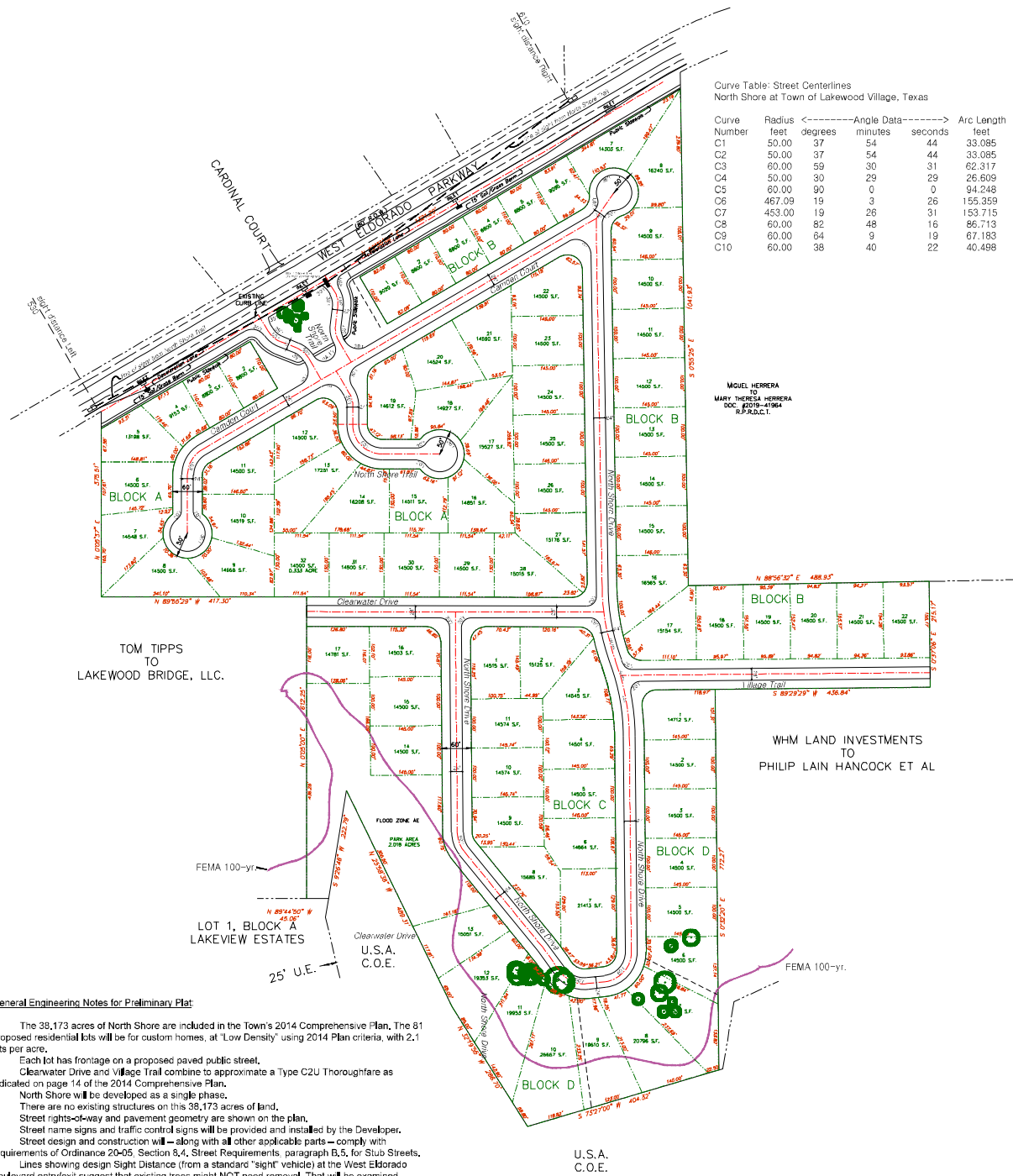
A handwritten signature in blue ink, appearing to read "T. Strouse, P.E.", with a stylized flourish.

Todd L. Strouse, P.E.



