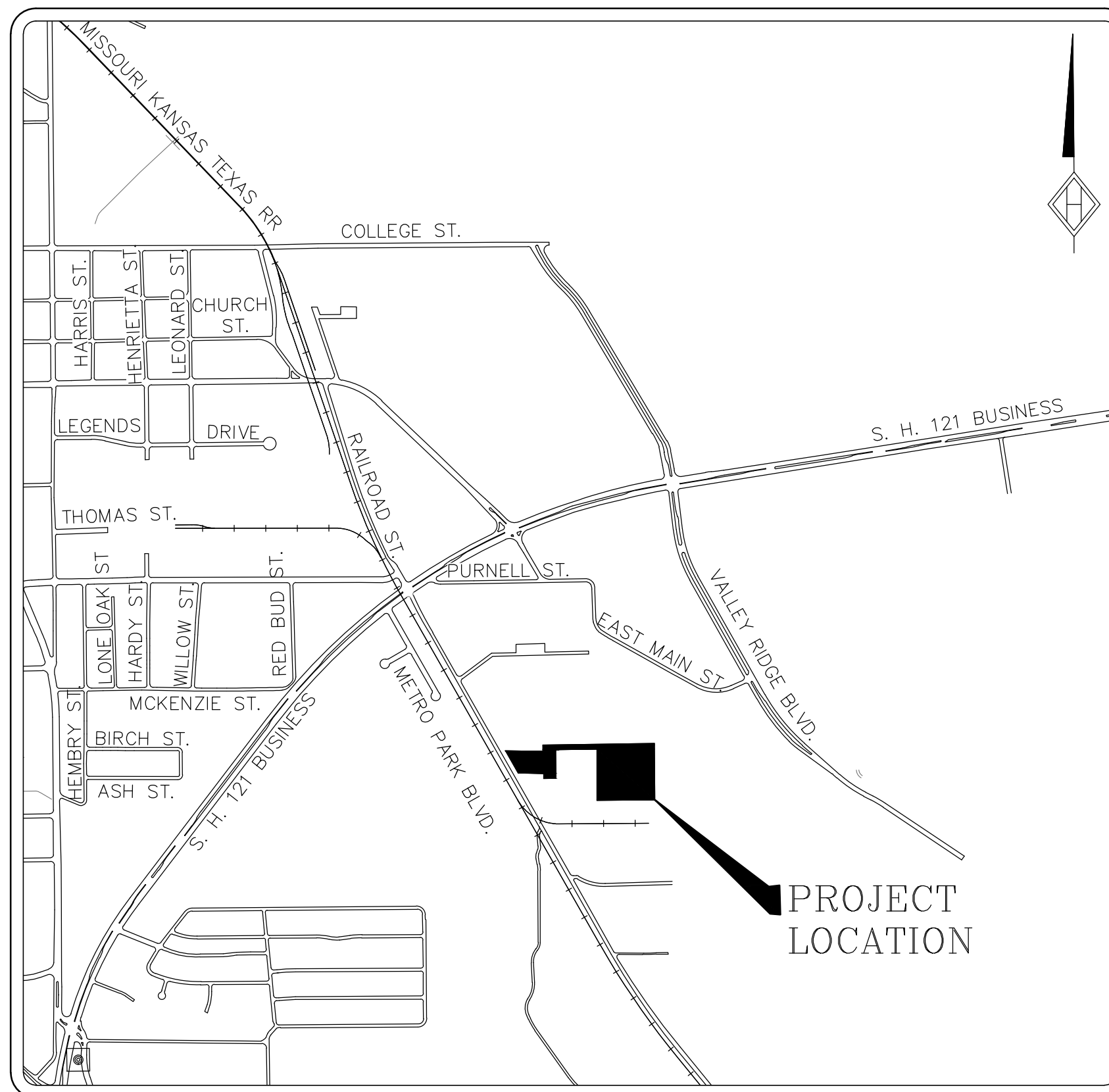


# ENGINEERING SITE PLAN

for  
**BURNS OFFICE**  
 121 Railroad Addition  
 S Railroad Street  
 Lot 2, Block A,  
 6.58 Acres, HI Zoning  
 City of Lewisville  
 Denton County, Texas  
 September 2021  
 Ordinance # -SUP



THE CONTRACTOR SHALL CONTACT  
 DIG-TESS AT 1-800-344-8377 A  
 MINIMUM OF 48 HOURS PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION ACTIVITIES



Vicinity Map 1"=1000'

**ENGINEER**  
 HOMEYER ENGINEERING, INC  
 P.O. BOX 294527  
 LEWISVILLE, TEXAS 75029  
 CONTACT: STEVEN R. HOMEYER, PE  
 PHONE: 972-906-9985

**DEVELOPER**  
 JOHN BURNS CONSTRUCTION  
 COMPANY OF TEXAS, INC.  
 P.O. BOX 1117  
 LEWISVILLE, TEXAS 75057  
 CONTACT: DAVID JONES  
 PHONE: 972-434-6789

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- Cover
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- C4.1 Grading Plan East
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- C15 Erosion Control Details
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- C16.1 ADA Ramp Details
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- C17 Miscellaneous Details
  
- LP1 Landscape Plan
- LP2 Landscape Plan
- LP3 Landscape Details
- LP4 Tree Disposition Plan
- LP5 Tree Disposition Details

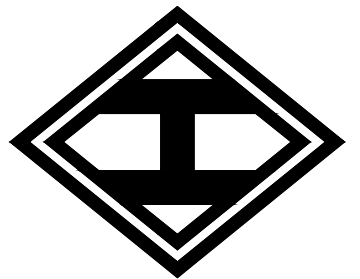
APPROVED FOR CONSTRUCTION		
CITY DEPARTMENT	DATE	SIGNATURE
PLANNING & ZONING		
ENGINEERING		
BUILDING INSPECTION		
FIRE PREVENTION		
PARKS & LEISURE		
PUBLIC WORKS		
HR / ADA		

APPROVED FOR CONSTRUCTION			
UTILITY	COMPANY NAME	DATE	SIGNATURE
ELECTRIC			
GAS			
PHONE			
CABLE			
SOLID WASTE			

### PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM  
 REVIEW AND IS NOT INTENDED FOR  
 CONSTRUCTION, BIDDING OR PERMIT  
 PURPOSES.  
 STEVEN R. HOMEYER, PE # 86942  
 DATE: 09/23/2021

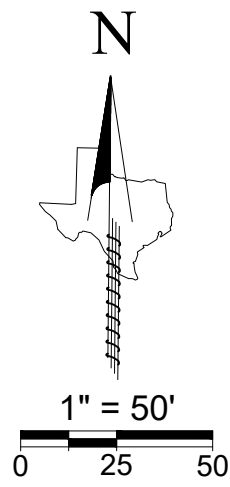
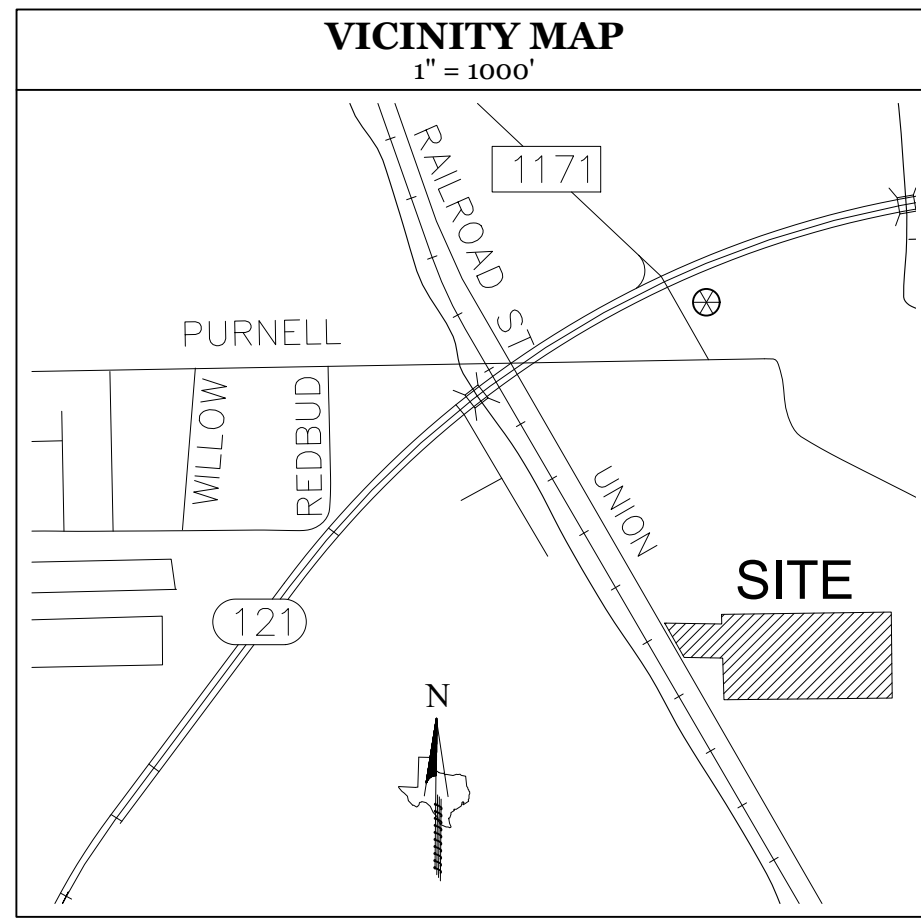
**HOMEYER**  
 ENGINEERING, INC.  
 TBP&E FIRM REGISTRATION NO. F-8440  
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
 972-906-9985 PHONE • 972-906-9987 FAX  
 WWW.HEI.US.COM



BURNS OFFICE  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

COVER SHEET

DRAWN: DCU  
 DATE: 10/06/2020  
 HEI #: 20-0803



**PLAN SUMMARY TABLE**

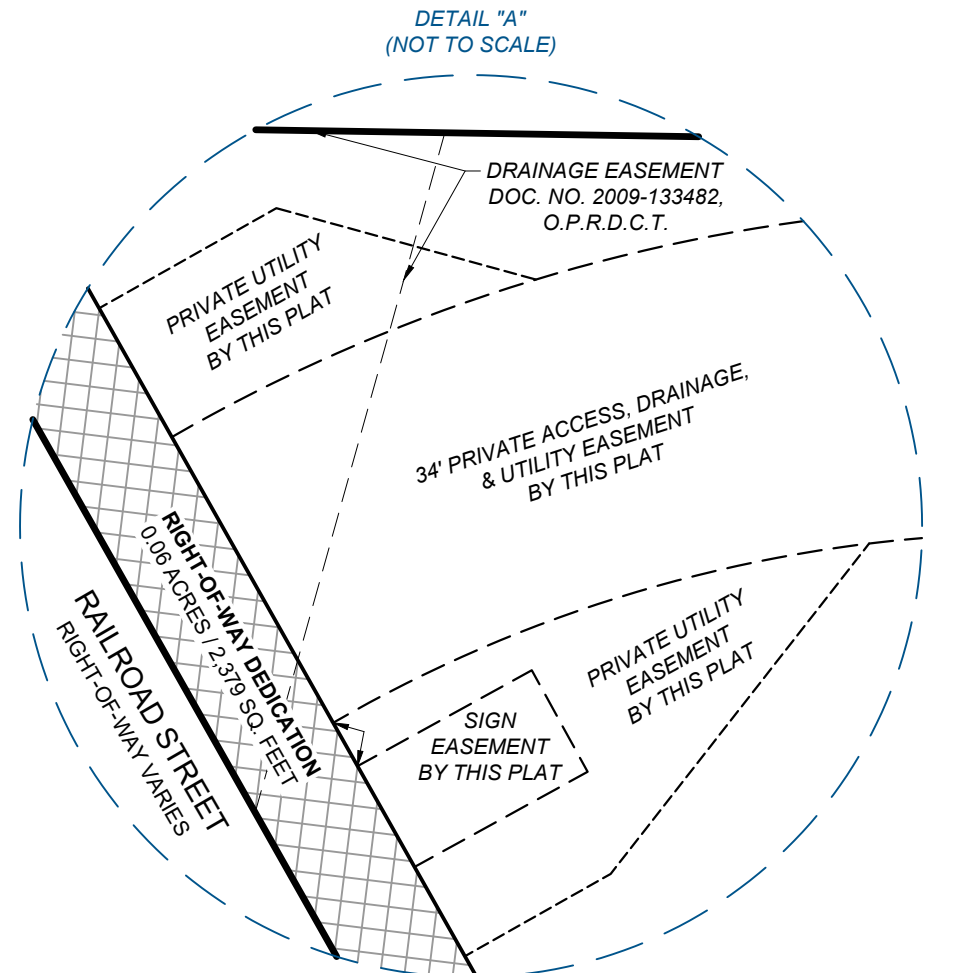
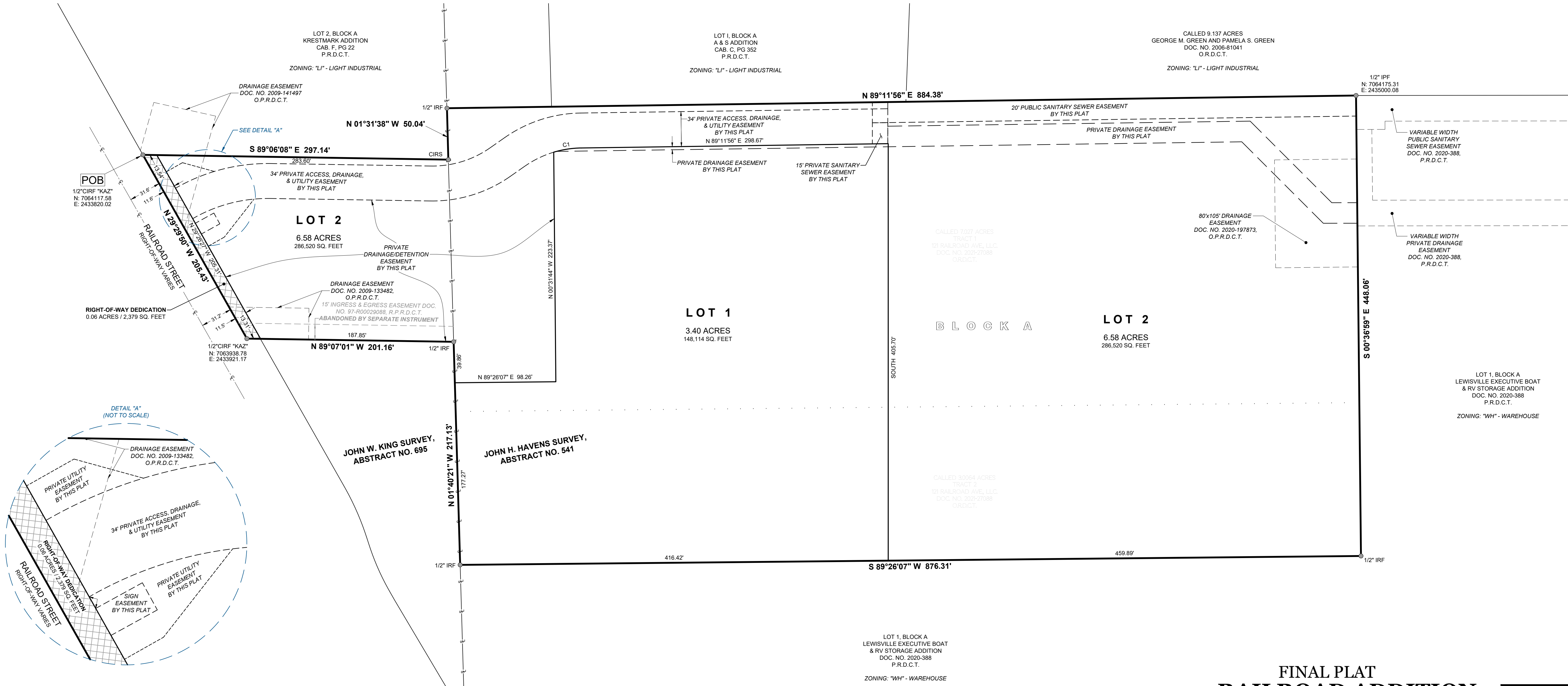
ZONED: "HI" - HEAVY INDUSTRIAL  
 TOTAL ACREAGE: 10.03 ACRES  
 NUMBER OF LOTS: 2  
 NUMBER OF PHASES: 1  
 MINIMUM LOT SIZE: 3.40 ACRES

**LEGEND**

POB = POINT OF BEGINNING  
 DOC. NO. = DOCUMENT NUMBER  
 CIRF = CAPPED IRON ROD FOUND  
 CIRS = CAPPED IRON ROD SET  
 IRF = IRON ROD FOUND  
 O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS  
 P.A.D.U.E. = PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT  
 P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS  
 = SURVEY LINE

**GENERAL NOTES**

- The purpose of this plat is to create two lots of record from a single tract of land.
- This property is located in "Non-shaded Zone X" as according to the F.E.M.A. Flood Insurance Rate Map date April 18, 2011 as shown on Map Number 48121C0565G, as affected by LOMR recorded in 10-06-3039P, effective June 20, 2011.
- The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- This property is zoned "HI - Heavy Industrial", according to the City of Lewisville online zoning map. Front yard setback minimum requirement per zoning is 25 feet.



