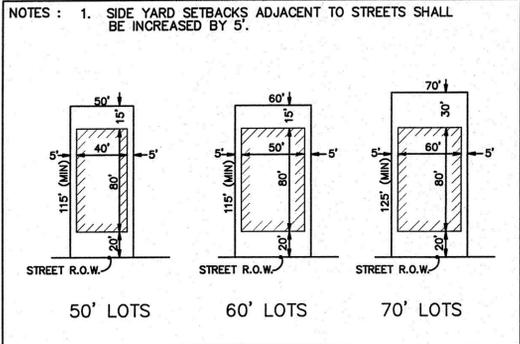


Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
November 12, 2015
9:00 A.M.

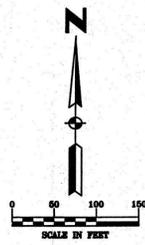
The following items may come before the Development Support Committee for discussion and/or possible action:

- I. Call to order.
- II. Consider and take any appropriate action on variance requests.
- III. Consider discuss, approve and/or take any appropriate action on final plat, replat and/or plans.
 - **Barrington Addition Phase A (Lantana) – Preliminary Plat (351 Lots – 111.9 Acres)**
Pct. 4
- IV. Adjournment

TYPICAL LOTS W/ MINIMUM SETBACKS
(SHOWING TYPICAL BUILDABLE AREA FOR LOTS)