Legend

● Large Existing Tree



Curve Table: Street Centerlines
North Shore at Town of Lakewood Village, Texas

1/8/22

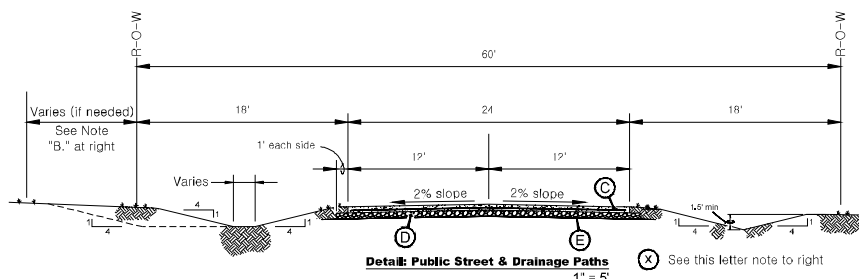
Curve Number	Radius feet	Angle degrees	minutes	seconds	Arc Length feet	Chord Length feet
C1	50.00	37	54	44	33.085	32.484
C2	50.00	37	54	44	33.085	32.484
C3	60.00	59	30	31	62.317	59.554
C4	50.00	30	29	29	26.609	26.296
C5	60.00	90	0	0	94.248	84.853
C6	467.09	19	3	26	155.359	154.844
C7	453.00	19	28	31	153.715	152.978
C8	60.00	82	48	16	86.713	79.361
C9	60.00	64	9	19	67.183	63.728
C10	60.00	38	40	22	40.498	39.734

MIGUEL HERRERA
TO
MARY TERESA HERRERA
DOC. #2019-41964
B.F.A.D.C.T.

WHM LAND INVESTMENTS
TO
PHILIP LAIN HANCOCK ET AL

General Engineering Notes for Preliminary Plat:

- The 38,173 acres of North Shore are included in the Town's 2014 Comprehensive Plan, The 81 proposed residential lots will be for custom homes, at "Low Density" using 2014 Plan criteria, with 2.1 lots per acre.
- Each lot has frontage on a proposed paved public street.
- Clearwater Drive and Village Trail combine to approximate a Type C2U Thoroughfare as indicated on page 14 of the 2014 Comprehensive Plan.
- North Shore will be developed as a single phase.
- There are no existing structures on this 38,173 acres of land.
- Street rights-of-way and pavement geometry are shown on the plan.
- Street name signs and traffic control signs will be provided and installed by the Developer.
- Street design and construction will be along with all other applicable parts - comply with requirements of Ordinance 20-05, Section 3.4, Street Requirements, paragraph B.5, for Sub Streets.
- Lines showing design Sight Distance (from a standard "sight" vehicle) at the West Eldorado Boulevard entry/exit suggest that existing trees might NOT need removal. That will be examined adequately during final design.



Notes:

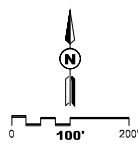
- This is cross-section of standard street right-of-way, pavement components and roadside ditches.
- Along most of the 60' wide street rights-of-way 100-year design flows will be contained in typical V-bottom roadside ditches. Some zones need flat-bottom ditch along one side for adequate capacity; at those zones the expanded grading & ditch area will be contained within a Public Drainage Easement dedicated on the Final Plat and defined on the construction plans.
- 6" thick, 4,000 psi Portland Cement Concrete, reinforced with #4 @ 18" OCEW.
- D. 6" thick TxDOT Type A, Grade 1 crushed rock flexible base course.
- E. Single layer TxDOT Type 1 DMS 6200 filter fabric, with 30" minimum edge overlaps.

Scale: 1" = 100'
Date: 01-25-2022
Rev.:

Preliminary Plat: Streets North Shore at Lakewood Village Town of Lakewood Village, Texas