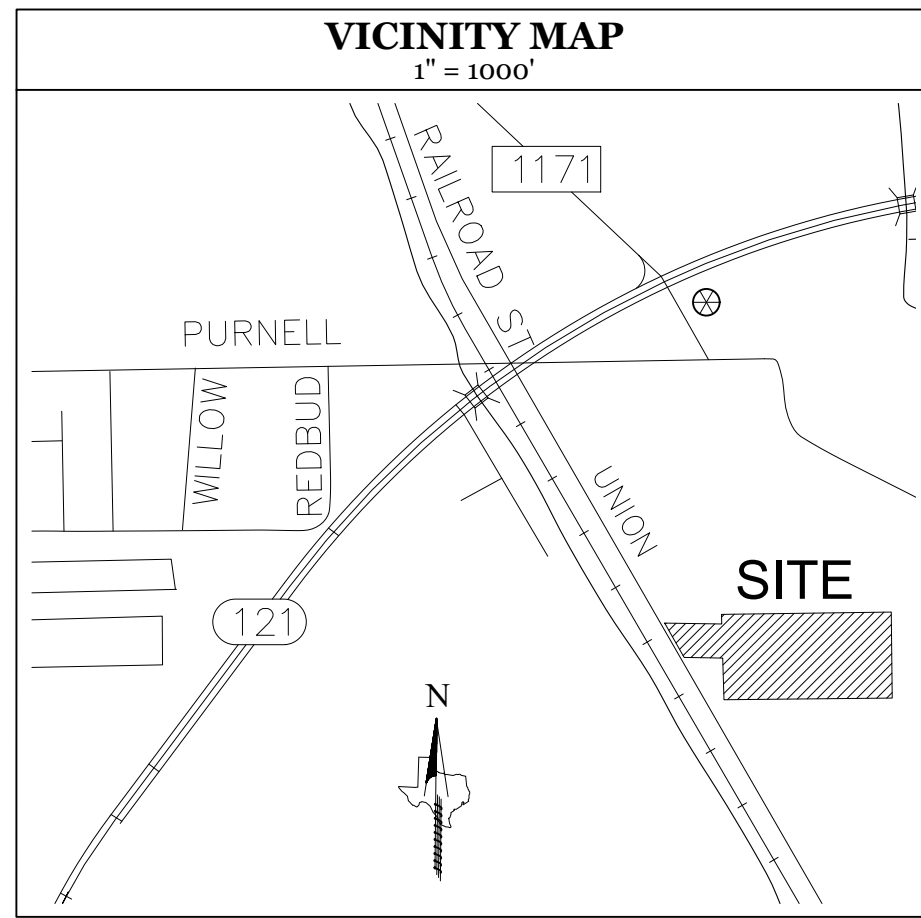
Project	2009.050-05	 <b>EAGLE SURVEYING, LLC</b> 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	06/11/2021	
Drafter	TMR/CHM	

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Tyler Rank  
 210 S. Elm Street, Suite: 104  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Homeyer Engineering, Inc.  
 Contact: Steven Homeyer  
 PO Box 294527  
 Lewisville, TX 75029  
 (972) 906-9985

**OWNER**  
 121 Railroad Ave., LLC  
 655 E. Main Street  
 Lewisville, TX 75067

**FINAL PLAT**  
**121 RAILROAD ADDITION**  
**LOTS 1 & 2, BLOCK A**  
 10.03 ACRES ZONED: "HI" - HEAVY INDUSTRIAL  
 BEING 10.03 ACRES OF LAND SITUATED IN THE  
 JOHN W. KING SURVEY, ABSTRACT NO. 695 & THE  
 JOHN H. HAVENS SURVEY, ABSTRACT NO. 541,  
 AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF DENTON §

WHEREAS **121 RAILROAD AVE., LLC.** is the owner of a 10.03 acre tract of land out of the J. W. KING SURVEY, Abstract Number 695 and the J. H. HAVENS SURVEY, Abstract Number 541, situated in the City of Lewisville, Denton County, Texas and being all of Tract 1, being a called 7.027 acre tract of land described in deed to 121 Railroad Ave., LLC. by deed of record in Document No. 2019-73754 of the Official Records of Denton County, Texas, also being all of Tract 2, being a called 3.0064 acre tract of land of said deed, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod with orange plastic cap stamped "KAZ" found in the East right-of-way line of Railroad Street (60' right-of-way), being the Southwest corner of Lot 2, Block A of Krestmark Addition, a subdivision of record in Cabinet F, Page 22 of the Plat Records of Denton County, Texas, also being the Northwest corner of said 7.027 acre tract and hereof;

**THENCE**, leaving the East right-of-way line of Railroad Street, along the North line of said 7.027 acre tract, being in part, the common South line of said Lot 2, in part, the common South line of Lot 1, Block A of A & S Addition, a subdivision of record in Cabinet C, Page 352 of said Plat Records and in part, the common South line of a called 9.137 acre tract of land conveyed to George and Pamela Green by Deed of record in Document No. 2006-81041 of said Official Records, the following three (3) courses and distances:

1. S89°06'08"E, a distance of 297.14 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N01°31'38"W, a distance of 50.04 feet to a 1/2 inch iron rod found;
3. N89°11'56"E, a distance of 884.38 feet to a 1/2 inch iron pipe found at the most Northerly Northwest corner of Lot 1, Block A, Lewisville Executive Boat & RV Storage Addition, a subdivision of record in Document No. 2020-388 of the Plat Records of Denton County, Texas, being the Northeast corner of said 7.027 acre tract and hereof;

**THENCE**, S00°36'59"E, leaving the South line of said 9.137 acre tract, along the irregular North line of said Lot 1, Block A, Lewisville Executive Boat & RV Storage Addition, being in part, the common East line of said 7.027 acre tract and in part, the common East line of said 3.0064 acre tract, a distance of 448.06 feet to a 1/2 inch iron rod found for the Southeast corner of said 3.0064 acre tract and hereof;

**THENCE**, S89°26'07"W, along the irregular North line of said Lot 1, Block A, Lewisville Executive Boat & RV Storage Addition and the common South line of said 3.0064 acre tract, a distance of 876.31 feet to a 1/2 inch iron rod found for the Southwest corner of said 3.0064 acre tract and hereof;

**THENCE**, N01°40'21"W, along the irregular North line of said Lot 1, Block A, Lewisville Executive Boat & RV Storage Addition, being in part, the common West line of said 3.0064 acre tract and in part, the common West line of said 7.027 acre tract, a distance of 217.13 feet to a 1/2 inch iron rod found;

**THENCE**, N89°07'01"W, along the South line of said 7.027 acre tract, being in part the irregular North line of said Lot 1, Block A, Lewisville Executive Boat & RV Storage Addition, a distance of 201.16 feet to a 1/2 inch iron rod with orange plastic cap stamped "KAZ" found in the East right-of-way line of Railroad Street, being the most Westerly Southwest corner of said 7.027 acre tract and hereof;

**THENCE**, N29°29'50"W, along the East right-of-way line of Railroad Street and the common West line of said 7.027 acre tract, a distance of 205.43 feet to the **POINT OF BEGINNING** and containing an area of 10.03 Acres, or (437,014 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **121 RAILROAD AVE., LLC.**, does hereby adopt this plat, designating herein described property as **121 RAILROAD ADDITION**, an addition to the City of Lewisville, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. no buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiencies of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights, manholes and clean outs) is hereby granted to the City of Lewisville for the purpose of construction, reconstruction, inspecting and maintaining the above name appurtenances. Water mains and waste water easements shall also include additional areas of working space for construction and maintenance of the systems.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lewisville, Texas.

OWNER: **121 RAILROAD AVE., LLC.**, a Texas limited liability company

BY: \_\_\_\_\_  
 \_\_\_\_\_  
 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 \_\_\_\_\_, and 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Notary Public, in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic cap stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lewisville, Texas.

\_\_\_\_\_  
 Matthew Raabe, R.P.L.S. # 6402

\_\_\_\_\_  
 Date

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 **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**GENERAL NOTES**

- 1.) The purpose of this plat is to create two lots of record from a single tract of land.
- 2.) This property is located in "**Non-shaded Zone X**" as according to the F.E.M.A. Flood Insurance Rate Map date April 18, 2011 as shown on Map Number 48121C0565G, as affected by LOMR recorded in 10-06-3039P, effective June 20, 2011.
- 3.) The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) This property is zoned "**HI - Heavy Industrial**", according to the City of Lewisville online zoning map. Front yard setback minimum requirement per zoning is 25 feet.

**CITY OF LEWISVILLE APPROVAL**

All variances (if any) from the General Development Ordinance approved by City Council.

\_\_\_\_\_  
 MaryEllen Miksa  
 Chairman, Planning and Zoning Commission  
 City of Lewisville, Texas  
 \_\_\_\_\_  
 Date

The undersigned, the City Secretary of the City of Lewisville, Texas hereby certifies that the foregoing Final Plat of the **121 RAILROAD ADDITION**, an addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the Ordinances of the City of Lewisville on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and such body by formal actions, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as herein subscribed in the capacity stated.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Julie Worster  
 City Secretary  
 City of Lewisville, Texas

**FINAL PLAT**  
**121 RAILROAD ADDITION**  
**LOTS 1 & 2, BLOCK A**

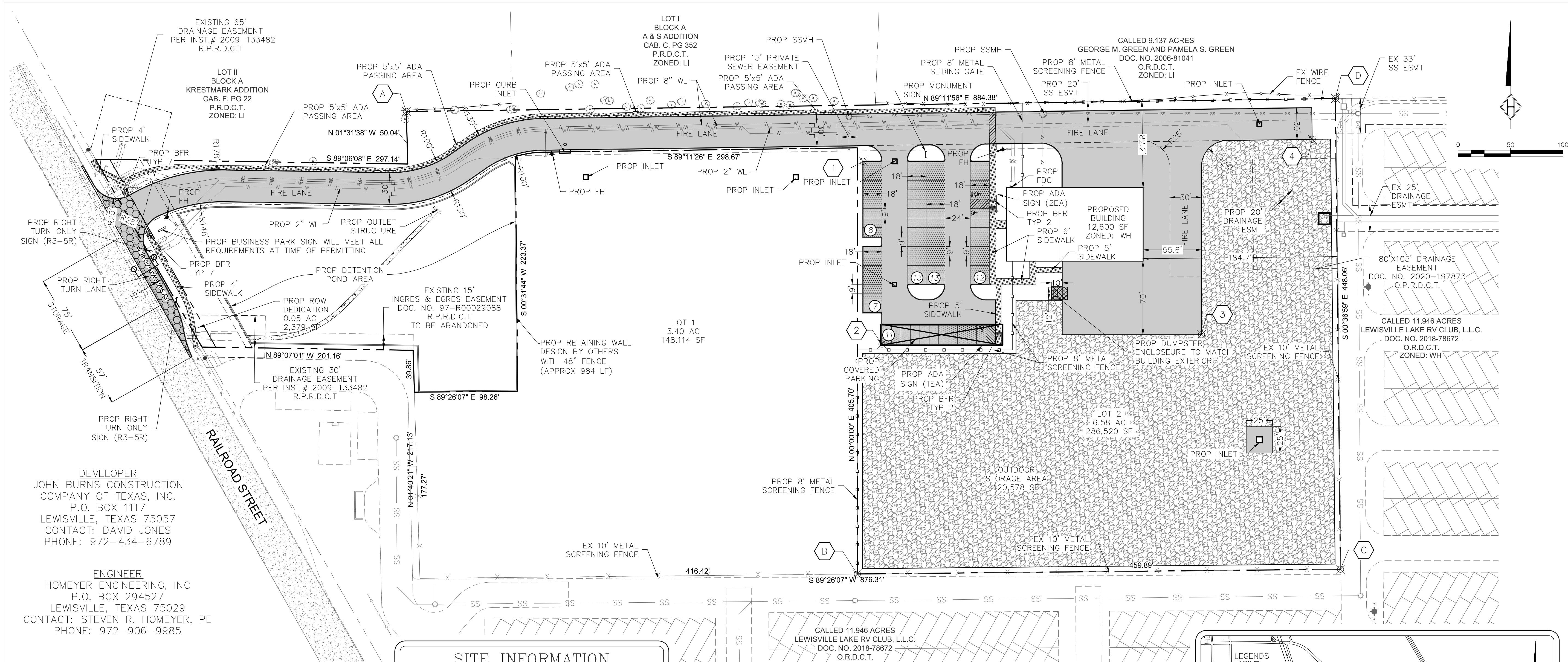
10.03 ACRES ZONED: "HI" - HEAVY INDUSTRIAL

BEING 10.03 ACRES OF LAND SITUATED IN THE JOHN W. KING SURVEY, ABSTRACT NO. 695 & THE JOHN H. HAVENS SURVEY, ABSTRACT NO. 541, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS

Project	2009.050-05	 <b>EAGLE SURVEYING, LLC</b> 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	06/11/2021	
Drafter	TMR/CHM	

<b>SURVEYOR</b> Eagle Surveying, LLC Contact: Tyler Rank 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Homeyer Engineering, Inc. Contact: Steven Homeyer PO Box 294527 Lewisville, TX 75029 (972) 906-9985	<b>OWNER</b> 121 Railroad Ave., LLC. 655 E. Main Street Lewisville, TX 75067
---	--	---





**PAVEMENT LEGEND**

- DUMPSTER PAVEMENT**  
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)
- DRIVEWAY PAVEMENT**  
PROPOSED 10" 4,200 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.
- MEDIUM DUTY PAVEMENT (DRIVE AISLE)**  
PROPOSED 8" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- LIGHT DUTY PAVEMENT (CAR PARKING)**  
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- SIDEWALK PAVEMENT**  
PROPOSED 5" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- GRAVEL PAVEMENT**  
PROPOSED 4.5" OF 1.5" CRUSHED ROCK ON TOP OF 6" OF 3" CRUSHED ROCK ON GEOTEXTILE MEMBRANE (US FABRICS US315 WOVEN GEOTEXTILE OR APPROVED EQUIVALENT)

**PAVEMENT NOTES:**

1. ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
2. THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
3. THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