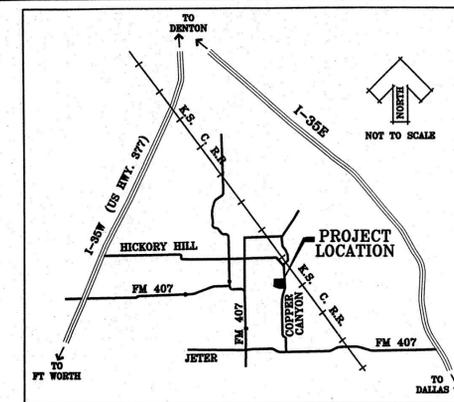
* NOTE: 20' (Min.) FRONT SETBACK LINE



PARCEL LOT SUMMARY TABLE

PARCEL	TOTAL LOTS
40	129
41	157
43	65

TOTAL LOTS FOR ALL PARCELS = 351

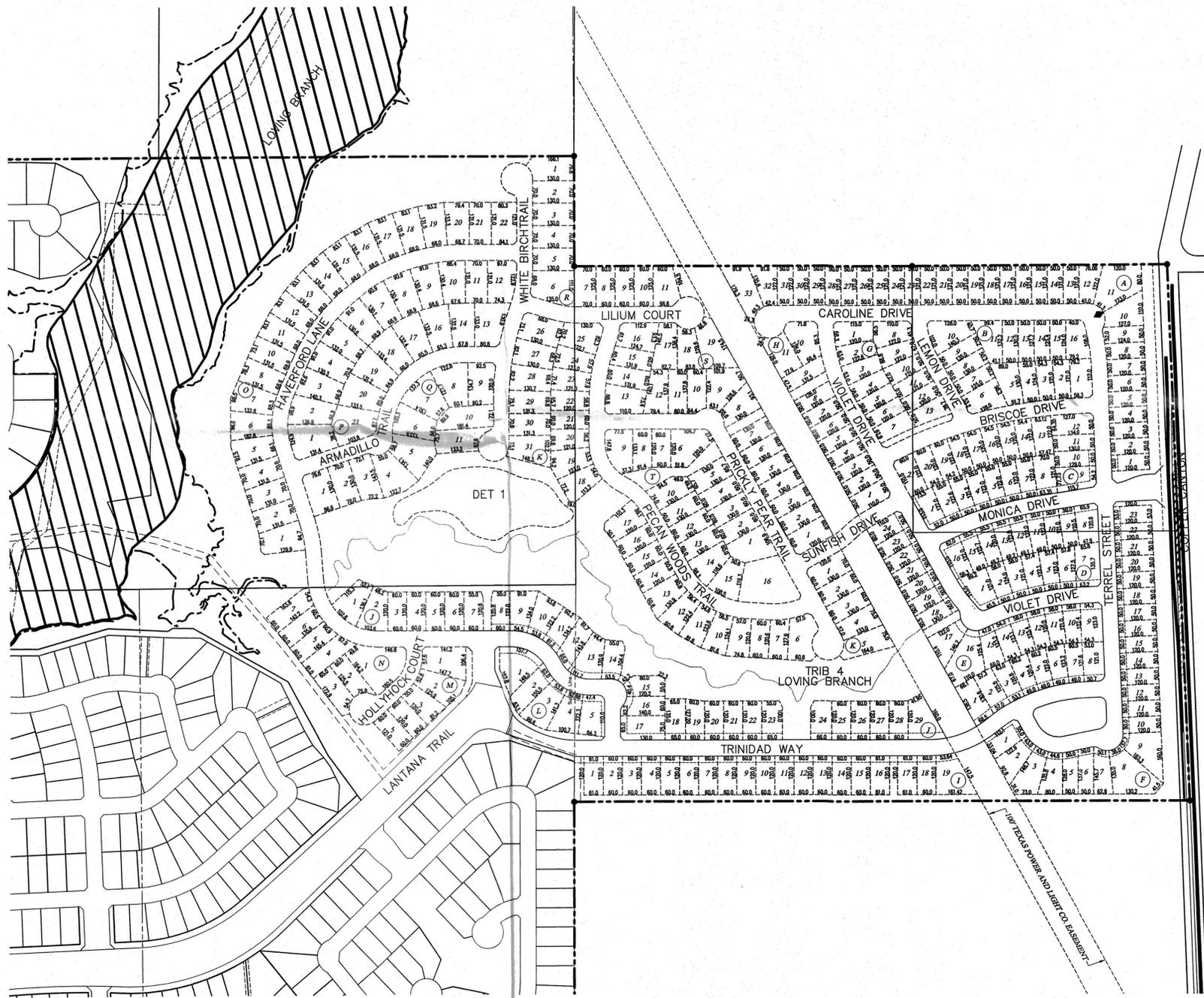


VICINITY MAP

NOTE: THE PURPOSE OF THIS PRELIMINARY PLAT IS TO DEFINE PARCELS 40&43

LEGEND:

◆ STREET NAME LIMIT



GENERAL NOTES :

- WHOLESALE WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY: UPPER TRINITY REGIONAL WATER DISTRICT 900 NORTH HEALY STREET LEWISVILLE, TEXAS 75067 P. O. DRAWER 305, LEWISVILLE, TEXAS 75067 (972) 218-1228 (972) 221-9886 FAX RETAIL WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY: DENTON COUNTY FRESH WATER SUPPLY DISTRICT No. 7, KEVIN MERCER, GENERAL MANAGER 2850 EAST FM 407/SUITE 125, BARTONVILLE, TEXAS 76228 (940) 728-5050 (940) 728-5058
- GAS & ELECTRIC TO BE PROVIDED BY: COSERV 7701 SOUTH STEMMONS FREEWAY CORINTH, TEXAS 76210-1842 (800) 274-4014 (940) 270-7790 FAX
- CABLE & TELEPHONE TO BE PROVIDED BY: GRANDE COMMUNICATIONS 500 TITLE ROAD, SUITE 400 LEWISVILLE, TEXAS 75066 (972) 410-0625
- ENGINEERS' AFFIDAVIT: 3. FINAL PLAT WILL NOT BE APPROVED UNTIL ALL PERTINENT LETTERS OF MAP REVISION HAVE BEEN ISSUED BY FEMA. 4. DIMENSIONS SHOWN ON THIS PRELIMINARY PLAT ARE SUBJECT TO MINOR CHANGES BASED ON FINAL ENGINEERING AND FINAL PLAT APPROVAL.