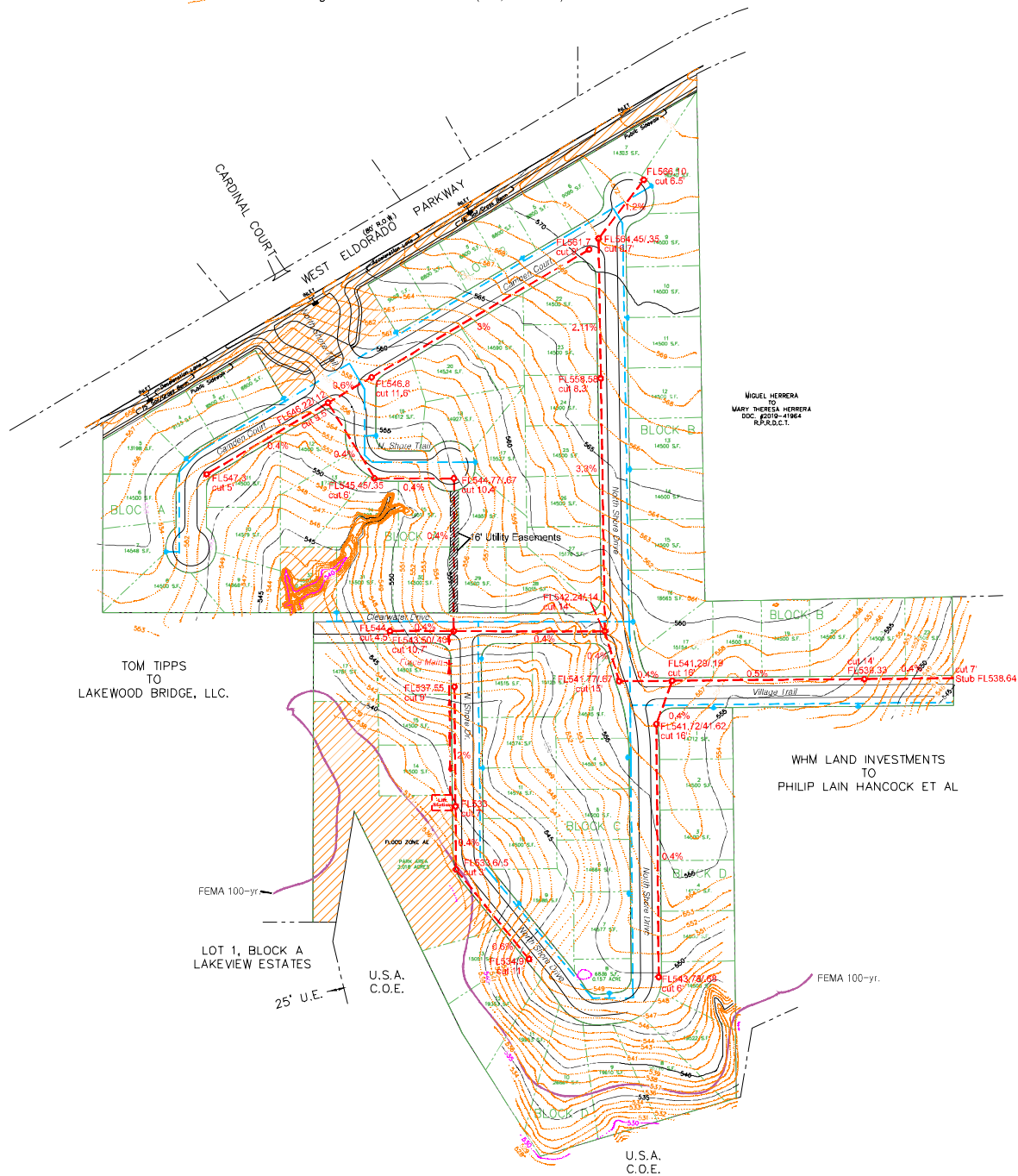
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Legend

- FL566.07
cut 6.5' 1.2% 8" dia. Sanitary Sewer Gravity Main & Manhole (with estimated flowline, trench cut and slope)
- Sanitary Sewer Force Main
- New 6" dia. Water Main & Fire Hydrant
- Existing Ground Elevation Contour (feet, NGVD 87)



Potable Water, Wastewater and Lot Services Notes for Preliminary Plat:

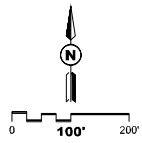
- Public potable water supply and wastewater drainage mains are currently being studied with adjacent and nearby subdivision developers to secure a comprehensive multi-development solution. A parallel effort is underway to upgrade the existing Town wastewater treatment plant (WWTP) to accommodate all known and projected capacity requirements. Both efforts are being led by the Town Mayor and staff.
- Each residential lot will be served by public water and wastewater mains along their street frontage. No private water or sewer service lines will cross adjacent lots.
- Water mains will be extended from existing offsite facilities, routed along new subdivision streets to serve all North Shore lots, and capped at potential offsite extension locations near the subdivision boundaries.
- Wastewater collection mains at North Shore will include (1) gravity service segments everywhere practical, and (2) individual private grinder pump lift stations (GPLs) at approximately 26 lots. Pumps will transfer wastewater from the GPLs lots to the uphill ends of the gravity collection mains. North Shore wastewater will flow to the existing Town WWTP.
- It currently appears the following 11 lots will require individual private Grinder Pump Lift Stations: Block A, Lots 9-11, and Block D, Lots 7-13 & 17.
- Fire hydrant installations will comply with current Town fire code.
- Anticipated necessary offsite easements and/or improvements are:
 - Wastewater gravity and force-main extensions based on agreements with other landowners and developers currently active in the Town.
 - Pavement for new intersection with West Eldorado Parkway, and
 - Potable water main extensions based on studies currently underway to meet Town and subdivision needs.