**SITE INFORMATION**

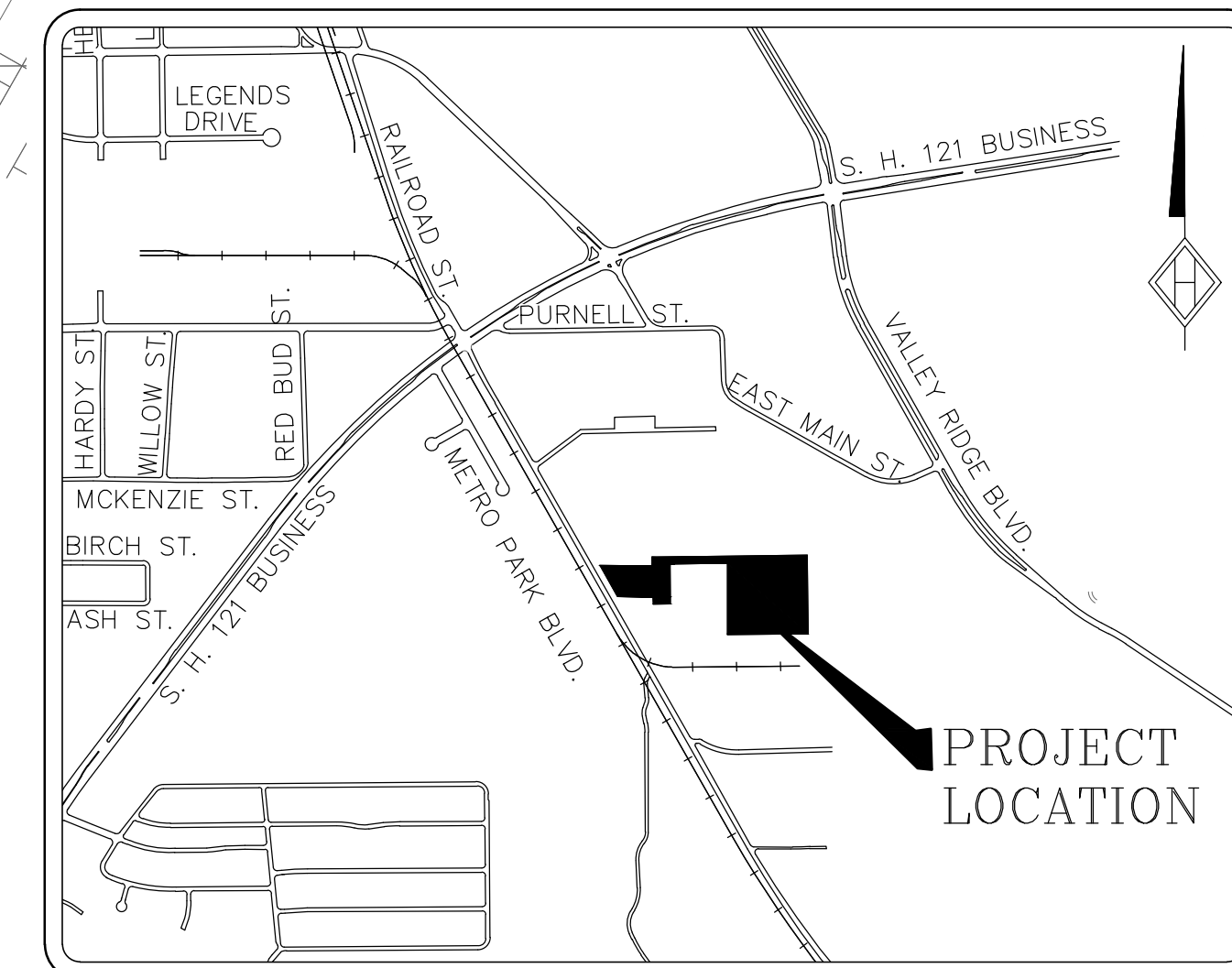
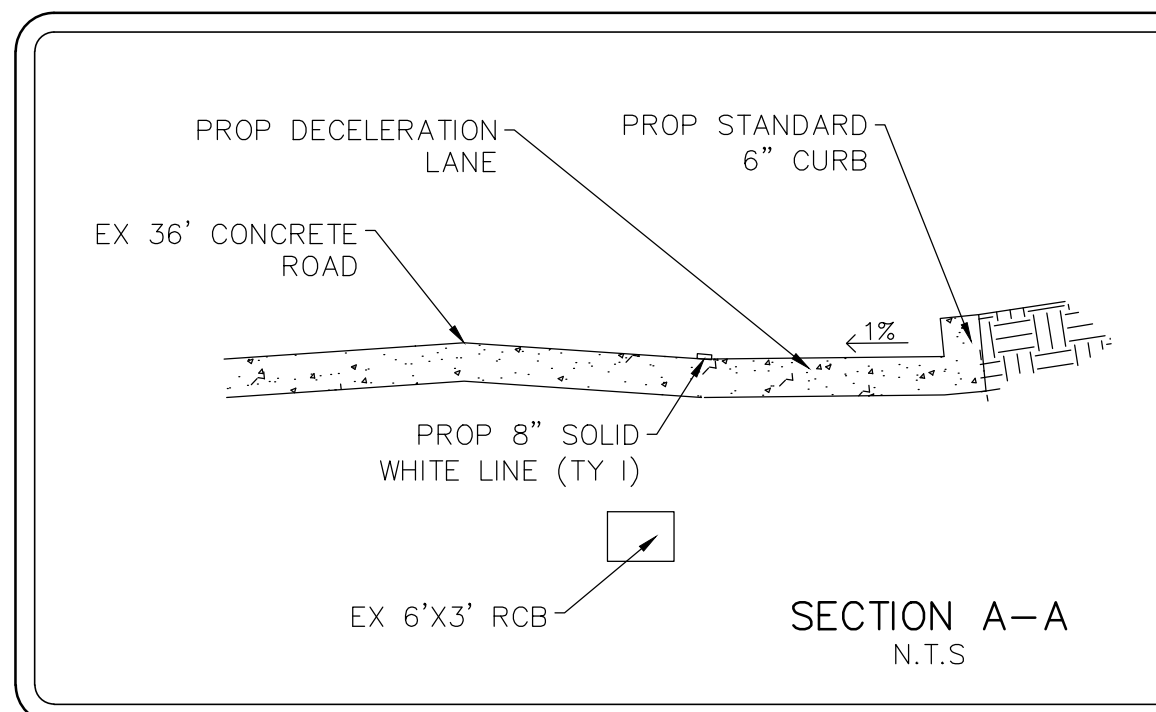
LOT AREA: 286,520 SF (6.58 AC)  
 PROPOSED BUILDING AREA: 12,600 SF  
 PROPOSED FLOOR AREA RATIO: 0.04  
 IMPERVIOUS AREA: 84,634 SF (29.54%)  
 PERVIOUS AREA: 201,886 SF (70.46%)  
 PARKING REQUIRED:  
 7,000 SF OFFICE @ 1 SPACE / 200 SF = 35 SPACE  
 5,600 SF WAREHOUSE @ 1 SPACE / 1,000 SF = 6 SPACES  
 PARKING REQUIRED: 41 SPACES  
 PARKING PROVIDED: 64 SPACES  
 HANDICAP PARKING REQUIRED: 3 SPACE  
 HANDICAP PARKING PROVIDED: 3 SPACE  
 OUTSIDE STORAGE: 120,578 SF (42.08%)  
 PER ORD # -SUP BUILDING EXTERIOR SHALL BE 80% MASONRY W/BRICK & STONE ACCENTS

**LEGEND**

- |        |                   |  |                        |
|--------|-------------------|--|------------------------|
| I.R.F. | IRON ROD FOUND    |  | POWER POLE             |
| I.R.S. | IRON ROD SET      |  | LIGHT POLE             |
| "X"    | CUT X IN CONCRETE |  | WATER VALVE            |
| F.C.P. | FENCE CORNER POST |  | SANITARY SEWER MANHOLE |
| ///    | ASPHALT           |  | FIRE HYDRANT           |
| ⊙      | TELEPHONE MANHOLE |  | WATER METER            |

**DESIGN POINTS**

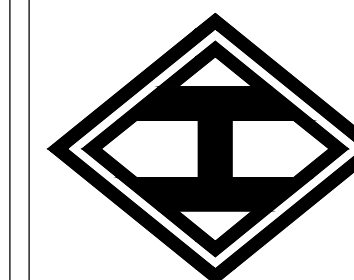
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A	7064162.9480	2434115.7926	1	7064115.5060	2434550.5330
B	7063722.7210	2434545.0383	2	7063941.5061	2434568.5330
C	7063727.2800	2435004.9030	3	7063950.5060	2434872.5994
D	7064175.3110	2435000.0814	4	7064136.4981	2434977.9686



**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 STEVEN R. HOMEYER, PE # 86942  
 DATE: 09/23/2021

**HOMEYER ENGINEERING, INC.**  
 ENGINEERING REGISTRATION NO. F-8440  
 T.B.P.E. FIRM REGISTRATION NO. F-8440  
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
 972-906-9985 PHONE • 972-906-9987 FAX  
 WWW.HEI.US.COM

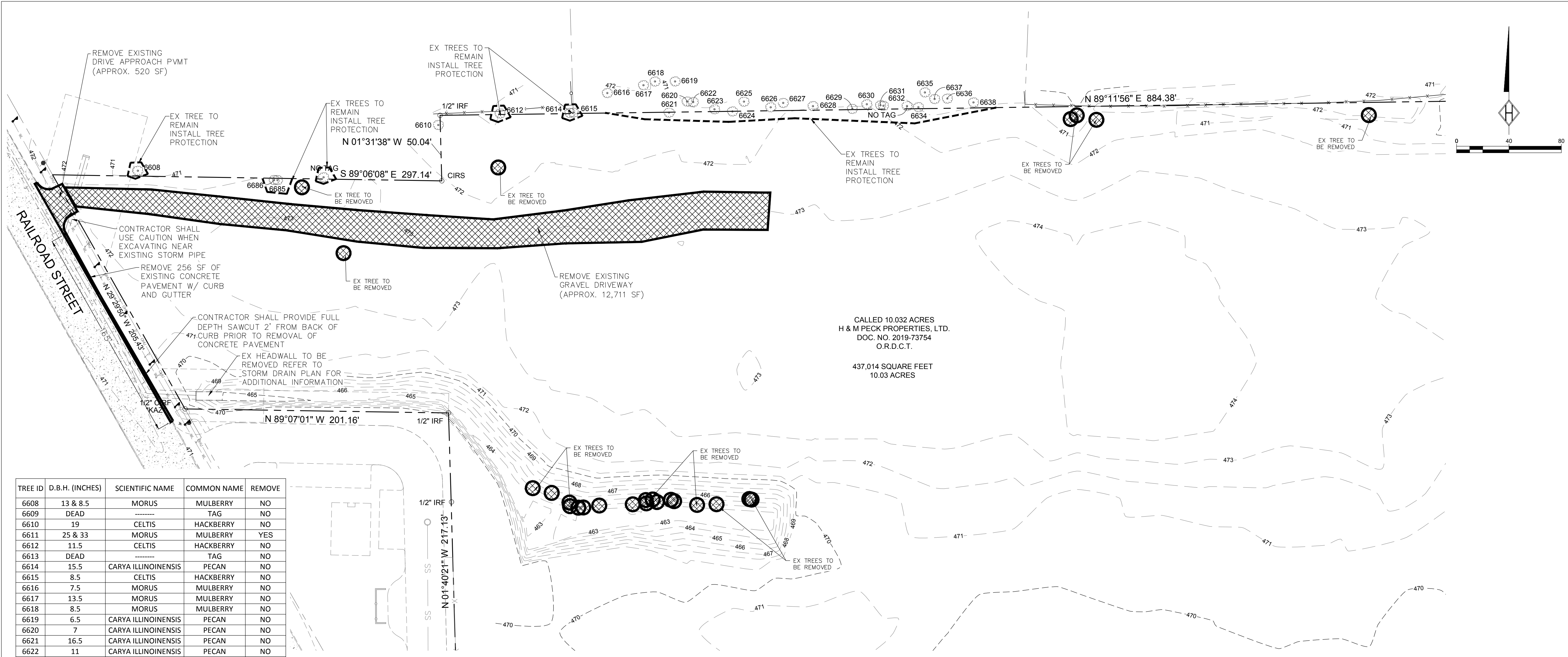


**BURNS OFFICE**  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

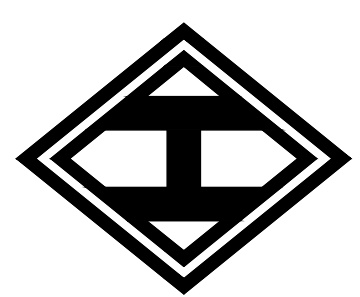
**SITE PLAN**

**DRAWN:** DCU  
**DATE:** 10/06/2020  
**HEI #:** 20-0803

**SHEET NO:**  
 C2

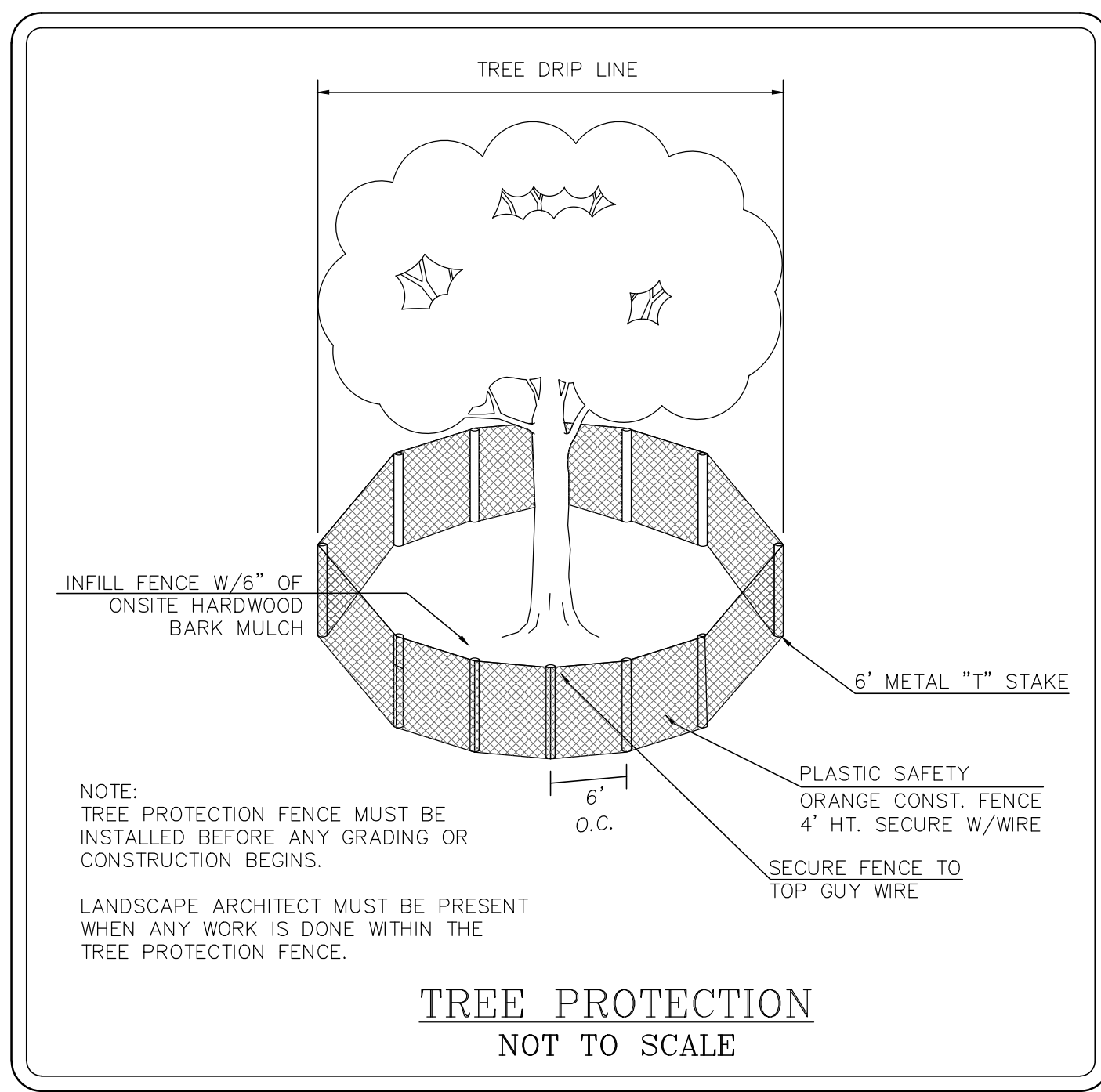


**HOMEYER ENGINEERING, INC.**  
 T&E FIRM REGISTRATION NO. F-84410  
 P.O. BOX 294527 • LEWISVILLE, TEXAS 75029  
 972-906-9985 PHONE • 972-906-9987 FAX  
 WWW.HEI.US.COM



BURNS OFFICE  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

TREE ID	D.B.H. (INCHES)	SCIENTIFIC NAME	COMMON NAME	REMOVE
6608	13 & 8.5	MORUS	MULBERRY	NO
6609	DEAD	---	TAG	NO
6610	19	CELTIS	HACKBERRY	NO
6611	25 & 33	MORUS	MULBERRY	YES
6612	11.5	CELTIS	HACKBERRY	NO
6613	DEAD	---	TAG	NO
6614	15.5	CARYA ILLINOINENSIS	PECAN	NO
6615	8.5	CELTIS	HACKBERRY	NO
6616	7.5	MORUS	MULBERRY	NO
6617	13.5	MORUS	MULBERRY	NO
6618	8.5	MORUS	MULBERRY	NO
6619	6.5	CARYA ILLINOINENSIS	PECAN	NO
6620	7	CARYA ILLINOINENSIS	PECAN	NO
6621	16.5	CARYA ILLINOINENSIS	PECAN	NO
6622	11	CARYA ILLINOINENSIS	PECAN	NO
6623	8.5	CELTIS	HACKBERRY	NO
6624	11	CARYA ILLINOINENSIS	PECAN	NO
6625	16.5	QUERCUS RUBRA	RED OAK	NO
6626	11.5	JUNIPERUS ASHEI	CEDAR	NO
6627	11.5	CELTIS	HACKBERRY	NO
6628	28	MORUS	MULBERRY	NO
6629	8.5	CELTIS	HACKBERRY	NO
6630	13	CELTIS	HACKBERRY	NO
6631	10	CELTIS	HACKBERRY	NO
6632	8 & 9.5	CELTIS	HACKBERRY	NO
6634	13	QUERCUS RUBRA	RED OAK	NO
6635	11.5 & 11	CELTIS	HACKBERRY	NO
6636	7	CELTIS	HACKBERRY	NO
6637	14.5	QUERCUS RUBRA	RED OAK	NO
6638	12	QUERCUS STELLATA	POST OAK	NO
6639	11.5	CARYA ILLINOINENSIS	PECAN	YES
6642	9.5	QUERCUS STELLATA	POST OAK	YES
6643	7.5	QUERCUS VELUTINA	BLACK OAK	YES
6644	14	CARYA ILLINOINENSIS	PECAN	YES
6662	10 & 10	SALIX	WILLOW	YES
6663	9.5	SALIX	WILLOW	YES
6664	8 & 7	SALIX	WILLOW	YES
6665	7.5	SALIX	WILLOW	YES
6666	7.5	SALIX	WILLOW	YES
6667	7	SALIX	WILLOW	YES
6668	7	SALIX	WILLOW	YES
6669	9	SALIX	WILLOW	YES
6670	7	SALIX	WILLOW	YES
6671	6.5	SALIX	WILLOW	YES
6672	9	SALIX	WILLOW	YES
6673	13 & 8	SALIX	WILLOW	YES
6674	9	SALIX	WILLOW	YES
6675	7	SALIX	WILLOW	YES
6676	8	SALIX	WILLOW	YES
6677	8.5	SALIX	WILLOW	YES
6678	10.5	SALIX	WILLOW	YES
6679	11.5 & 6.5	SALIX	WILLOW	YES
6683	24	CARYA ILLINOINENSIS	PECAN	YES
6684	7.5	POPULUS DELTOIDES	COTTON WOOD	YES
6685	12 & 3	CELTIS	HACKBERRY	NO
6686	9.5	CELTIS	HACKBERRY	NO



I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ <sup>SSMH</sup>	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
Ⓣ	TELEPHONE MANHOLE	⊗ <sup>WM</sup>	WATER METER

THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES

**BENCHMARK INFORMATION**

TBM #1: ELEV. = 471.67  
 "X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 25 FEET SOUTH AND 44 FEET WEST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.

TBM #2: ELEV. = 470.11  
 "X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 296 FEET SOUTH AND 21 FEET EAST OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.