THE CUMULATIVE EFFECT ON THE ONSITE DEVELOPMENT, WHEN COMBINED WITH ALL OTHER EXISTING AND ANTICIPATED ONSITE DEVELOPMENT WILL NOT INCREASE THE WATER SURFACE ELEVATIONS OF THE BASE FLOOD ELEVATION MORE THAN ONE FOOT AT ANY POINT, NOR THE BASE FLOOD ELEVATION IN ANY REGULATED FLOODWAY BY ANY AMOUNT, WITHOUT PRIOR CONSENT BY THE COMMUNITY ADMINISTRATOR OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

For HUITT-ZOLLARS, INC.

MICHAEL DE LEON, P.E.
Registered Professional Engineer
Registration No. 91753

CERTIFICATE OF APPROVAL
DENTON COUNTY DEVELOPMENT
DISTRICT NUMBER 4

CLAY CRAWFORD
19 BRIAR HOLLOW LANE, SUITE 245
HOUSTON, TEXAS 77027
(713) 621-3703 (713) 621-3909 FAX
Mr. JERRY GOODALE, President
Mr. SEAN M. O'KEEFE, Treasurer/Asst. Secretary

DATE

CL/RPG LAND COMPANY
4S/RPG LAND COMPANY
& HICKORY HILL DEVELOP.

by: CL TEXAS I, G.P.
14755 PRESTON ROAD, SUITE 710
Dallas, Texas 75254
Ph. (972) 702-8699 Fax (972) 702-8372

DATE

CERTIFICATE OF APPROVAL
DENTON COUNTY FRESH WATER
SUPPLY DISTRICT NUMBER 7

CLAY CRAWFORD
19 BRIAR HOLLOW LANE, SUITE 245
HOUSTON, TEXAS 77027
(713) 621-3707 (713) 621-3909 FAX
Mr. DAVID WARE, President
Mr. ANDREW KLOSER, Vice President
Mr. JIM LIEBER, Secretary
Mr. TODD BEGGS, Asst. Secretary
Mr. CHRISTOPHER ROMOLO, Asst. Secretary

DATE

CERTIFICATE OF APPROVAL
DENTON COUNTY FRESH WATER
SUPPLY DISTRICT NUMBER 6

CLAY CRAWFORD
19 BRIAR HOLLOW LANE, SUITE 245
HOUSTON, TEXAS 77027
(713) 621-3707 (713) 621-3909 FAX
Mr. JIM VANVICKLE, President
Ms. DONNA ROSCHLAUX, Vice President
Mr. KURT SEWELL, Treasurer
Mr. BOB BAIRD, Secretary
Mr. MAX MILLER, Asst. Secretary

DATE

DENTON COUNTY PLANNING DEPARTMENT
EXTRA TERRITORIAL JURISDICTION (ETJ) AFFIDAVIT

I, _____ DO HEREBY SWEAR OR AFFIRM THAT THE

PROPERTY WITHIN THE LANTANA

SUBDIVISION IS, TO MY PERSONAL KNOWLEDGE :

WITHIN THE EXTRA TERRITORIAL JURISDICTION OF Town of Copper Canyon

NOT WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC, _____ COUNTY TEXAS.

CERTIFICATE OF APPROVAL
COSERV

7701 SOUTH STEMMONS FREEWAY
CORINTH, TEXAS 75065
1-800/274-4014 (940) 270-7790 FAX

DATE

SUBMITTED FOR REVIEW AUGUST 25, 2015
SEVENTEENTH REVISION PRELIMINARY PLAT

LANTANA
BARRINGTON ADDITION

AN ADDITION TO THE COUNTY OF DENTON, TEXAS
111.9 ACRES

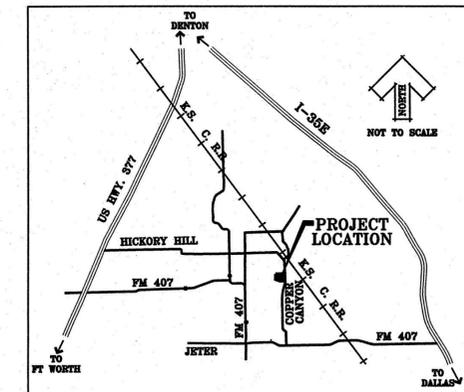
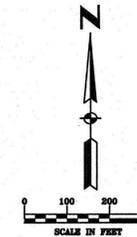
SITUATED IN THE

LEWIS COHEN SURVEY, Abstract No. 246; the RICHARD KNIGHT SURVEY, Abstract No. 702; the W. H. SCOTT SURVEY, Abstract No. 1234.