Scale: 1" = 100'
Date: 01-25-2022
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Preliminary Plat: Water & Sewer Systems North Shore at Lakewood Village Town of Lakewood Village, Texas

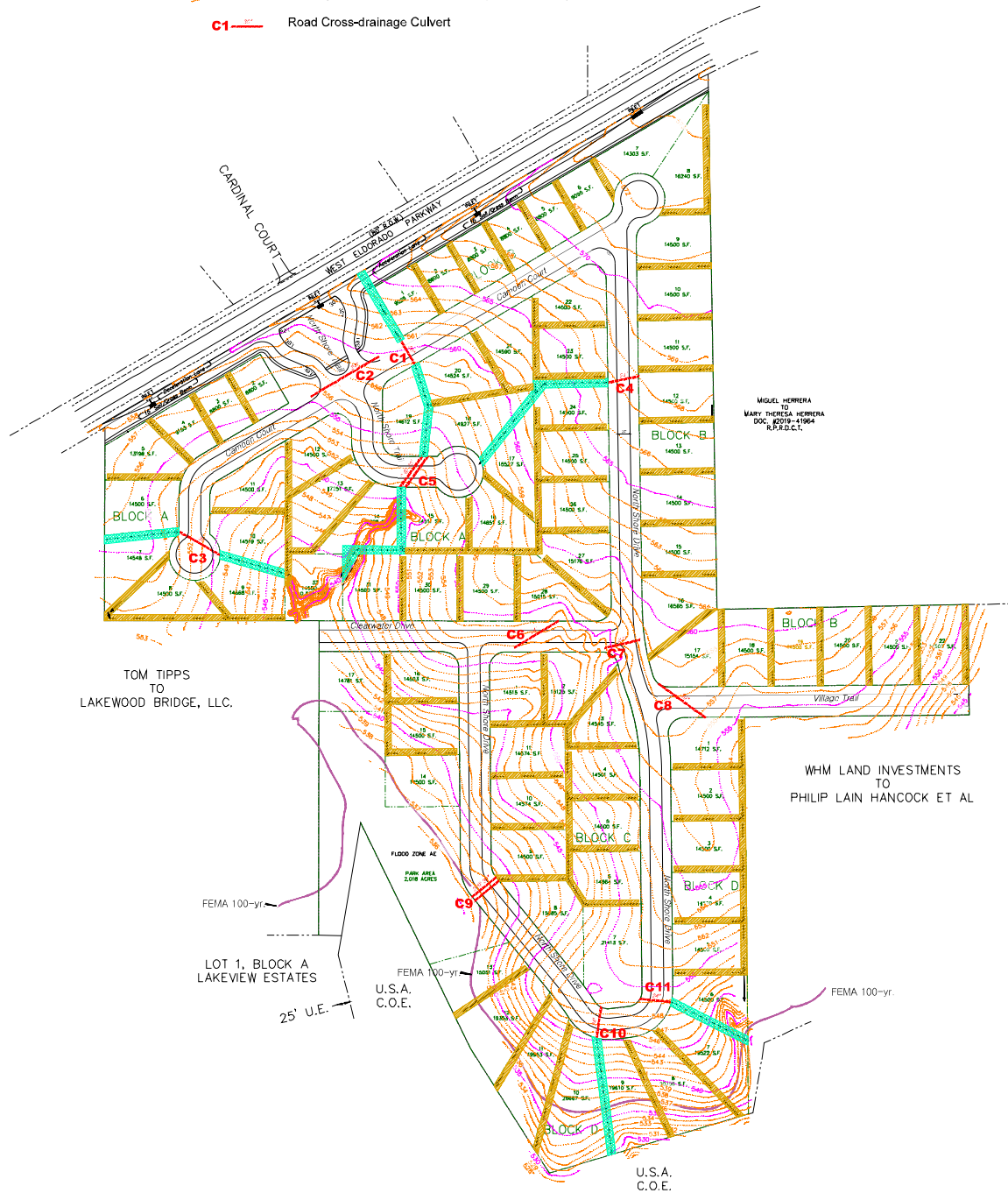
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Legend