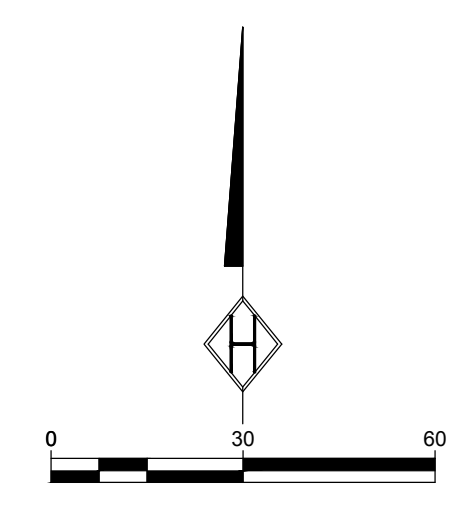
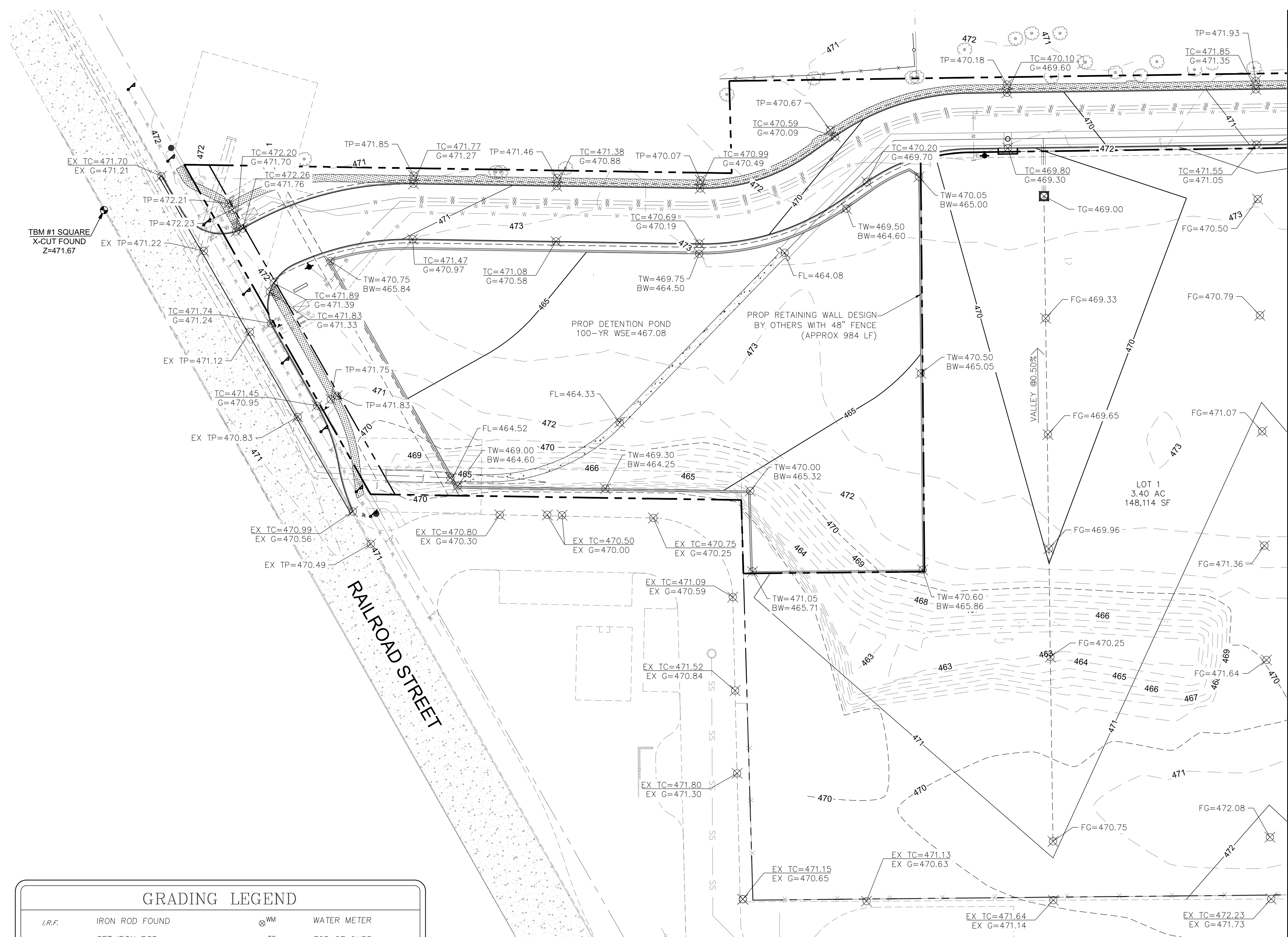
**PRELIMINARY PLANS**

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 STEVEN R. HOMEYER, PE # 86942  
 DATE: 09/23/2021

DEMOLITION PLAN

DRAWN: DCU  
 DATE: 10/06/2020  
 HEI #: 20-0803  
 SHEET NO: C3

Thursday, September 23, 2021 9:58:45 AM  
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SEE SHEET C4.1



THE CONTRACTOR SHALL CONTACT  
 DIG-TESS AT 1-800-344-8377 A  
 MINIMUM OF 48 HOURS PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION ACTIVITIES

GRADING LEGEND			
I.R.F.	IRON ROD FOUND	WM	WATER METER
S.I.R.	SET IRON ROD	TC	TOP OF CURB
"X"	CUT X IN CONCRETE	G	GUTTER
F.C.P.	FENCE CORNER POST	TP	TOP OF PAVEMENT
///	ASPHALT	NG	NATURAL GROUND
⊙	TELEPHONE MANHOLE	TW	TOP OF WALL
⊗	POWER POLE	BW	BOTTOM OF WALL
⊛	LIGHT POLE	FF	FINISHED FLOOR
⊕	WATER VALVE	---	EXISTING CONTOURS
⊙SSMH	SANITARY SEWER MANHOLE	---	PROPOSED CONTOURS
⊕	FIRE HYDRANT	---	HIGH POINT

**BENCHMARK INFORMATION**

TBM #1: ELEV. = 471.67  
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TBM #2: ELEV. = 470.11  
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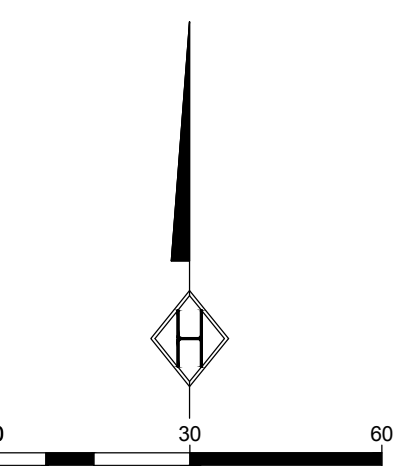
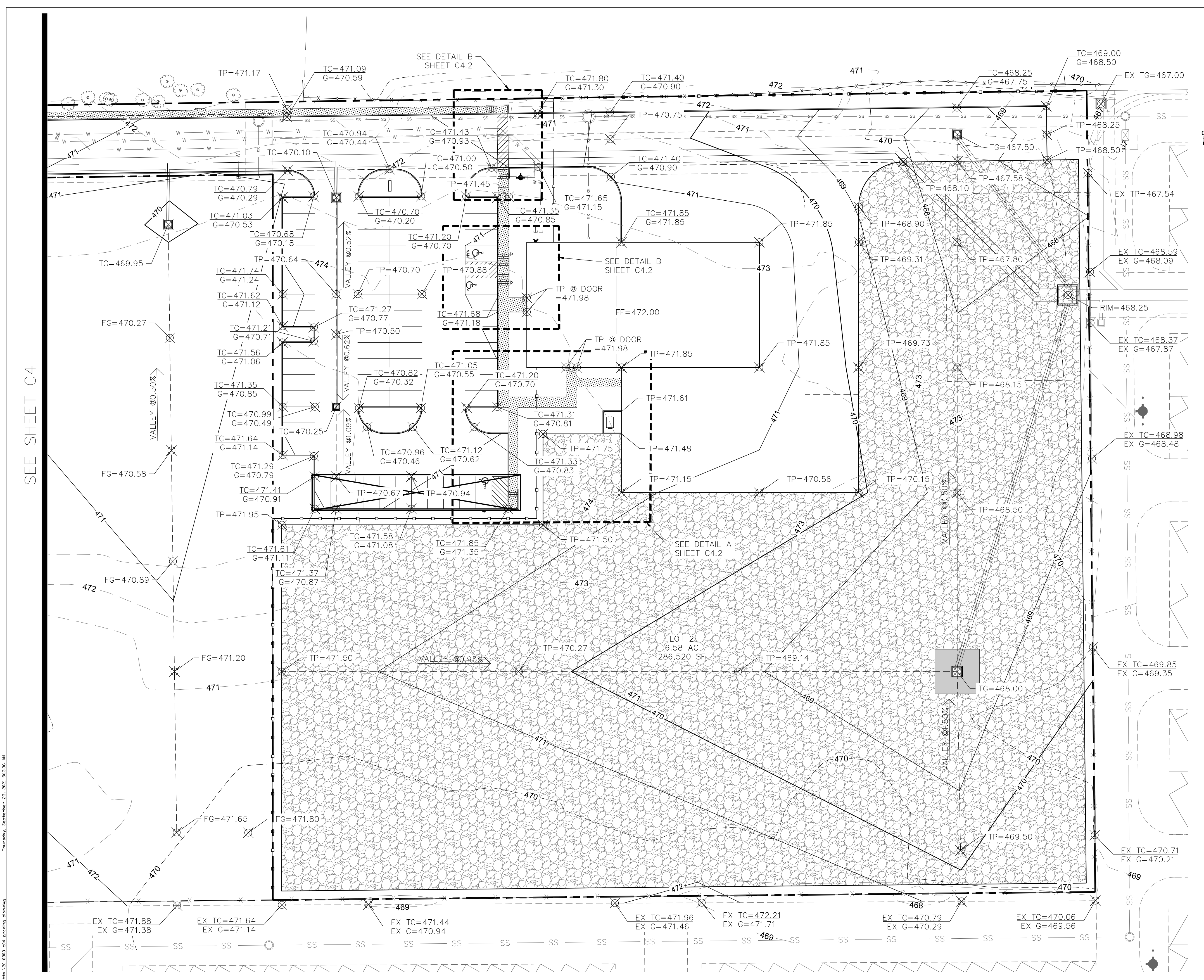
BURNS OFFICE  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

GRADING PLAN  
 WEST

DRAWN: DCU  
 DATE: 10/06/2020  
 HEI #: 20-0803  
 SHEET NO:  
 C4

**PRELIMINARY PLANS**  
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 DATE: 09/23/2021

Thursday, September 23, 2021 9:36 AM  
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GRADING LEGEND			
I.R.F.	IRON ROD FOUND	WM	WATER METER
S.I.R.	SET IRON ROD	TC	TOP OF CURB
"X"	CUT X IN CONCRETE	G	GUTTER
F.C.P.	FENCE CORNER POST	TP	TOP OF PAVEMENT
///	ASPHALT	NG	NATURAL GROUND
⊙	TELEPHONE MANHOLE	TW	TOP OF WALL
⊗	POWER POLE	BW	BOTTOM OF WALL
⊙	LIGHT POLE	FF	FINISHED FLOOR
⊗	WATER VALVE	---	EXISTING CONTOURS
⊙	SANITARY SEWER MANHOLE	---	PROPOSED CONTOURS
⊙	FIRE HYDRANT	---	HIGH POINT

**BENCHMARK INFORMATION**

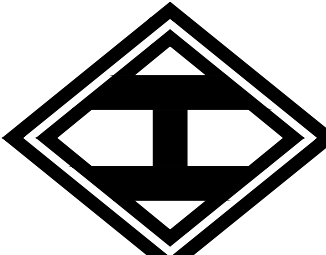
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THE CONTRACTOR SHALL CONTACT  
 DIG-TESS AT 1-800-344-8377 A  
 MINIMUM OF 48 HOURS PRIOR TO THE  
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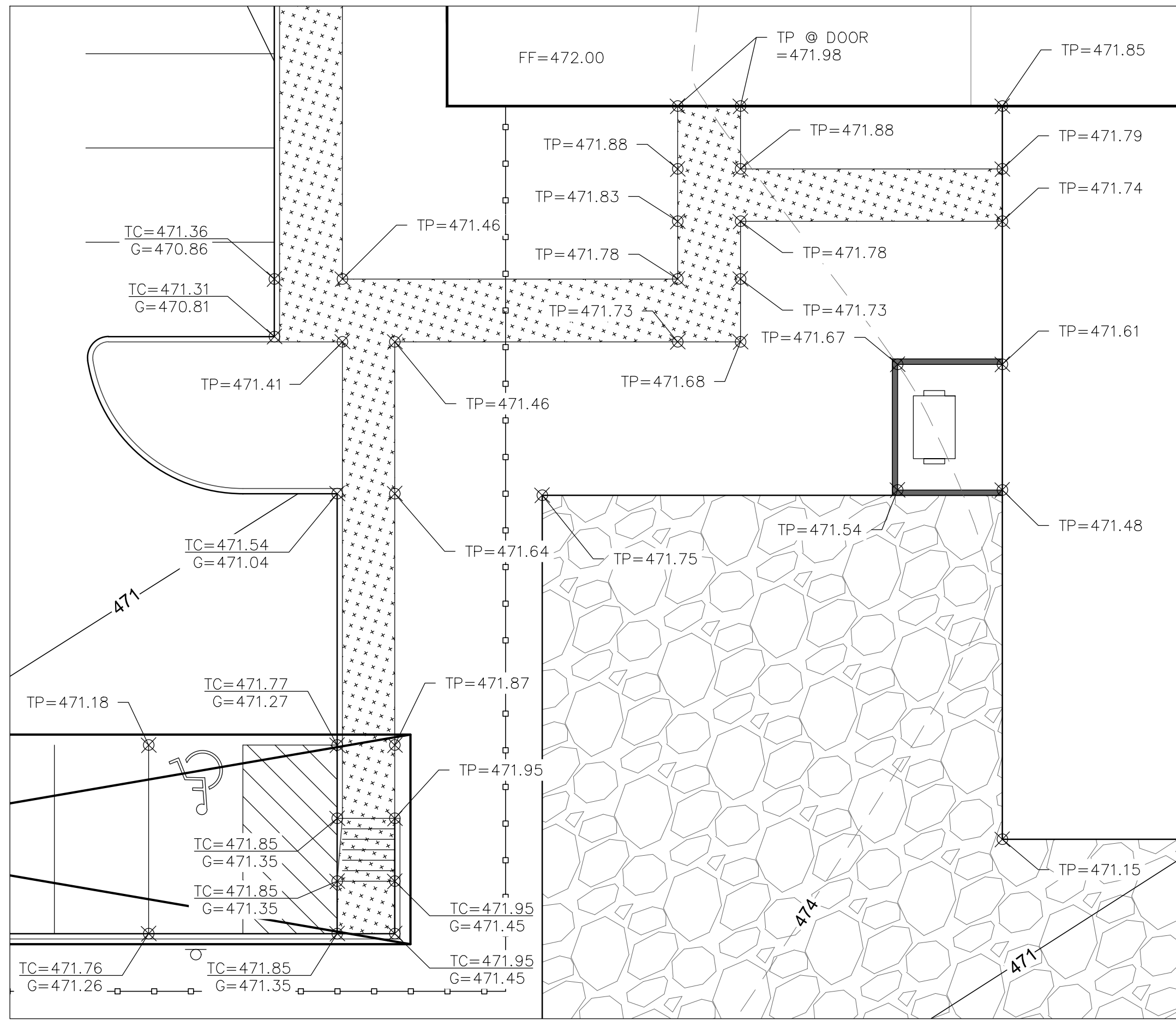
BURNS OFFICE  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