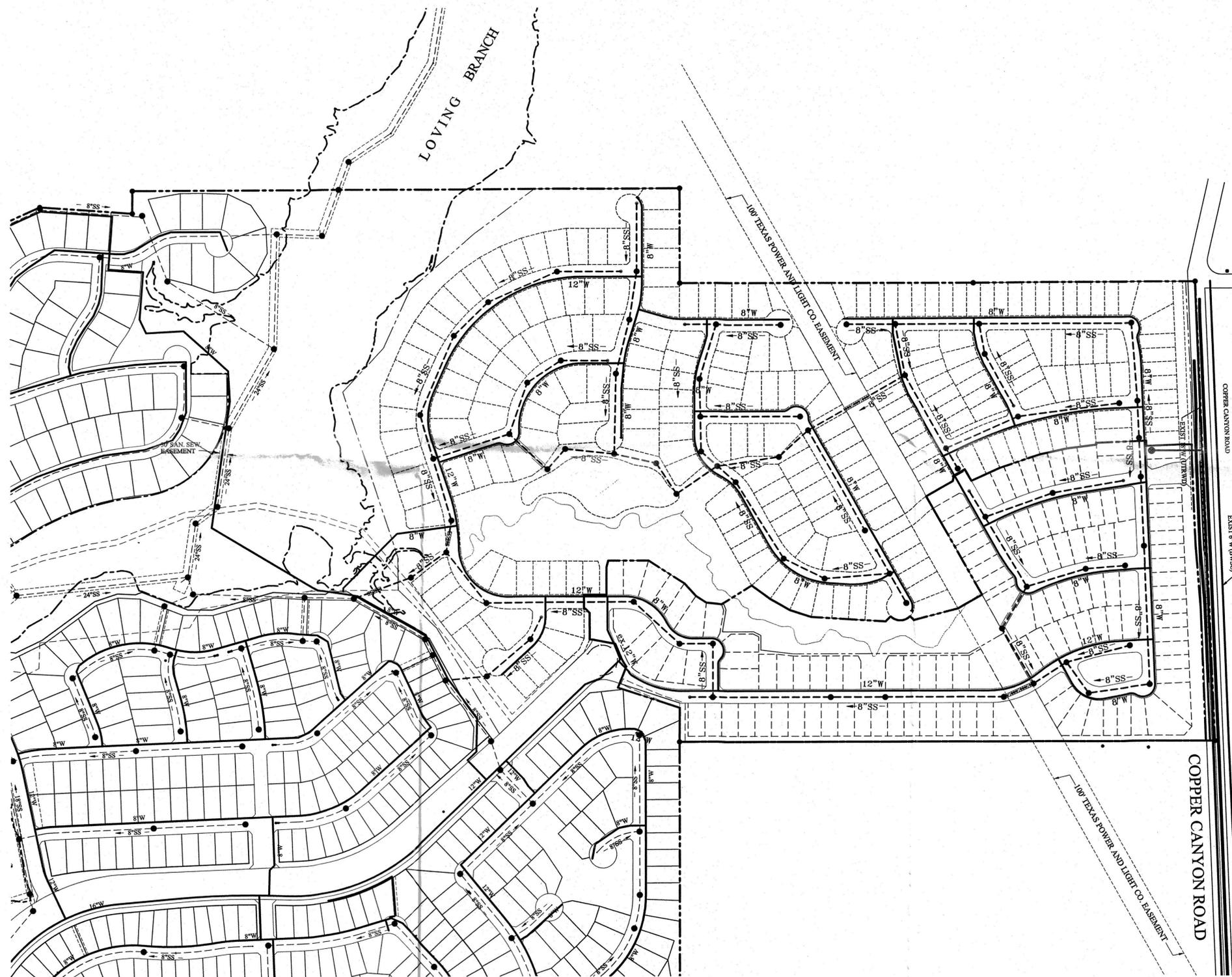
PREPARED FOR :
CL/RPG LAND COMPANY,
4S/RPG LAND COMPANY
& HICKORY HILL DEVELOPMENT