- 12' wide Private Drainage Easement for Side Lot Swale
- 16' wide Public Drainage Easement
- Drainage Swale or Channel (depends on location)
- Existing Ground Elevation Contour (feet NGVD 87)
- Road Cross-drainage Culvert



Storm Water Control and Management Plan Notes for Preliminary Plat:

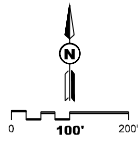
- Storm water control technical criteria are based on the July 2009 edition of "Denton County Subdivision Rules and Regulations."
- Design flow rates are 100-year storm runoff peaks based on fully developed contributing watersheds.
- There is no existing manmade storm drainage infrastructure within the 36.173 acre site.
- Storm water runoff from the completed subdivision will be much more widely dispersed than developments discharging from buried storm pipes. Regarding increased post-development runoff, North Shore peak discharges will reach Lake Lewisville significantly earlier than the MUCH larger peak flow from larger areas farther from the lake that drain to the lake. The project runoff will raise lake water level, but as such a minor contribution that it does not warrant a revision to current Flood Insurance Rate Maps.
- Minimum Finished Floor Elevations for homes on lots adjacent to regulated floodplain are:
 - Block D, Lot 6 through and including Lot 13; 538.5 feet; and
 - Block D, Lots 15 and 17; 540.0 feet.
- My subdivision design focuses on storm water quality and quantity management by applying the following techniques:
 - Within practical land use limits, maximizing storm water flow path lengths to disperse and slow runoff, thereby slightly minimizing flow velocities to reduce soil erosion as much as practical.
 - Rather than buried storm drains, surface flow paths are used everywhere except at street pavement crossings (where buried culverts will be installed). Grass-lined swale or open channel conveyance - for the site design flow rates - increases travel time and reduces erosion force magnitudes.
 - Site soil fully covered with grass is a key tool for maximizing storm water quality, and it's strongly encouraged here.
 - Commercial erosion control products will be included in subdivision construction plans; some are intended for the construction and homebuilding period, while others are likely to be permanent; and
 - Steep slopes increase erosion potential, and this site has some steep slopes. Each steep concentrated flow zone will be evaluated for best way to minimize erosion, with potential techniques including but not limited to (a) Installing commercial soil and turf reinforcement products, (b) Small check dams (spaced to slow high flows) which capture organic materials that homeowners can harvest for soil amendment if desired, and (c) Providing a list of plants (suitable for USDA Plant Hardiness Zones 7B & 8A) with strong root structure to enhance soil buttressing.

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Prel. Plat: Storm Water Drainage Routes North Shore at Lakewood Village Town of Lakewood Village, Texas