**GRADING PLAN  
 EAST**

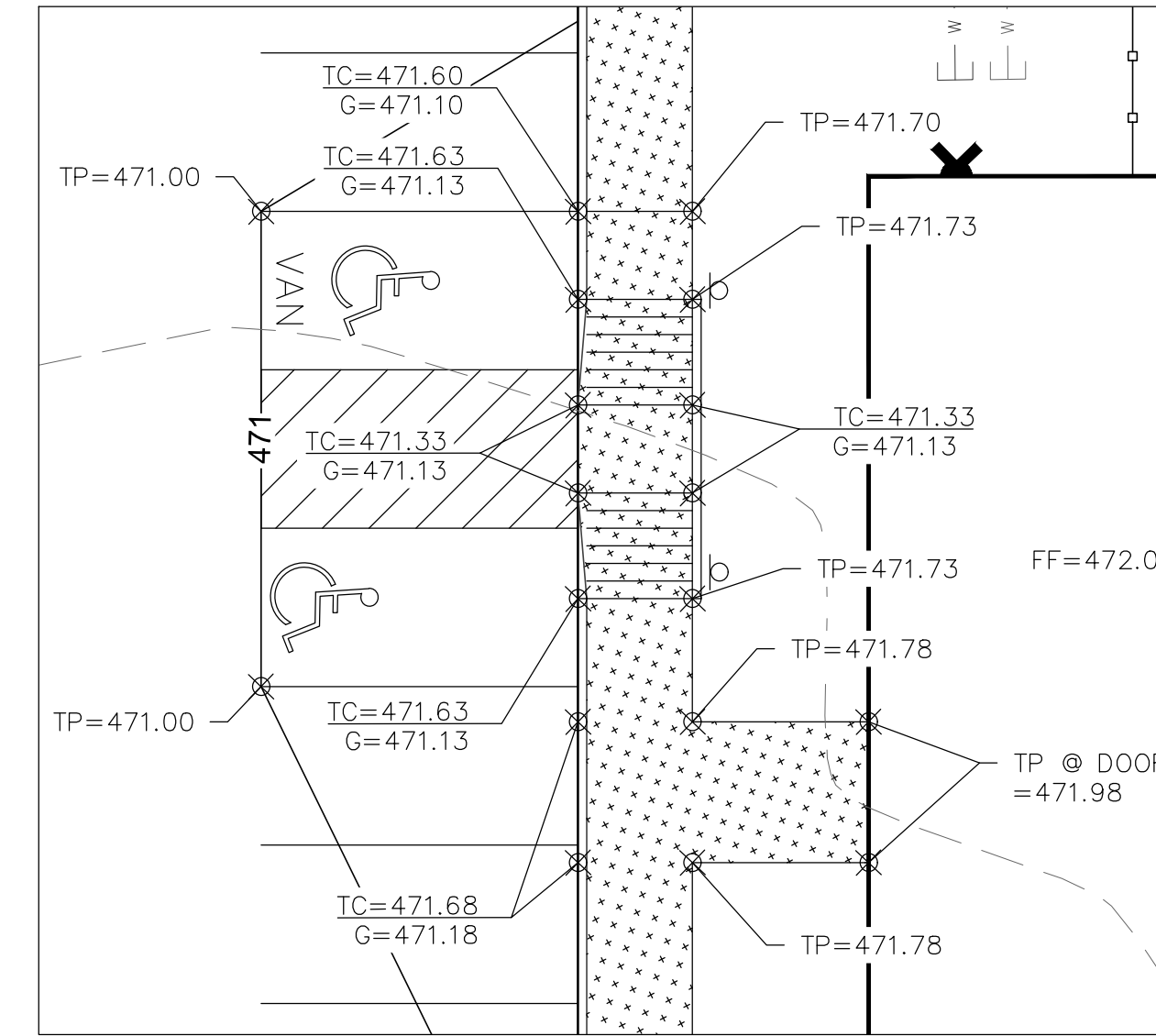
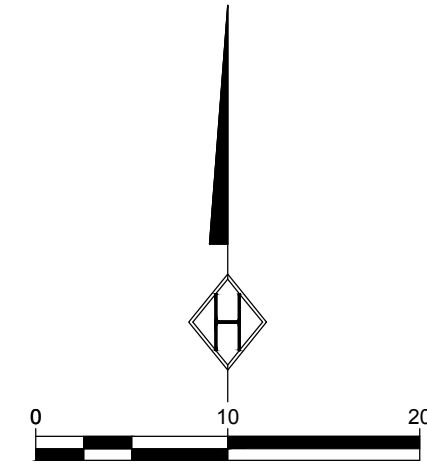
DRAWN: DCU  
 DATE: 10/06/2020  
 HEI #: 20-0803

**SHEET NO:  
 C4.1**

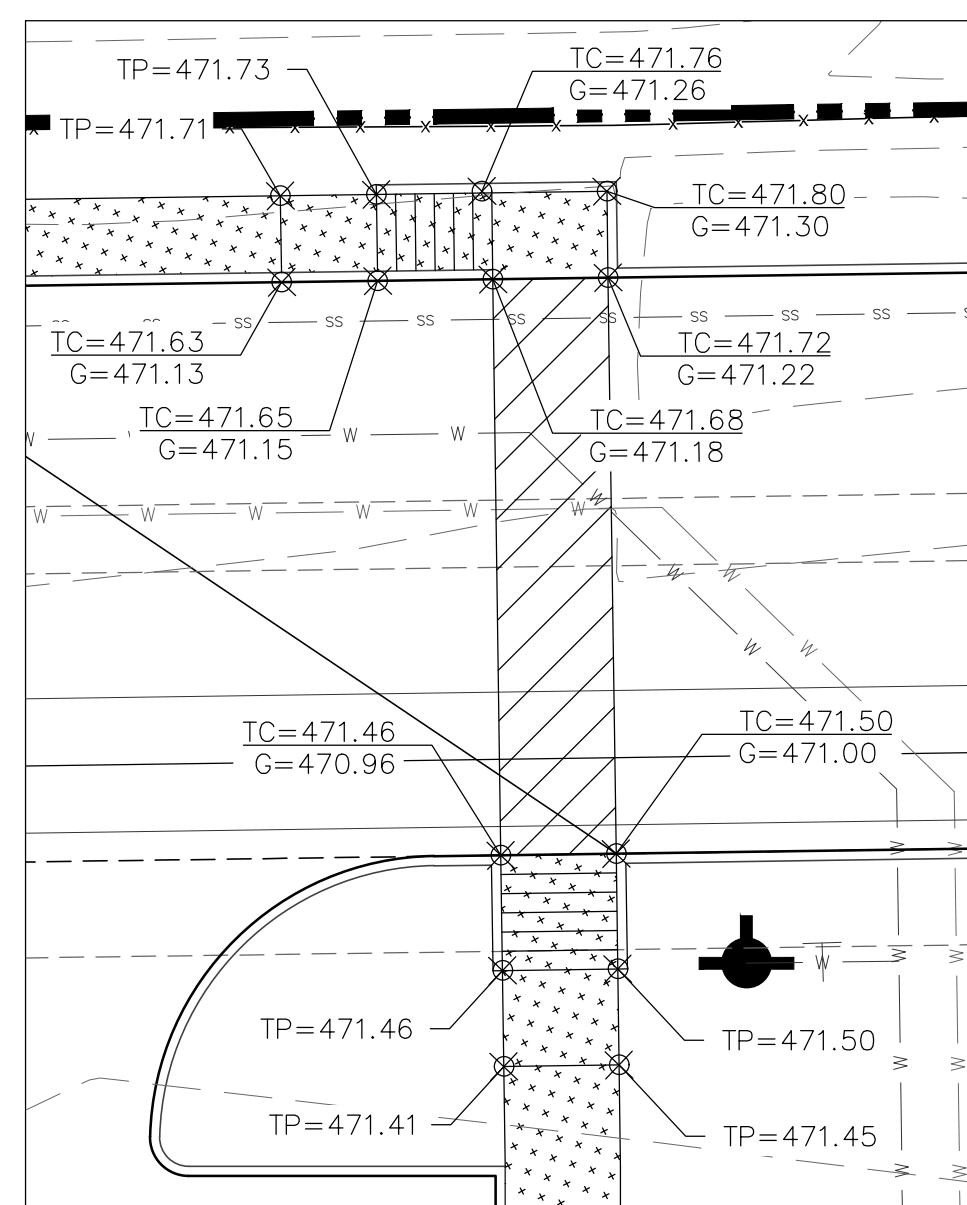
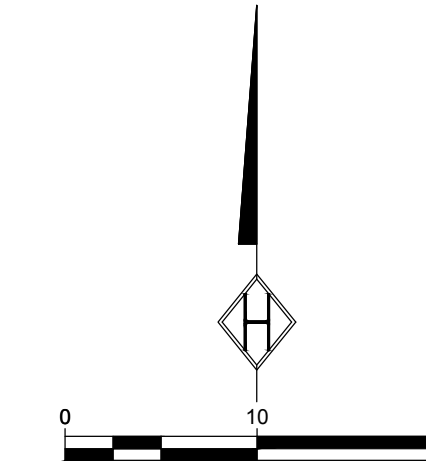




**DETAIL A**  
SCALE 1"=10'



**DETAIL B**  
SCALE 1"=10'



**DETAIL C**  
SCALE 1"=10'

THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES



GRADING LEGEND			
I.R.F.	IRON ROD FOUND	WM	WATER METER
S.I.R.	SET IRON ROD	TC	TOP OF CURB
"X"	CUT X IN CONCRETE	G	GUTTER
F.C.P.	FENCE CORNER POST	TP	TOP OF PAVEMENT
///	ASPHALT	NG	NATURAL GROUND
⊕	TELEPHONE MANHOLE	TW	TOP OF WALL
⊗	POWER POLE	BW	BOTTOM OF WALL
⊙	LIGHT POLE	FF	FINISHED FLOOR
⊕	WATER VALVE	---	EXISTING CONTOURS
⊙SSMH	SANITARY SEWER MANHOLE	---	PROPOSED CONTOURS
⊕	FIRE HYDRANT	---	HIGH POINT

BENCHMARK INFORMATION	
TBM #1: ELEV. = 471.67	"X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 25 FEET SOUTH AND 44 FEET WEST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.
TBM #2: ELEV. = 470.11	"X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 296 FEET SOUTH AND 21 FEET EAST OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.

**PRELIMINARY PLANS**  
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DATE: 09/23/2021

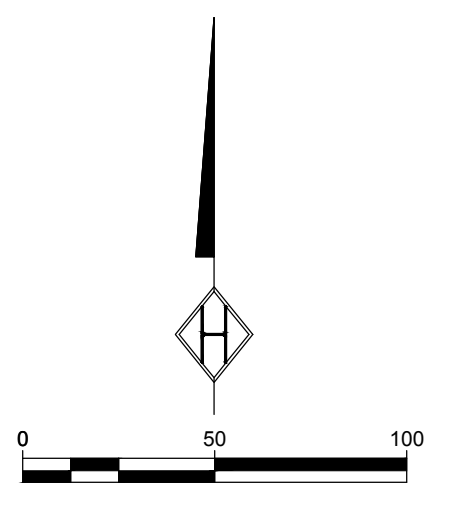
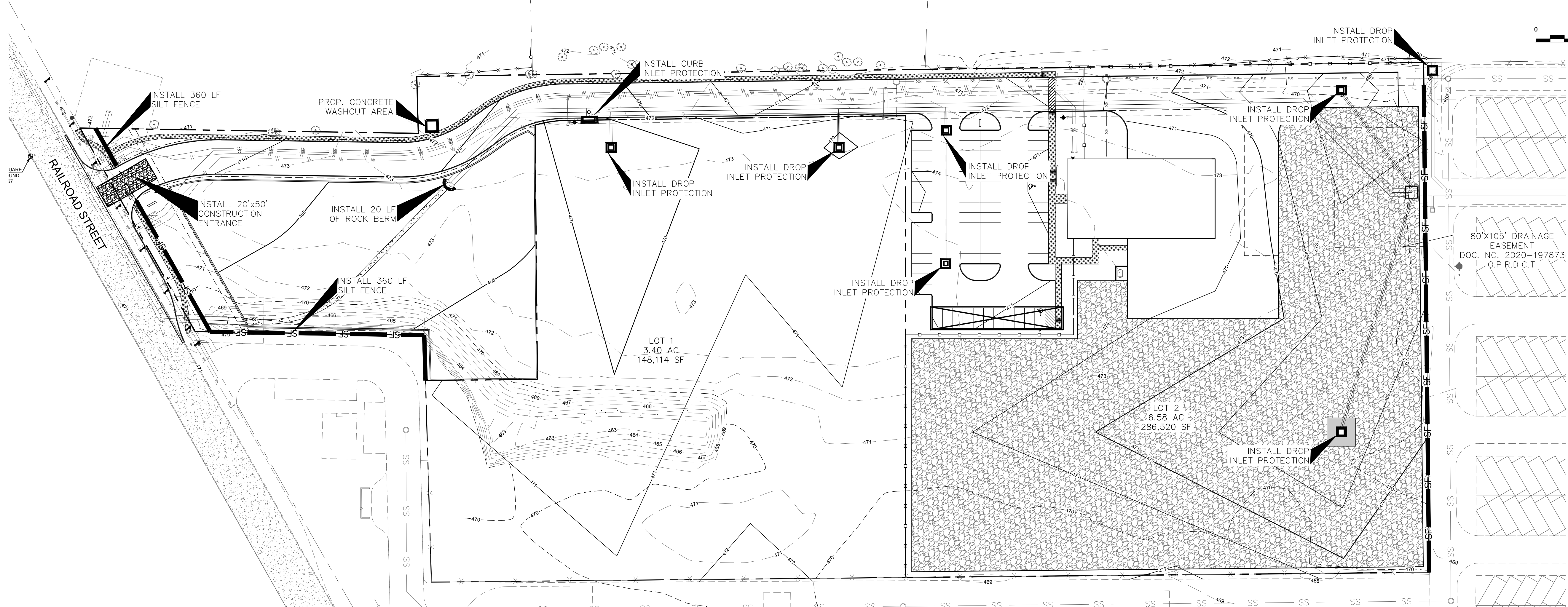
BURNS OFFICE  
121 RAILROAD ADDITION  
LOT 2, BLOCK A  
6.58 ACRES  
CITY OF LEWISVILLE, TEXAS  
DENTON COUNTY, TEXAS

GRADING DETAILS

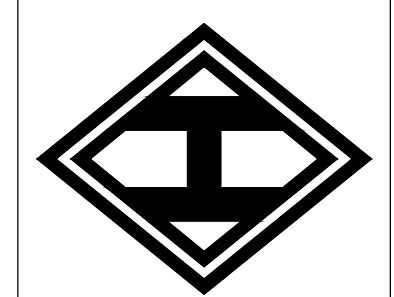
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DATE: 10/06/2020  
HEI #: 20-0803  
SHEET NO:  
C4.2

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LOT 2, BLOCK A  
6.58 ACRES  
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DENTON COUNTY, TEXAS

EROSION  
CONTROL PLAN

DRAWN: DCU  
DATE: 10/06/2020  
HEI #: 20-0803  
SHEET NO:  
C5

EROSION CONTROL LEGEND			
T.C.	TOP OF CURB	N.G.	NATURAL GROUND
G	GUTTER	---xxx---	EXISTING CONTOURS
T.P.	TOP OF PAVEMENT	—xxx—	PROPOSED CONTOURS
	CONSTRUCTION ENTRANCE	—SF—	PROPOSED SILT FENCE
	INLET PROTECTION		ROCK BERM

- NOTES:**
1. THE CONTRACTOR SHALL REMOVE SEDIMENT ACCUMULATIONS THAT APPEAR ON PAVEMENT.
  2. STEEL POSTS ARE PROHIBITED IN ROW
  3. CONTRACTOR SHALL PREVENT VEHICLES LEAVING THE CONSTRUCTION SITE FROM TRACKING DIRT AND DEBRIS ONTO PAVEMENT BY ESTABLISHING VEHICLE WASH AREAS. RELOCATE VEHICLE WASH AREA AS NEEDED.
  4. THE CONTRACTOR SHALL ADJUST THE PROPOSED EROSION CONTROL DEVICES AS NEEDED

THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES



**BENCHMARK INFORMATION**

TBM #1: ELEV. = 471.67  
"X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 25 FEET SOUTH AND 44 FEET WEST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.

TBM #2: ELEV. = 470.11  
"X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 296 FEET SOUTH AND 21 FEET EAST OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.

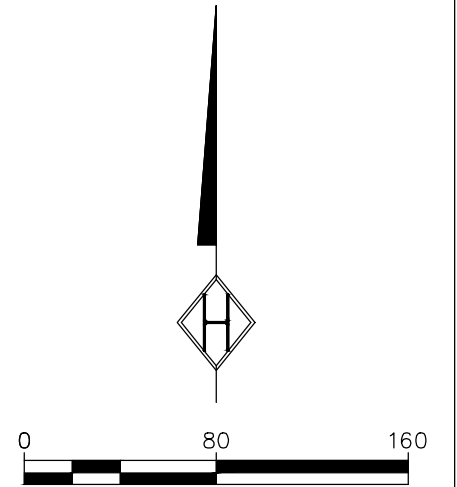
**PRELIMINARY PLANS**

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DATE: 09/23/2021

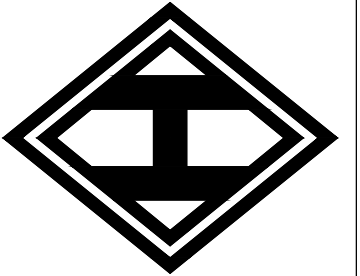
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 10/06/2020 10:06:20 AM  
 DCU  
 10/06/2020 10:06:20 AM  
 20-0803  
 C5

EXISTING DRAINAGE CALCULATIONS													
DRAINAGE AREA	ACRES	"C"	Tc (min)	"K1"	I1 (in/hr)	Q1 (cfs)	"K25"	I25 (in/hr)	Q25 (cfs)	"K100"	I100 (in/hr)	Q100 (cfs)	COMMENTS
E1	0.19	0.30	10	1.00	4.55	0.26	1.10	7.20	0.46	1.25	8.80	0.64	FLows TO RAILROAD
E2	1.68	0.30	10	1.00	4.55	2.29	1.10	7.20	3.98	1.25	8.80	5.53	FLows TO NORTH PROPERTY LINE
E3	1.42	0.30	10	1.00	4.55	1.94	1.10	7.20	3.38	1.25	8.80	4.70	FLows TO NORTHEAST OF PROPERTY
E4	6.74	0.30	10	1.00	4.55	9.20	1.10	7.20	16.01	1.25	8.80	22.24	FLows TO EX. POND
OS1	0.40	0.90*	10	1.00	4.55	1.64	1.10	7.20	2.85	1.25	8.80	3.52	FLows TO EX. POND
OS2	2.54	0.60	15	1.00	4.04	6.15	1.10	6.25	10.47	1.25	7.60	14.46	FLows TO AREA E3
OS3	12.56	0.80	10	1.00	4.55	45.54	1.10	7.20	79.28	1.25	8.80	110.10	FLows TO EXISTING HEADWALL
TOTAL	25.53					13.69			23.84			33.11	

\* DUE TO "C" MULTIPLIED BY "K" FACTOR BEING GREATER THAN 1.0, A FACTOR "C" EQUAL TO 1.0 WAS USED.