14755 PRESTON ROAD, SUITE 710
Dallas, Texas 75254
Ph. (972) 702-8699 Fax (972) 702-8372

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311 Fax (214) 871-0757



VICINITY MAP



LEGEND:

- 8"SS— SANITARY SEWER AND MANHOLE
- FM— SANITARY SEWER FORCE MAIN
- 12"W— WATER LINE WITH LINE SIZE
FIRE HYDRANTS, VALVES AND SERVICES
ARE NOT SHOWN.
- SANITARY SEWER CLEANOUT
- ▭ PIPE ENCASUREMENT
- BWSC BARTONVILLE WATER SUPPLY CORPORATION
- UTRWD UPPER TRINITY RIVER WATER DISTRICT

SUBMITTED FOR REVIEW AUGUST 7, 2015
SEVENTEENTH REVISION CONCEPTUAL
WATER & SANITARY SEWER PLAN

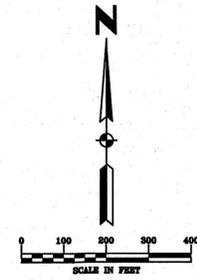
LANTANA
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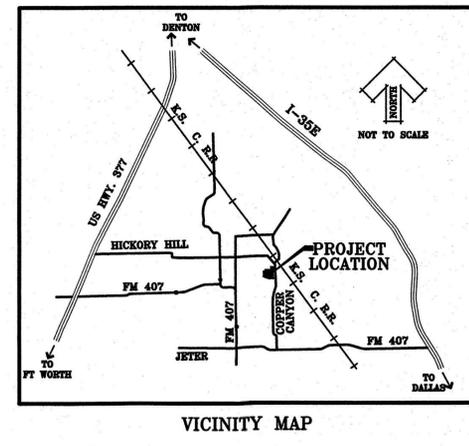
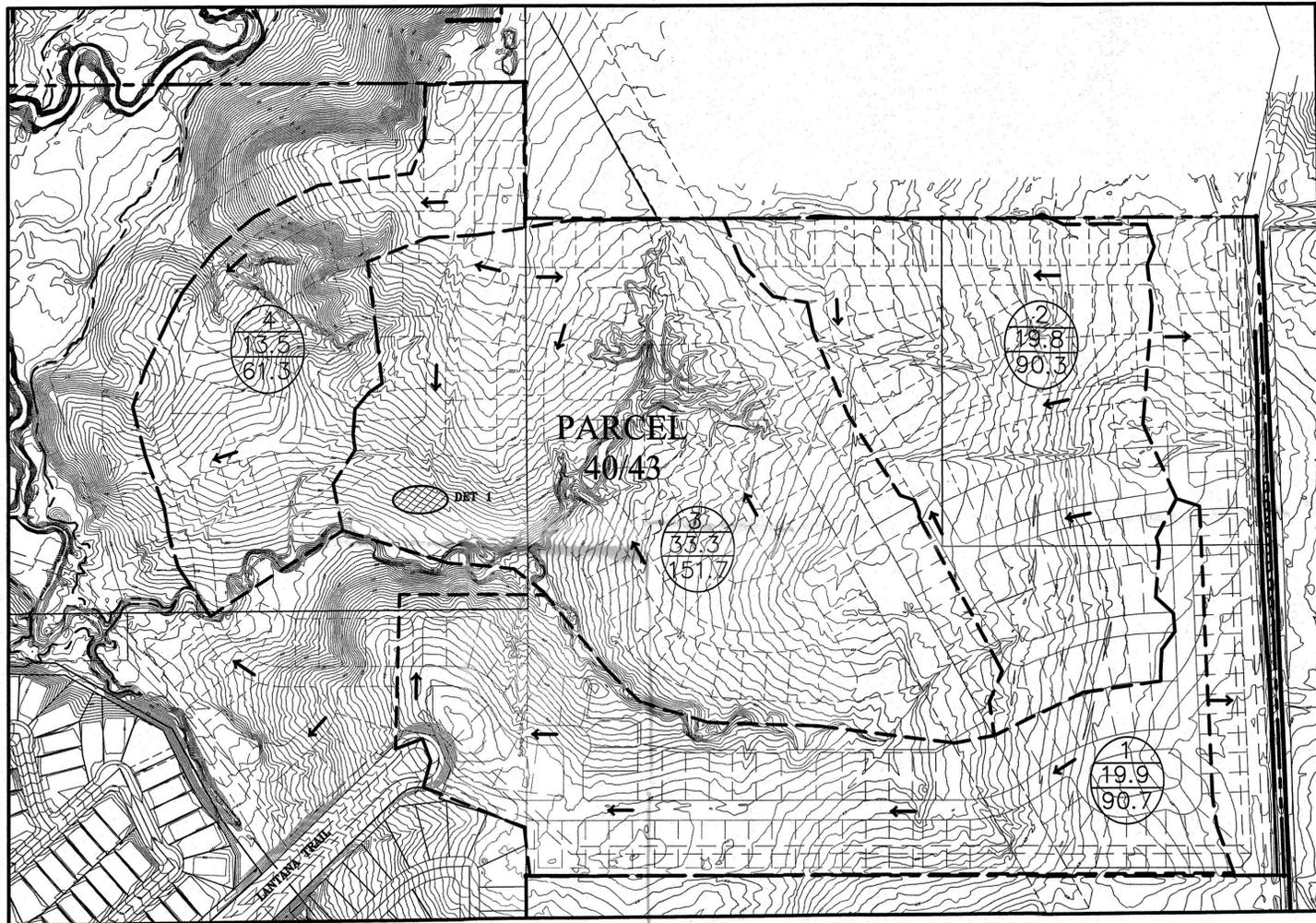
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- LEGEND :**
- DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA DIVIDE
 - OFF-SITE DRAINAGE AREA DIVIDE
 - EXIST. 100 YEAR FLOODPLAIN
 - RUNOFF DETENTION AREAS
 - ← FLOW ARROW
 - HP HIGH POINT
 - LP LOW POINT
 - $\frac{14}{31.46}$
 $\frac{6.57}{}$ DRAINAGE AREA IDENTITIES
100 YEAR STORM RUNOFF, Q (cfs)
AREA, A (acres)
 - 90" RCP DRAINAGE STRUCTURE SIZE OR
OPEN CHANNEL SIZE