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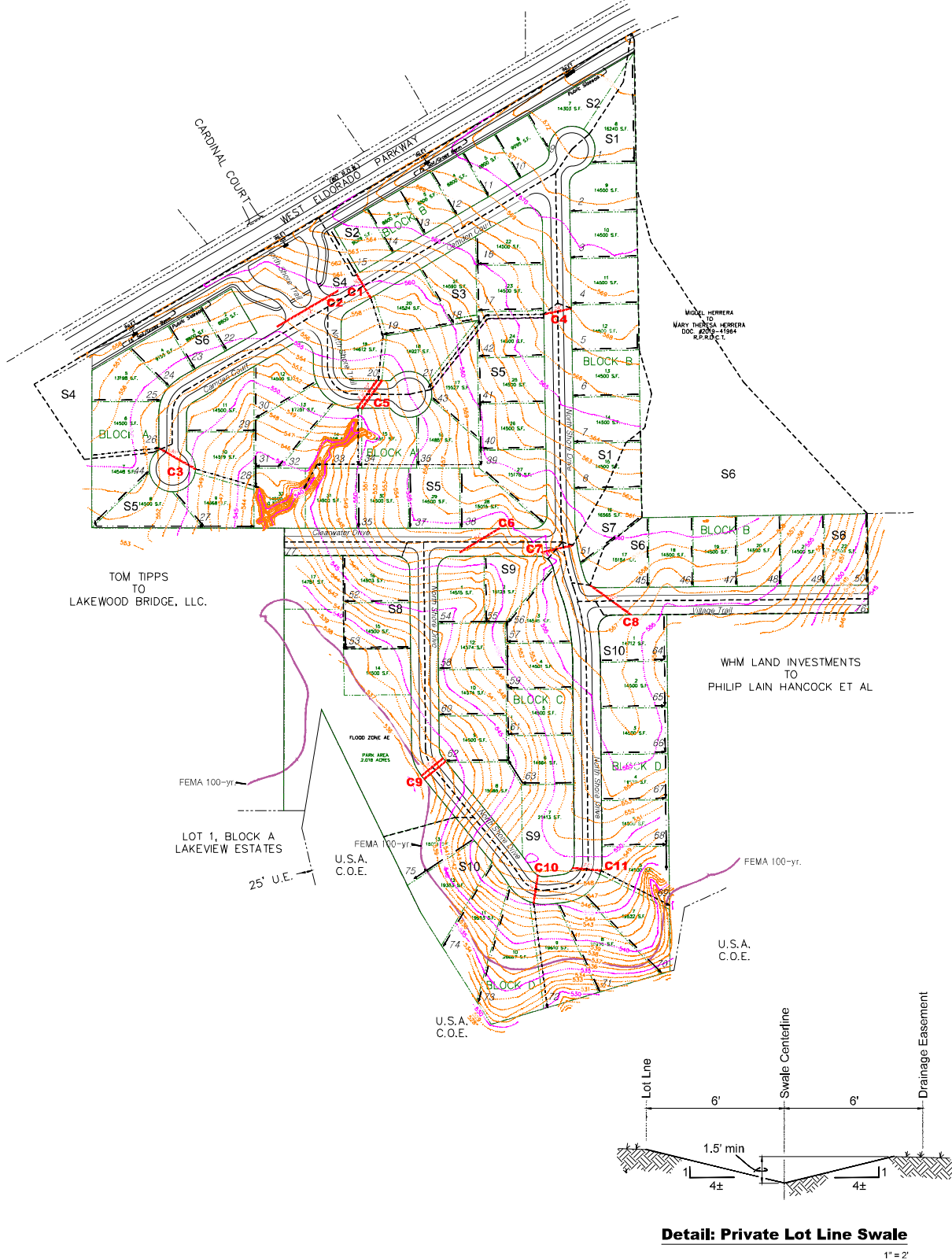
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Legend

- Drainage Divide (see Drainage Divides Note to right)
- S1 10 Drainage Area and Design Point symbols
- C7** Public Culvert
- Private Drainage Swale & --- Public Open Channel
- Existing Ground Elevation Contour (feet NGVD 87)

Drainage Divides Note:
Drainage areas labeled "Sx" are drawn for preliminary culvert sizing calculations. Private swales and open channels within outlined drainage areas were evaluated by adding lot areas as flow progressed downhill to each "Dx" design point.
Detailed divide lines are not shown for each "Dx" design point at this Preliminary Plat stage.



Preliminary Plat:

Scale: 1" = 100'
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Drainage Area Map & Swale Detail North Shore at Lakewood Village Town of Lakewood Village, Texas

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Preliminary Plat Storm Drainage Calculations