**HOMEYER ENGINEERING, INC.**  
 ENGINEERING, INC.  
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BURNS OFFICE  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS



THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES

EXISTING DRAINAGE AREA MAP

DRAWN: DCU

DATE: 10/06/2020

HEI #: 20-0803

SHEET NO:  
C6

**BENCHMARK INFORMATION**

TBM #1: ELEV. = 471.67  
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TBM #2: ELEV. = 470.11  
 "X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 296 FEET SOUTH AND 21 FEET EAST OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.

**LEGEND**

- DRAINAGE AREA NUMBER Q100
- DRAINAGE AREA LIMITS
- EXISTING CONTOURS
- DIRECTION OF STORMWATER FLOW

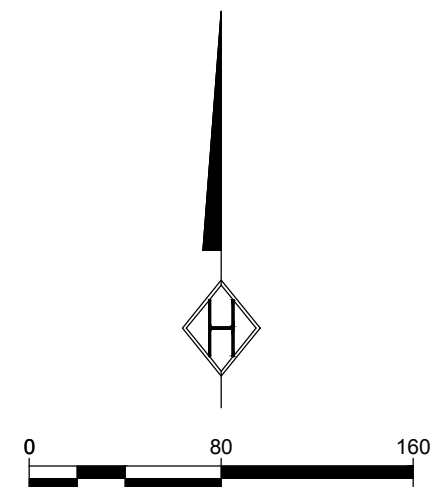
**PRELIMINARY PLANS**

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 STEVEN R. HOMEYER, PE # 86942  
 DATE: 09/23/2021

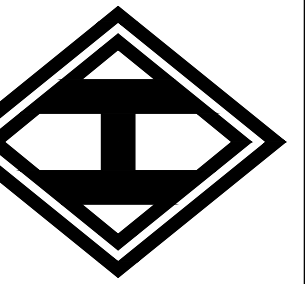
C:\Users\stevh\OneDrive\Documents\Projects\121 Railroad Addition\121 Railroad Addition.dwg, Thursday, September 23, 2021, 9:26:56 AM

PROPOSED DRAINAGE CALCULATIONS													
DRAINAGE AREA	ACRES	"C"	Tc (min)	"K1"	I1 (in/hr)	Q1 (cfs)	"K25"	I25 (in/hr)	Q25 (cfs)	"K100"	I100 (in/hr)	Q100 (cfs)	COMMENTS
P1	1.41	0.90 *	10	1.00	4.55	5.76	1.10	7.20	10.03	1.25	8.80	12.39	FLOWS TO PROPOSED GRATE INLET
P2	2.47	0.90 *	10	1.00	4.55	10.11	1.10	7.20	17.61	1.25	8.80	21.74	FLOWS TO PROPOSED GRATE INLET
P3	0.45	0.90 *	10	1.00	4.55	1.85	1.10	7.20	3.21	1.25	8.80	3.97	FLOWS TO PROPOSED GRATE INLET
P4	0.50	0.90 *	10	1.00	4.55	2.04	1.10	7.20	3.55	1.25	8.80	4.38	FLOWS TO PROPOSED GRATE INLET
P5	3.40	0.90 *	10	1.00	4.55	13.92	1.10	7.20	24.23	1.25	8.80	29.92	FLOWS TO PROPOSED GRATE INLET
P6	0.59	0.90 *	10	1.00	4.55	2.43	1.10	7.20	4.23	1.25	8.80	5.22	FLOWS TO PROPOSED CURB INLET
P7	1.17	0.90 *	10	1.00	4.55	4.77	1.10	7.20	8.31	1.25	8.80	10.26	FLOWS TO DETENTION POND
OS1	0.40	0.90 *	10	1.00	4.55	1.64	1.10	7.20	2.85	1.25	8.80	3.96	FLOWS TO DETENTION POND
OS2	2.54	0.60	15	1.00	4.04	6.15	1.10	6.25	10.47	1.25	7.60	14.46	FLOWS TO PROPOSED GRATE INLET
OS3	12.56	0.80	10	1.00	4.55	45.54	1.10	7.20	79.28	1.25	8.80	110.10	FLOWS TO EXISTING HEADWALL
TOTAL	25.49					48.68			84.49			106.29	

\* DUE TO "C" MULTIPLIED BY "K" FACTOR BEING GREATER THAN 1.0, A FACTOR "C" EQUAL TO 1.0 WAS USED.



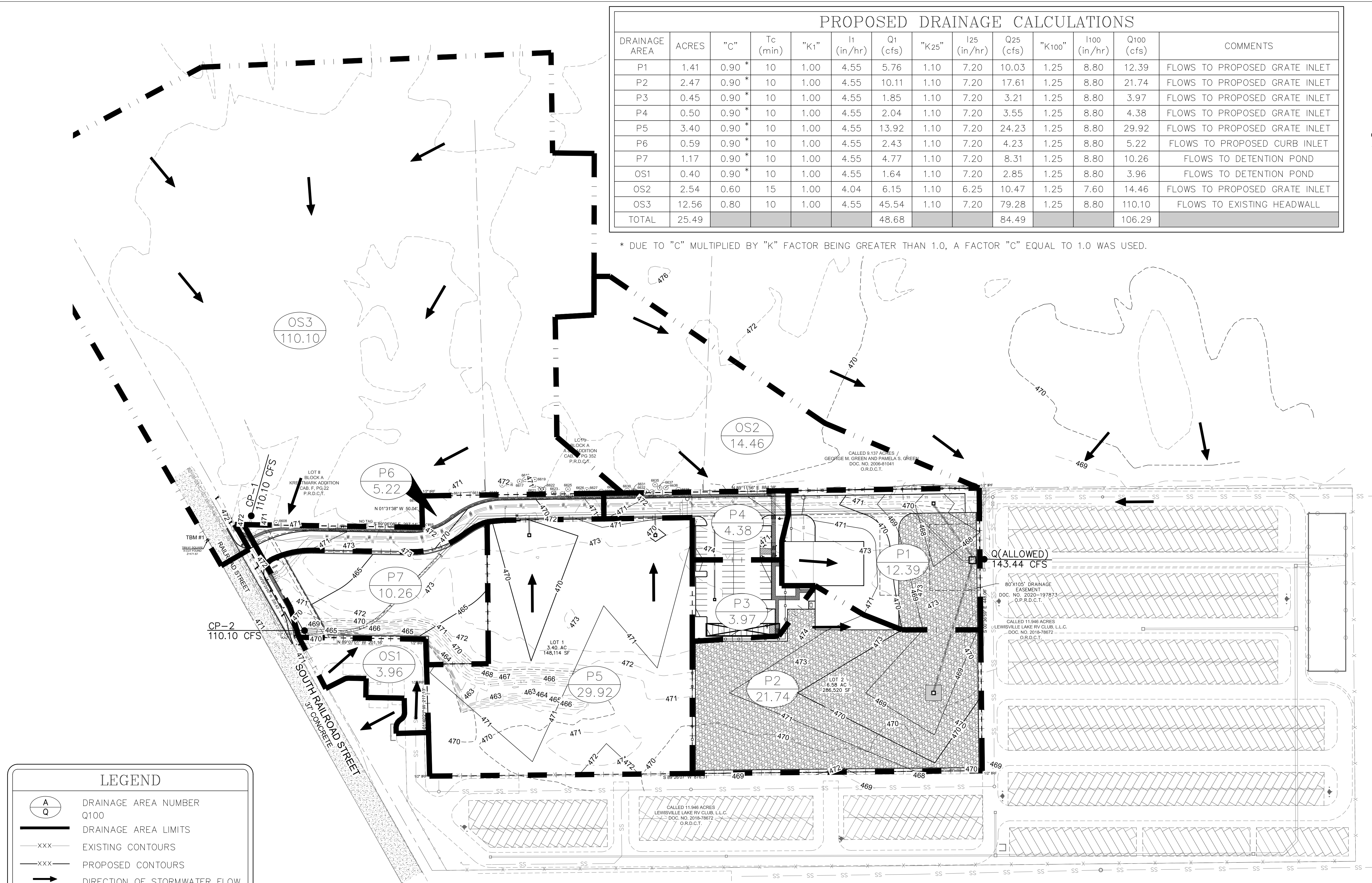
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BURNS OFFICE  
121 RAILROAD ADDITION  
LOT 2, BLOCK A  
6.58 ACRES  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS

PROPOSED  
DRAINAGE  
AREA MAP

DRAWN: DCU  
DATE: 10/06/2020  
HEI #: 20-0803  
SHEET NO:  
C6.1



**LEGEND**

- DRAINAGE AREA NUMBER
- Q100
- DRAINAGE AREA LIMITS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DIRECTION OF STORMWATER FLOW

**BENCHMARK INFORMATION**

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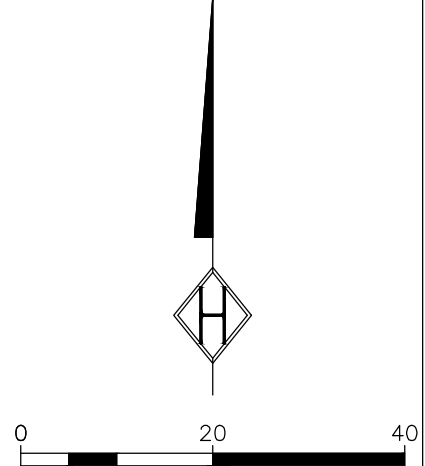
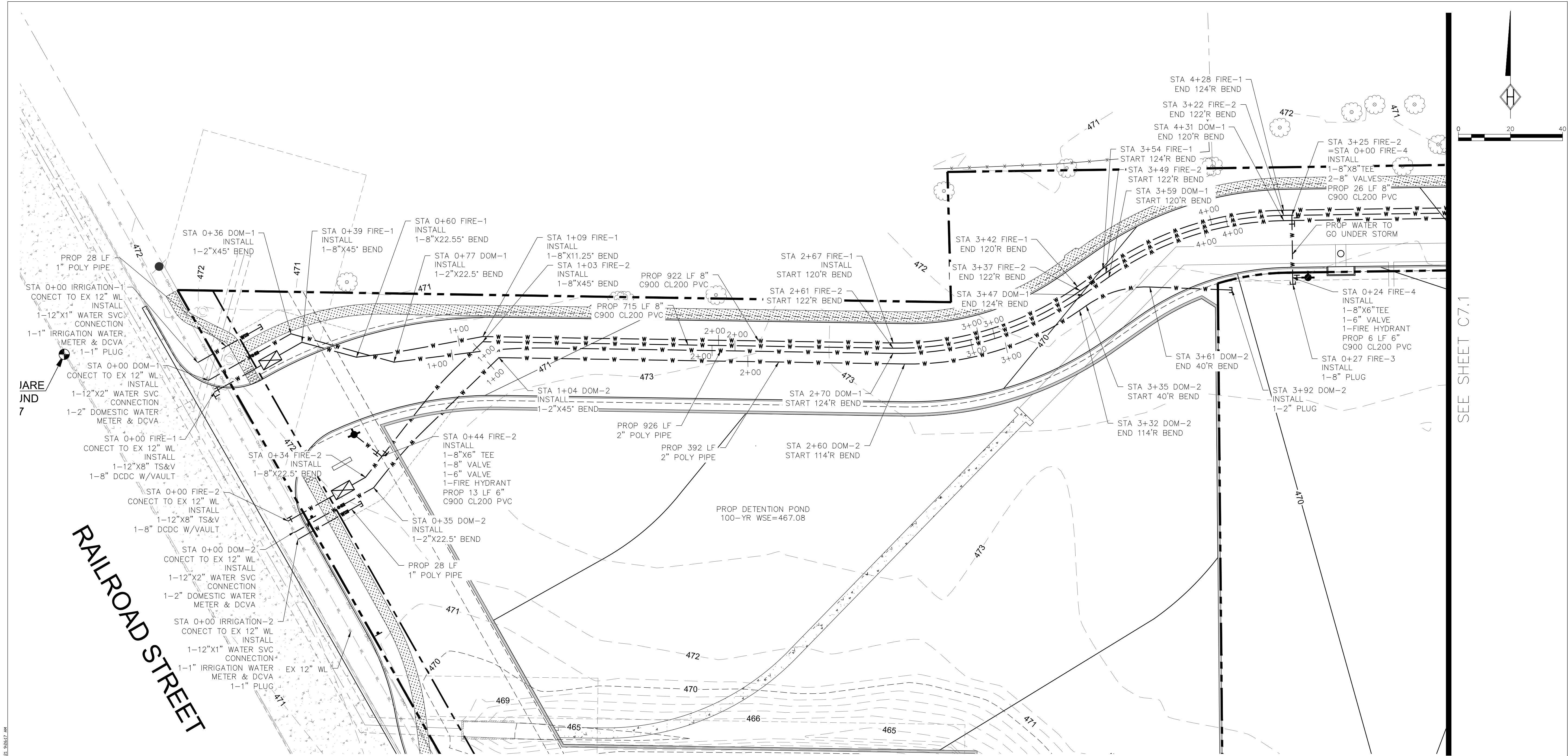
THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES



**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
STEVEN R. HOMEYER, PE # 86942  
DATE: 09/23/2021

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SEE SHEET C7.1

**RAILROAD STREET**

Tour99x... 23\_2021\_2001\_2001\_2001

Tour99x... 23\_2021\_2001\_2001\_2001

LEGEND			
I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ <sup>SSMH</sup>	SANITARY SEWER MANHOLE
///	ASPHALT	•	FIRE HYDRANT
Ⓣ	TELEPHONE MANHOLE	⊗ <sup>WM</sup>	WATER METER

**BENCHMARK INFORMATION**

TBM #1: ELEV. = 471.67  
 "X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 25 FEET SOUTH AND 44 FEET WEST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.

TBM #2: ELEV. = 470.11  
 "X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 296 FEET SOUTH AND 21 FEET EAST OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.

THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES



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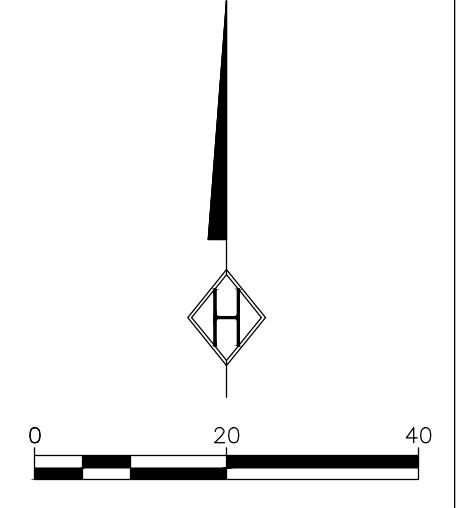
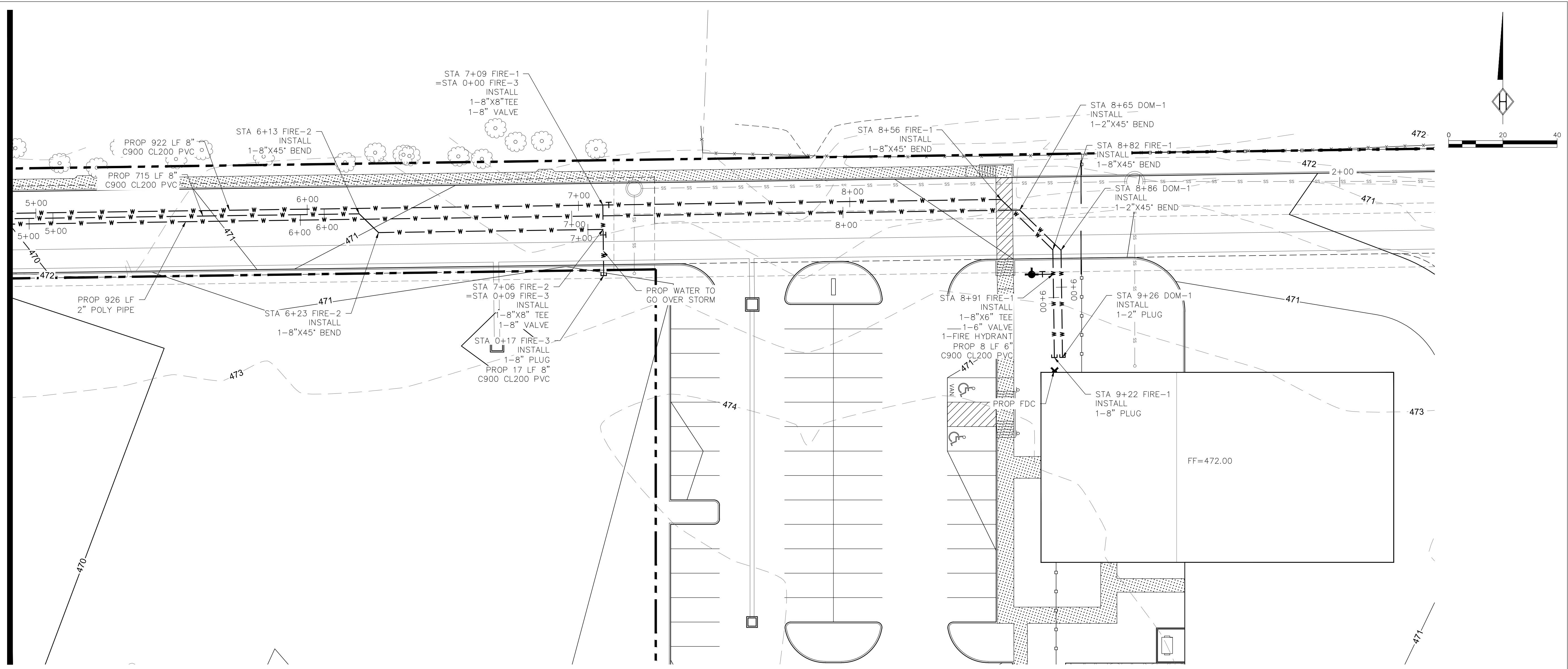
**HOMEYER ENGINEERING, INC.**  
 ENGINEERING, INC.  
 T.B.P.E. FIRM REGISTRATION NO. F-8440  
 P.O. BOX 294527 • LEWISVILLE, TEXAS 75029  
 972-906-9985 PHONE • 972-906-9987 FAX  
 WWW.HEI.US.COM