DRAINAGE DESIGN CRITERIA :

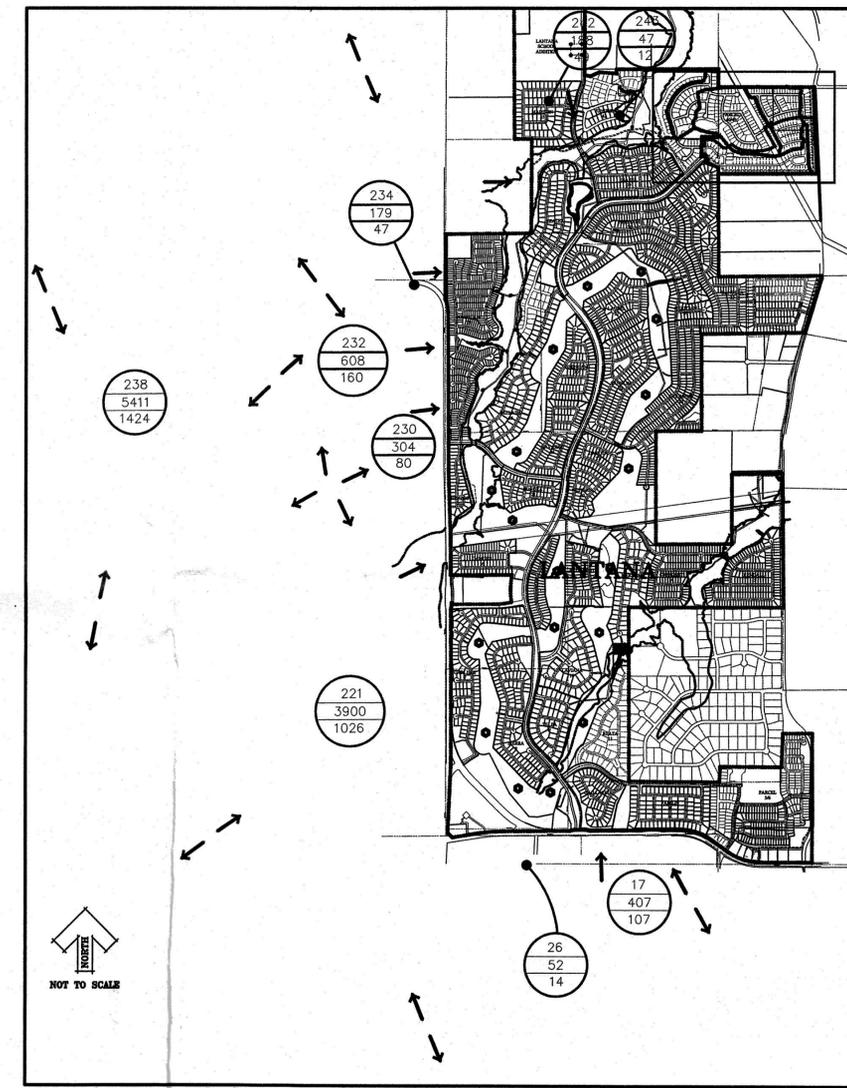
RATIONAL METHOD IS THE BASIS FOR DETERMINING STORM RUNOFF FOR THE 100 YEAR STORM RETURN FREQUENCY. VALUES OF RUNOFF COEFFICIENT "C"

LAND USE	DESIGN "C" VALUE
OFFSITE	0.40
RESIDENTIAL	0.60
RETAIL	0.90
COLLECTOR STREETS & THOROUGHFARES	0.94

TIME OF CONCENTRATION (t_c) AND RAINFALL INTENSITY (i)

LAND USE	t_c MINUTES	i, INCHES/HOUR
OFFSITE	15	7.60
RESIDENTIAL	15	7.60
RETAIL	10	8.70
COLLECTOR STREETS & THOROUGHFARES	10	8.70

- NOTES:**
- FOR COLLECTOR STREETS & THOROUGHFARES THE DRAINAGE AREAS WERE INCREASED BY 25% TO PROVIDE FOR FUTURE STORM DRAIN DESIGN. NO CONSIDERATION WAS GIVEN TO RUNOFF TRAVEL TIME IN CONDUITS.
 - SEE SEPARATE DRAINAGE STUDIES FOR LOVING BRANCH AND POINDEXTER BRANCH.
 - VELOCITIES IN CULVERTS WILL BE LESS THAN 10 FPS AND DISCHARGE PIPES AND OUTFALLS WILL BE DESIGNED TO HAVE VELOCITIES AT OR NEAR 7 FPS. ALL OUTFALLS AND CHANNELS WILL BE DESIGNED WITH ADEQUATE EROSION PROTECTION IN THE FORM OF ROCK RIP-RAP APRONS OR CONCRETE STRUCTURES.
 - ALL DENUDED AREAS WILL BE RESEEDDED WITH SEED OR HYDROMULCH TO REESTABLISH GROUND COVER.



OFF-SITE DRAINAGE WATERSHED WEST AND SOUTH OF LANTANA

SUBMITTED FOR REVIEW AUGUST 25, 2015
 SEVENTEETH REVISION CONCEPTUAL
 DRAINAGE AREA MAP
LANTANA
 BARRINGTON ADDITION
 AN ADDITION TO THE COUNTY OF DENTON, TEXAS
 111.9 ACRES

PREPARED FOR :
FORESTAR
 14755 Preston Road, Suite 710
 Dallas, Texas 75254
 Ph. (972) 702-8699 Fax (972) 702-8372

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 Huitt-Zoliars, Inc. Dallas
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