01/20/22

Sub-basin	A Design Point	B Drainage Area (acs)	C Denton Co. C Factor	D Travel Time minutes	E Total Tc minutes	F I100 in/hour	G Q100 cfs	H Swale Slope (%)	I Y100 feet	J V100 fps	K Flow Top Width (ft)
Private Lot Line Swales											
S1 2.68 acres	1	0.34	0.60	0	15	7.91	1.61	0.50	0.37	0.14	3.0
	2	0.33	0.60	0	15	7.91	1.57	0.50	0.36	0.14	2.9
	3	0.33	0.60	0	15	7.91	1.57	0.50	0.36	0.14	2.9
	4	0.33	0.60	0	15	7.91	1.57	0.50	0.36	0.14	2.9
	5	0.33	0.60	0	15	7.91	1.57	0.50	0.36	0.14	2.9
	6	0.35	0.60	0	15	7.91	1.98	0.50	0.37	0.14	3.0
	7	0.34	0.60	0	15	7.91	1.51	0.50	0.37	0.14	3.0
	8	0.33	0.60	0	15	7.91	1.57	0.50	0.36	0.14	2.9
S2 1.85 acres	9	0.33	0.60	0	15	7.91	1.57	0.50	0.36	0.14	2.9
	10	0.21	0.60	0	15	7.91	1.00	0.50	0.31	0.11	2.4
	11	0.20	0.60	0	15	7.91	0.95	0.50	0.30	0.11	2.4
	12	0.20	0.60	0	15	7.91	0.95	0.50	0.30	0.11	2.4
	13	0.20	0.60	0	15	7.91	0.95	0.50	0.30	0.11	2.4
	14	0.20	0.60	0	15	7.91	0.95	0.50	0.30	0.11	2.4
	15	0.21	0.60	0	15	7.91	1.00	0.50	0.31	0.11	2.4
	16	0.33	0.60	0	15	7.91	1.57	2.00	0.43	2.11	3.40
S3 8.6 acres	17	0.66	0.60	0.7	15.7	7.76	3.07	2.00	0.55	2.50	4.40
	18	0.33	0.60	0	15	7.91	1.57	1.40	0.46	1.90	3.70
	19	0.66	0.60	0.9	15.9	7.72	3.06	2.60	0.53	2.77	4.20
	20	5.62	0.60	3.6	18.5	7.20	24.28	3.33	0.79	4.96	9.30
	21	1.00	0.60	0.9	16.5	7.58	4.55	3.30	0.59	3.30	4.70
	22	0.27	0.60	0	15	7.91	1.28	3.20	0.37	2.42	3.0
	23	0.27	0.60	0	15	7.91	1.28	3.20	0.38	2.17	3.0
	24	0.28	0.60	0	15	7.91	1.33	2.50	0.39	2.21	3.1
S4 1.94 acres	25	0.46	0.60	0	15	7.91	2.18	2.10	0.48	2.33	3.8
	26	0.66	0.60	0	15	7.91	3.13	2.00	0.56	2.52	4.5
	27	0.72	0.60	0	15	7.91	3.42	3.00			
	28	0.33	0.60	0	15	7.91	1.57	4.90			
	29	0.33	0.60	0	15	7.91	1.57	3.40	0.39	2.58	3.1
	30	0.33	0.60	0	15	7.91	3.00	0.4	2.46	3.2	
	31	0.73	0.60	0	15	7.91	3.46	1.30	0.63	2.2	5.0
	32	0.40	0.60	0	15	7.91	1.50	2.20	0.45	2.28	3.6
S5 14.8 acres	33	7.80	0.60	4.35	19.35	7.07	33.09	4.00	0.81	5.69	10.5
	34	0.33	0.60	0	15	7.91	1.57	4.00	0.16	2.33	4.6
	35	0.33	0.60	0	15	7.91	1.57	0.50	0.29	1.17	5.2
	36	0.34	0.60	0	15	7.91	1.61	3.80	0.16	2.27	4.6
	37	0.33	0.60	0	15	7.91	1.57	0.50	0.29	1.17	5.2
	38	0.34	0.60	0	15	7.91	1.61	0.65	0.28	1.3	5.1
	39	0.81	0.60	0	15	7.91	3.84	0.50	0.49	1.56	6.0
	40	0.33	0.60	0	15	7.91	1.57	2.00	0.19	1.82	4.8
	41	0.33	0.60	0	15	7.91	1.57	2.00	0.19	1.82	4.8
	42	0.33	0.60	0	15	7.91	1.57	2.00	0.19	1.82	4.8
	43	0.36	0.60	0	15	7.91	1.71	2.00	0.2	1.91	4.8
	44	0.33	0.60	0	15	7.91	1.57	0.50	0.29	1.17	5.2
	45	0.41	0.60	4.5	19.5	7.05	1.73	2.65	0.19	2.1	4.8
S6 5.67 acres	46	0.66	0.60	4.5	19.5	7.05	3.64	2.96	0.29	2.84	5.2
	47	1.14	0.60	4.5	19.5	7.05	4.82	3.28	0.33	3.21	5.3
	48	1.06	0.60	4.5	19.5	7.05	4.48	3.13	0.32	3.09	5.3
	49	1.14	0.60	4.5	19.5	7.05	4.82	2.73	0.35	3.03	5.4
	50	1.06	0.60	4.5	19.5	7.05	4.48	2.60	0.34	2.91	5.4
	51	0.39	0.60	0	15	7.91	1.85	1.32	0.28	1.88	5.1
S8 0.68 acs.	52	0.33	0.60	0	15	7.91	1.57	2.71	0.18	2.06	4.7
	53	0.33	0.60	0	15	7.91	1.57	2.76	0.18	2.07	4.7
	53 N-S	0.68	0.60	0	15	7.91	3.13	2.25	0.29	2.47	5.2
S9 5.04 acres	54	1.01	0.60	0	15	7.91	4.79	2.38	0.36	2.87	5.4
	55	0.35	0.60	0	15	7.91	1.68	0.50	0.31	1.21	5.2
	56	0.33	0.60	0	15	7.91	1.58	0.50	0.3	1.19	5.2
	57	0.33	0.60	0	15	7.91	1.58	4.17	0.16	2.38	4.6
	58	0.34	0.60	0	15	7.91	1.61	5.41	0.15	2.6	4.6
	59	0.33	0.60	0	15	7.91	1.58	3.51	0.16	2.23	4.7
	60	0.34	0.60	0	15	7.91	1.61	3.51	0.17	2.28	4.7
	61	0.33	0.60	0	15	7.91	1.58	4.35	0.16	2.43	4.6
	62	1.34	0.60	0	15	7.91	6.36	3.92	0.37	3.75	5.5
	63	0.34	0.60	0	15	7.91	1.61	2.50	0.16	2.31	4.6
	64	0.34	0.60	0	15	7.91	1.61	0.50	0.3	1.19	5.2
	65	0.67	0.60	0	15	7.91	3.18	0.50	0.45	1.48	5.8
	66	1.0	0.60	0	15	7.91	4.75	0.50	0.56	1.68	6.2
S10 Drainage areas at S10 design points are individual lots or groups of lots within S10 and/or upstream areas as needed at each design point.	67	1.34	0.60	0	15	7.91	6.36	3.51	0.38	3.6	5.5
	68	1.67	0.60	2.1	17.1	7.48	7.49	5.08	0.37	4.26	5.5
	69 lot swale	2.0	0.60	2.2	17.2	7.46	8.95	6.10	0.39	4.81	5.6
	69 culvert	4.61	0.60	2.8	17.8	7.35	20.33	7.00	0.6	6.51	6.4
	70	0.45	0.60	0	15	7.91	2.14	4.00	0.19	2.58	4.8
	71	0.48	0.60	0	15	7.91	2.28	6.00	0.18	3.06	4.7
	72	5.1	0.60	3.5	18.5	7.22	22.09	6.50	0.65	6.54	6.6
	73	0.4	0.60	0	15	7.91	1.90	5.40	0.16	2.7	4.6
	74	0.51	0.60	0	15	7.91	2.42	6.70	0.18	3.23	4.7
	75	0.12	0.60	0	15	7.91	0.57	8.00	0.31	2.9	1.3