**BURNS OFFICE**  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

WATER PLAN  
 (WEST)

DRAWN: DCU  
 DATE: 10/06/2020  
 HEI #: 20-0803  
 SHEET NO:  
 C7

SEE SHEET C7



LEGEND			
I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
—	ASPHALT	•	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊗ WM	WATER METER

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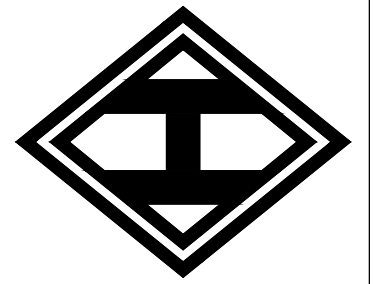
**HOMEYER ENGINEERING, INC.**  
TBP# FIRM REGISTRATION NO. F-8440  
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
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BURNS OFFICE  
121 RAILROAD ADDITION  
LOT 2, BLOCK A  
6.58 ACRES  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS

WATER PLAN  
(EAST)

DRAWN: DCU
DATE: 10/06/2020
HEI #: 20-0803
SHEET NO: C7.1

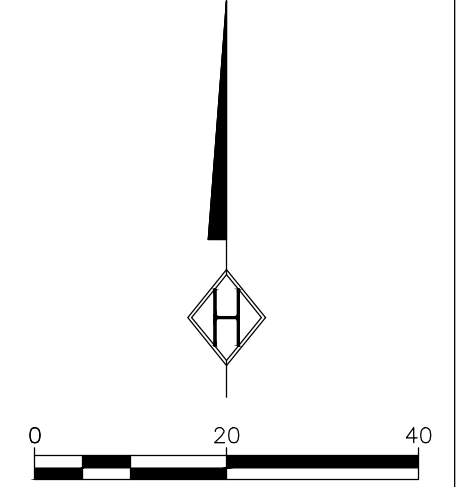
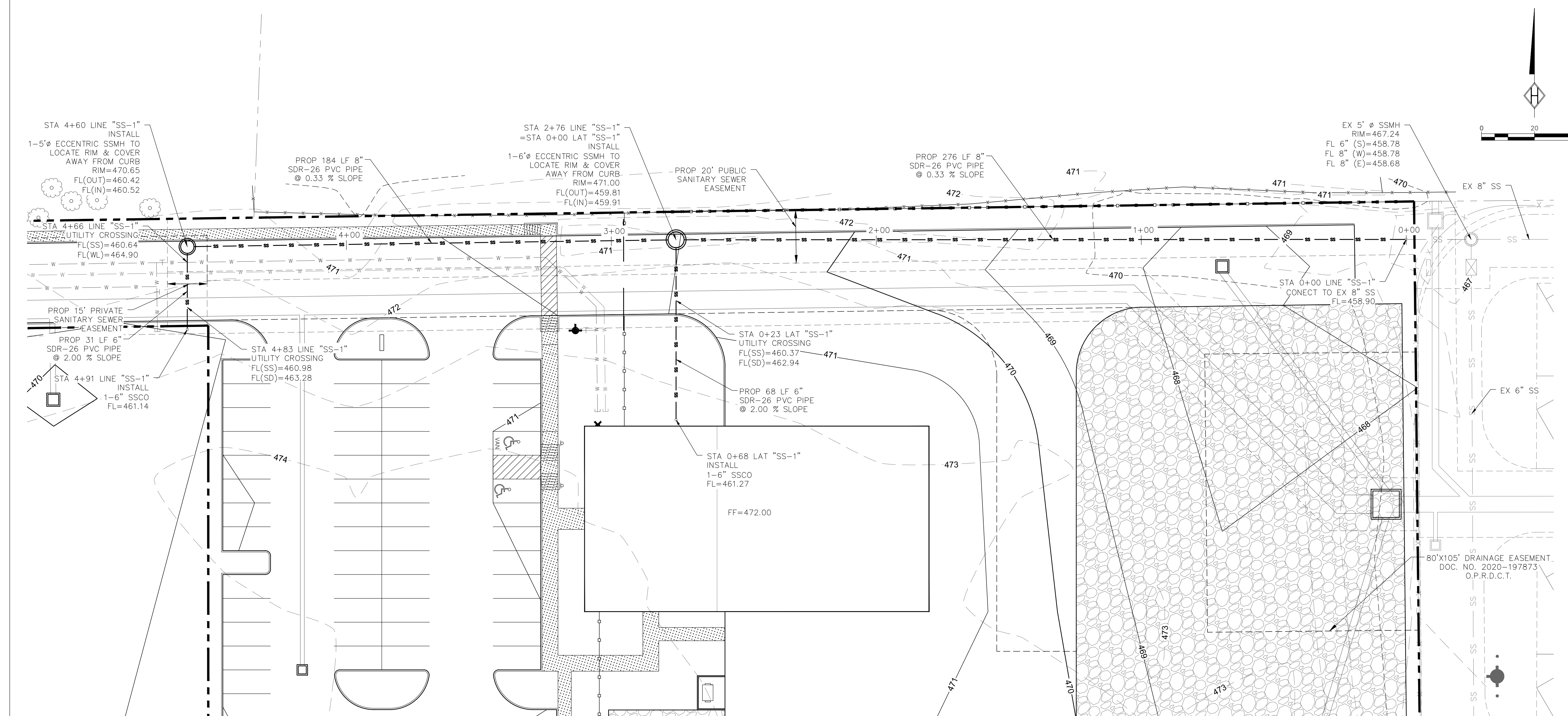
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BURNS OFFICE  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

**SANITARY SEWER  
 PLAN**

DRAWN: DCU  
 DATE: 10/06/2020  
 HEI #: 20-0803  
 SHEET NO:  
 C8



LEGEND			
I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	•	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊗ WM	WATER METER

BENCHMARK INFORMATION	
TBM #1: ELEV. = 471.67	"X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 25 FEET SOUTH AND 44 FEET WEST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.
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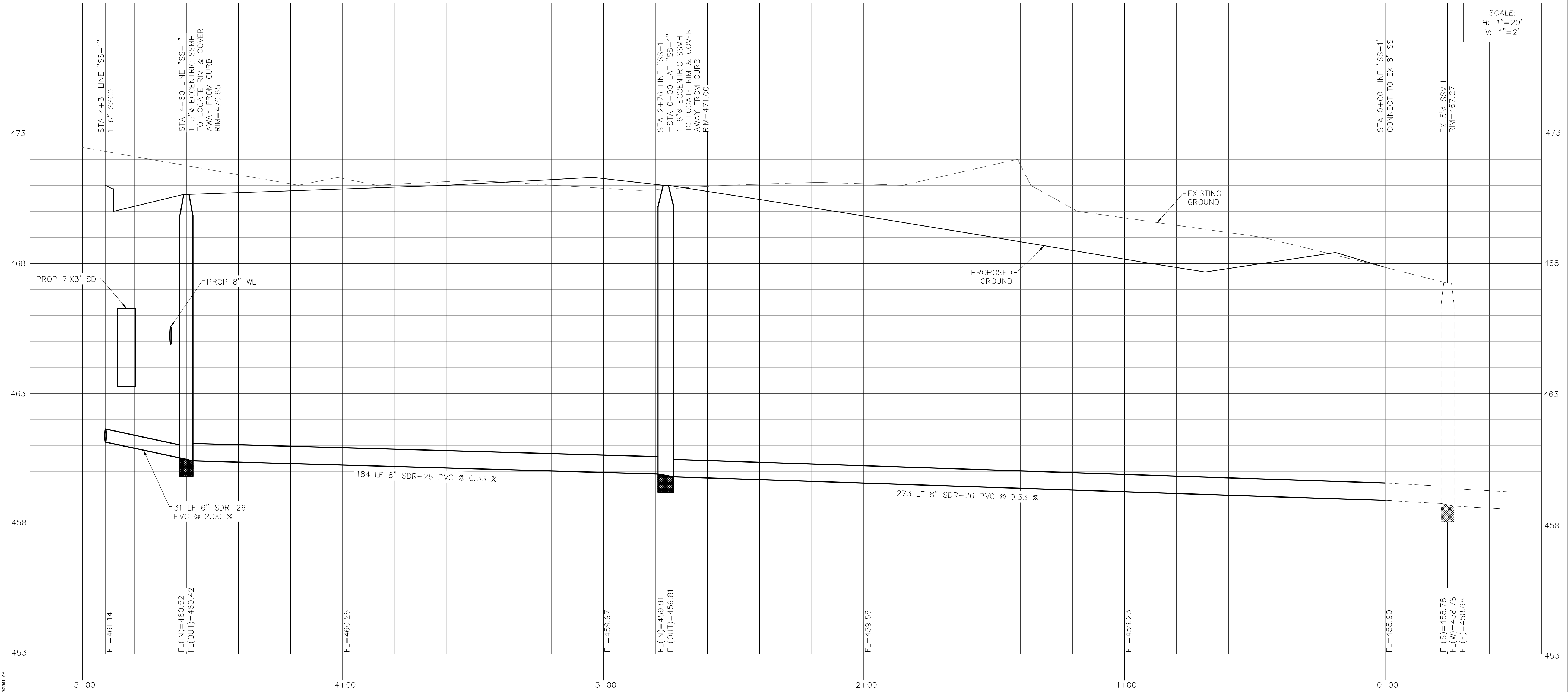
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**PRELIMINARY PLANS**  
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 STEVEN R. HOMEYER, PE # 86942  
 DATE: 09/23/2021

T:\Projects\2020\2020-197873 Burns Office of 121 Railroad Addition\2020-197873 Burns Office.dwg

# SANITARY SEWER LINE SS-1



### BENCHMARK INFORMATION

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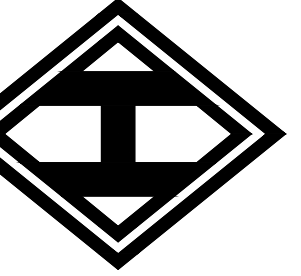
THE CONTRACTOR SHALL CONTACT  
 DIG-TESS AT 1-800-344-8377 A  
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### PRELIMINARY PLANS

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 STEVEN R. HOMEYER, PE # 86942  
 DATE: 09/23/2021

**HOMEYER ENGINEERING, INC.**  
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 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
 972-906-9985 PHONE • 972-906-9987 FAX  
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BURNS OFFICE  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

SANITARY SEWER  
 PROFILE

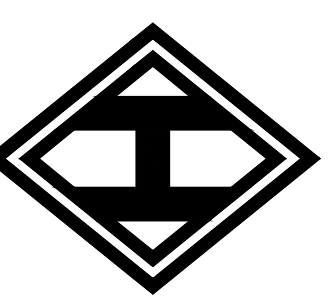
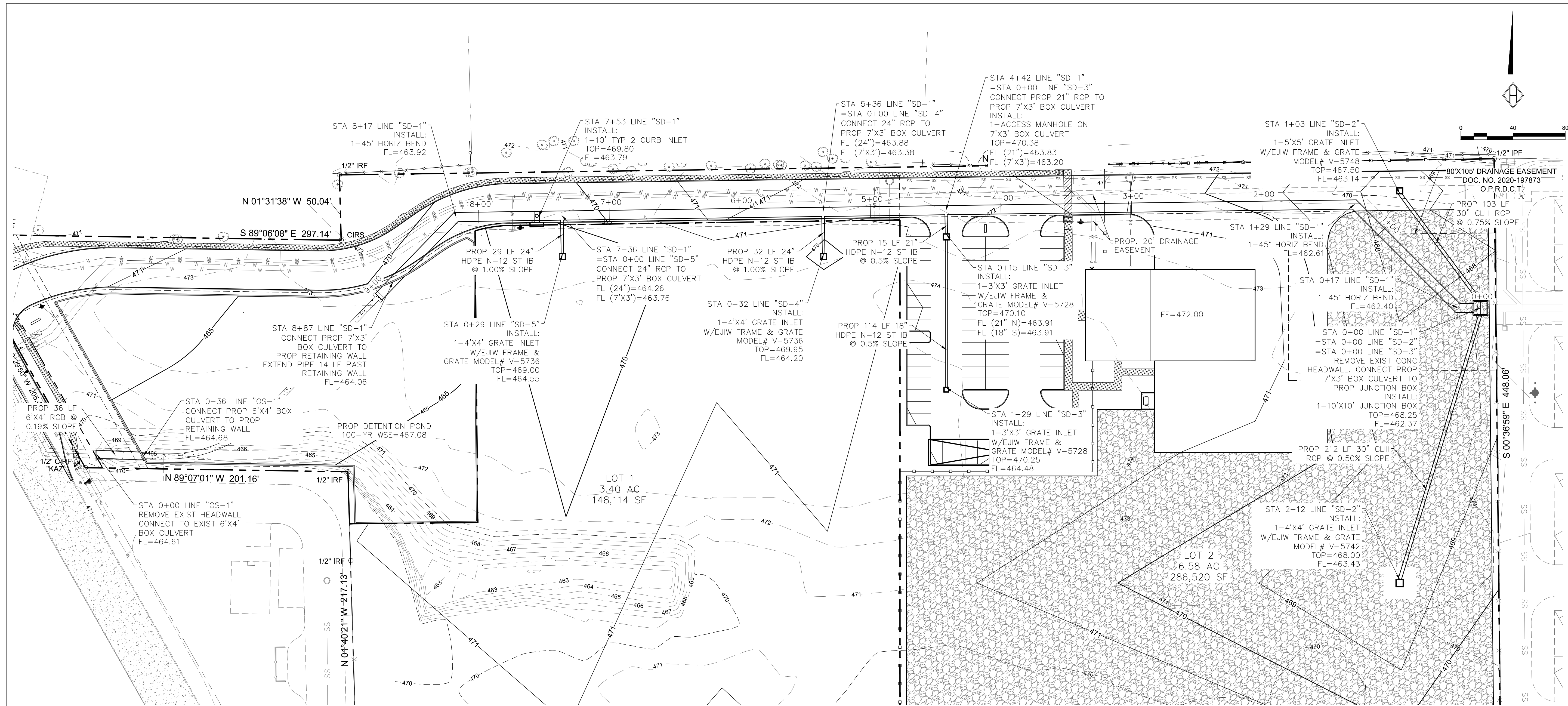
DRAWN: DCU