Public Culvert	Drain* Area(acs)	County C-factor	Travel Time (mins)	Total Tc (mins.)	I 100 in/hr	Q 100 cfs	Pipe Dia. inches	Velocity fps	No. of Pipes
C1	2.83	0.6	0	15	7.91	13.43	30	2.74	1
C2	0.80	0.6	0	15	7.91	3.80	24	1.21	1
C3	3.33	0.6	0	15	7.91	15.80	30	3.22	1
C4	1.82	0.6	0	15	7.91	8.64	24	2.75	1
C5	7.10	0.6	0	15	7.91	30.67	30	3.12	2
C6	1.54	0.6	0	15	7.91	7.31	24	2.33	1
C7	2.10	0.6	0	15	7.91	9.97	24	3.17	1
C8	2.69	0.6	0	15	7.91	12.77	30	2.60	1
C9	7.71	0.6	3.4	18.4	7.4	34.23	30	3.49	2
C10	1.00	0.6	0	15	7.91	4.75	24	1.51	1
C11	1.10	0.6	0	15	7.91	5.22	24	1.96	1

* Areas shown are conservative estimates of watersheds to each culvert entrance for preliminary culvert sizes.

Preliminary Plat:

100-year Storm Runoff Calculations
North Shore at Lakewood Village
Town of Lakewood Village, Texas

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