DATE: 10/06/2020

HEI #: 20-0803

SHEET NO:  
 C8.1





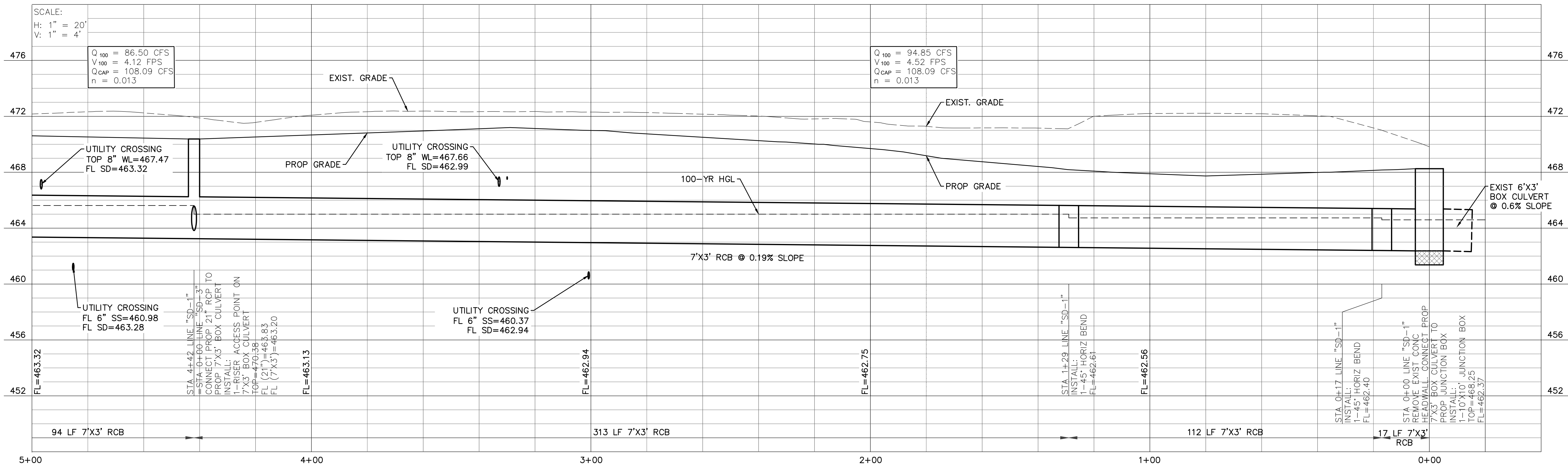
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LEGEND			
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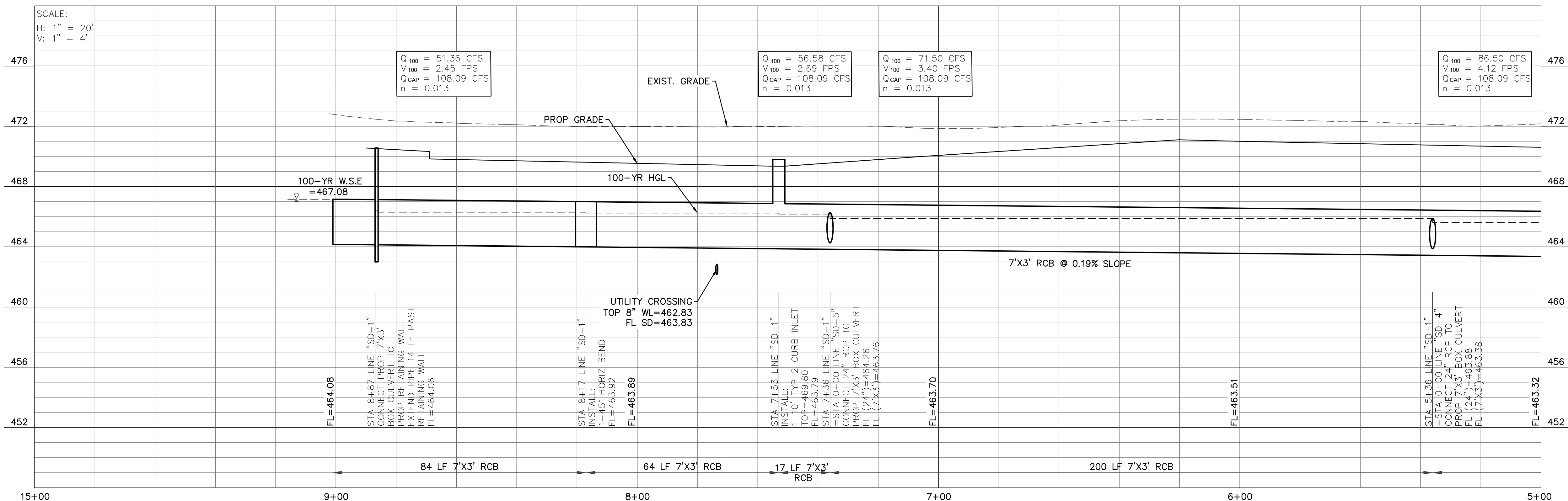
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 STEVEN R. HOMEYER, PE # 86942  
 DATE: 09/23/2021

STORM DRAIN LINE "SD-1"



STORM DRAIN LINE "SD-1"



PRELIMINARY PLANS  
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STEVEN R. HOMEYER, PE # 86942  
DATE: 09/23/2021

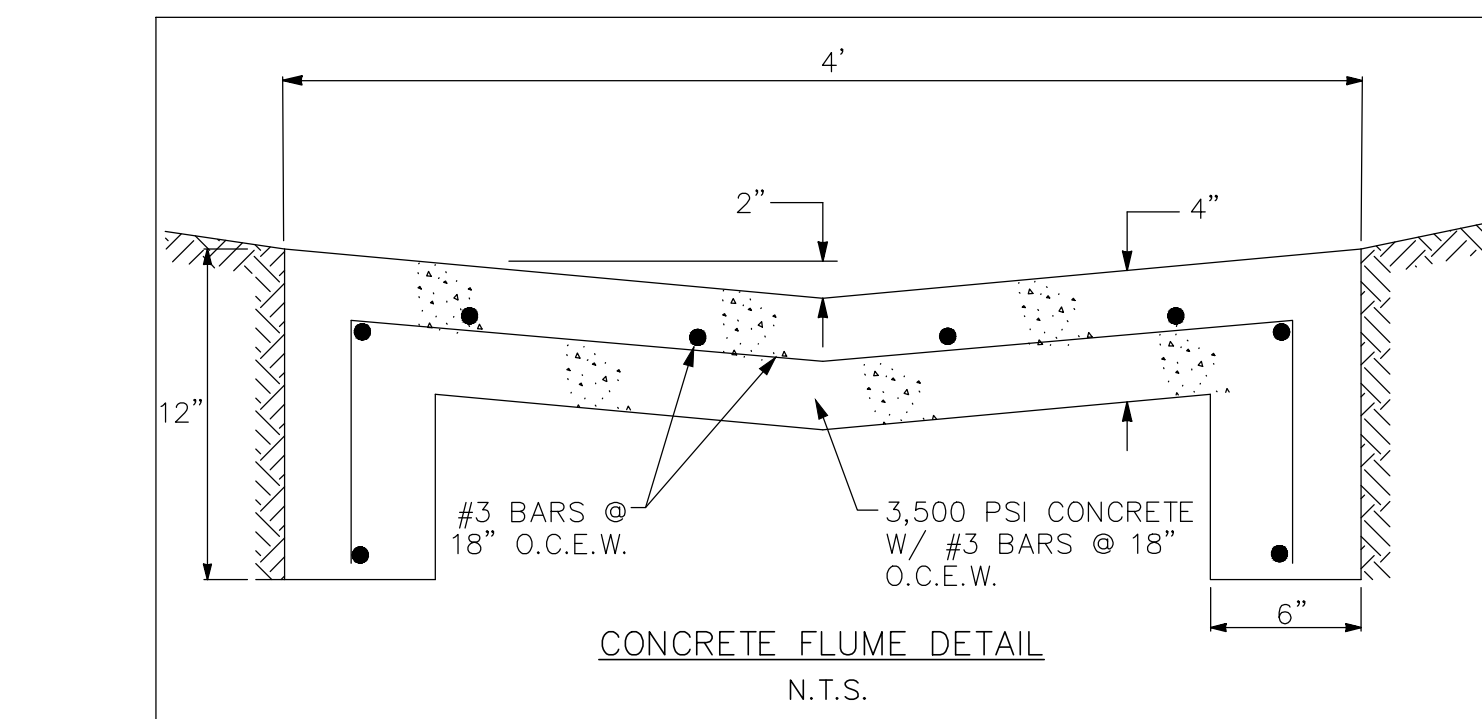
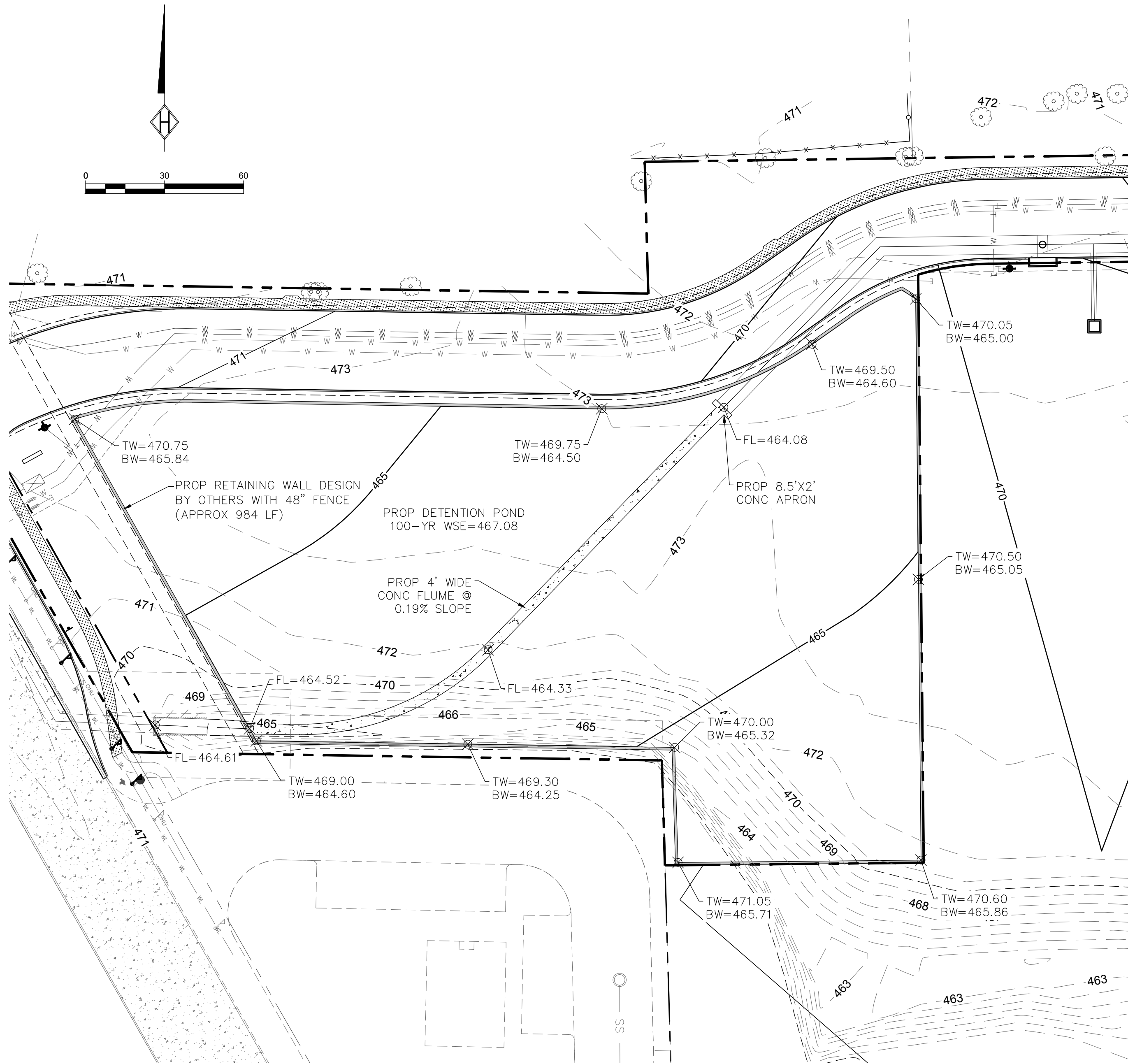


BURNS OFFICE  
121 RAILROAD ADDITION  
LOT 2, BLOCK A  
6.58 ACRES  
CITY OF LEWISVILLE, TEXAS  
DENTON COUNTY, TEXAS

STORM DRAIN  
PROFILE  
LINE "SD-1"

DRAWN: DCU  
DATE: 10/06/2020  
HEI #: 20-0803  
SHEET NO:  
C9.1

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**SIZING WEIR FOR 100-YR**

WEIR CALCULATIONS (OUTLET STRUCTURE)

$$Q = C \times L \times h^{1.5}$$

GIVEN: EXISTING CONDITIONS  
 Q(ALLOWABLE) = 51.36 CFS  
 L = 3.29 FT  
 C = 3.0  
 h = 467.08 - 464.08 = 3.0 FT

SOLVE:  
 $Q = 3.0 \times 3.29 \times (3.0)^{1.5} = 51.31$

THE PROPOSED FLOW RATE IS LESS THAN THE ALLOWABLE FLOW RATE

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 "X" CUT ON THE CONCRETE LOCATED APPROXIMATELY 296 FEET SOUTH AND 21 FEET EAST OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY.

THE MODIFIED RATIONAL METHOD WAS USED TO CALCULATE DETENTION STORAGE VOLUMES.  
 $C(\text{prop}) = 1.0$     $A = 14.13$  ACRES    $t_c = 10$  MIN  
 INFLOW = STORM DURATION x FLOW x 60 SEC/MIN  
 OUTFLOW =  $0.5 \times (\text{STORM DURATION} + T_c) \times \text{RELEASE RATE} \times 60 \text{ SEC/MIN}$

**100-YEAR DETENTION STORAGE CALCULATIONS**

RELEASE RATE = 51.36 CFS

Trib. Area = 14.13 acres

Existing C =	0.9483	Proposed C =	1.0000
Existing Tc =	10 min	Proposed Tc =	10 min
Tc Intensity =	8.80 in/hr	Proposed I =	8.80 in/hr
Q Calculated =	117.92 cfs	Req Volume =	2,1950 acre-ft
Q allowable =	51.36 cfs	Q proposed =	95,616 cubic feet
			124.34 cfs

Duration	Intensity	Qp(in) (cfs)	Qp(out) (cfs)	VOLin (cf)	VOLout (cf)	Req. Storage (cf)	Req. Storage (acre-ft)	Tp Out (min)
5	10.80	76.30	51.36	45,781	23,112	22,669	0.52	13.4
10	8.80	124.34	51.36	74,606	30,816	43,790	1.01	14.1
15	7.60	107.39	51.36	96,649	38,520	58,129	1.33	19.8
30	5.60	79.13	51.36	142,430	61,632	80,798	1.85	36.5
60	4.00	56.52	51.36	203,472	107,856	95,616	2.20	69.1
120	2.50	35.33	35.33	254,340	137,768	0	0.00	130.0

**STORAGE VOLUME CALCULATIONS**

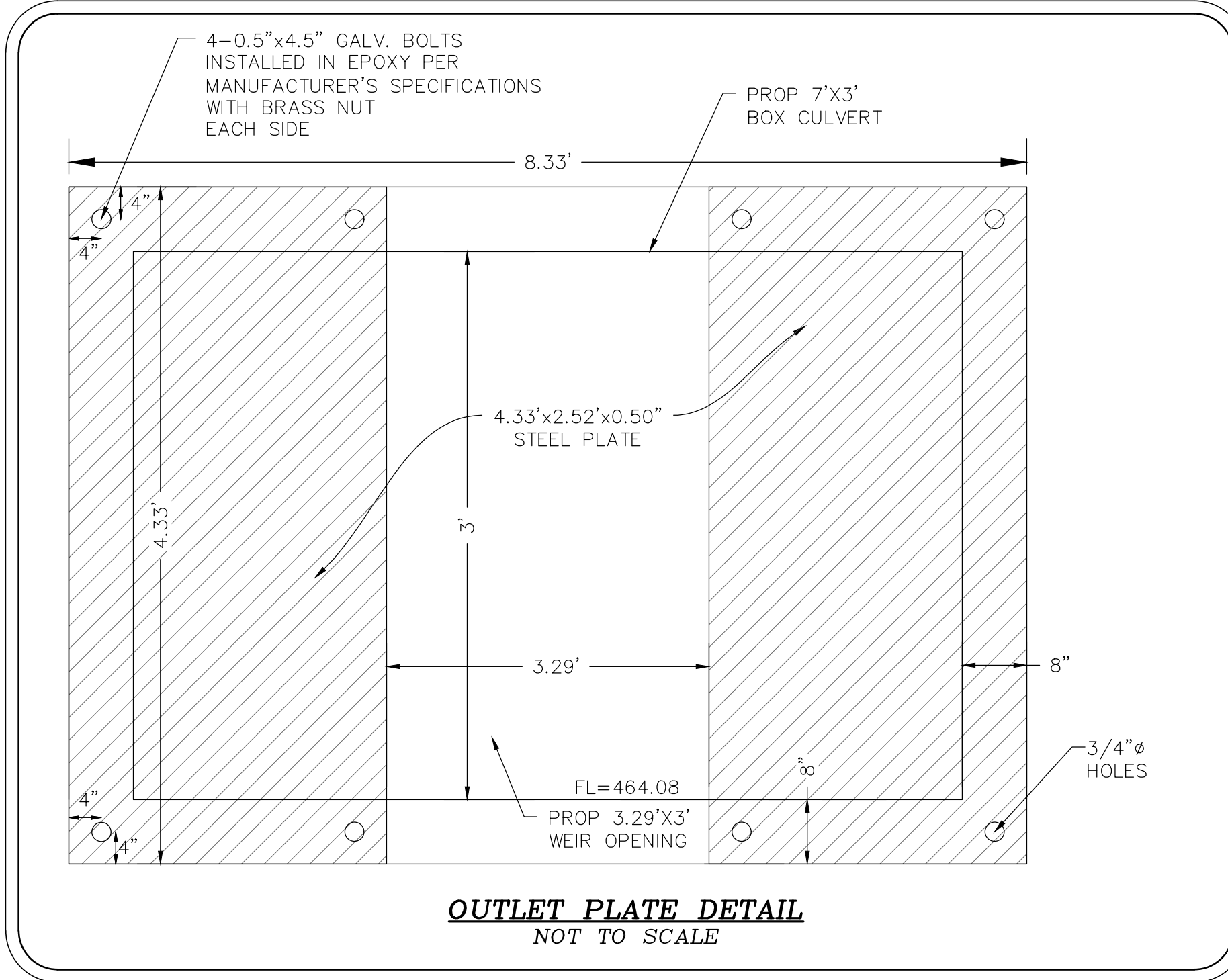
100-YR VOLUME REQUIRED = 95,616 CF

100-YR WSE = 467.22  
 TOP OF WALL = VARIES

ELEVATION	DEPTH (FT)	VOLUME (CF)
464.08	0.00	0
465.00	0.92	13,289
466.00	1.92	49,190
467.00	2.92	92,102
467.08 100-YR	3.00	95,616
468.00	3.92	135,014

**Outlet Structure Discharge Calculations**

Event (Yr)	Existing Q allow (cfs)	Required Vol (cf)	Pond Elevation (ft)	Proposed Q out (cfs)	Water Surface Elevation (ft)
100	51.36	95,616	467.08	51.31	467.08



**PRELIMINARY PLANS**

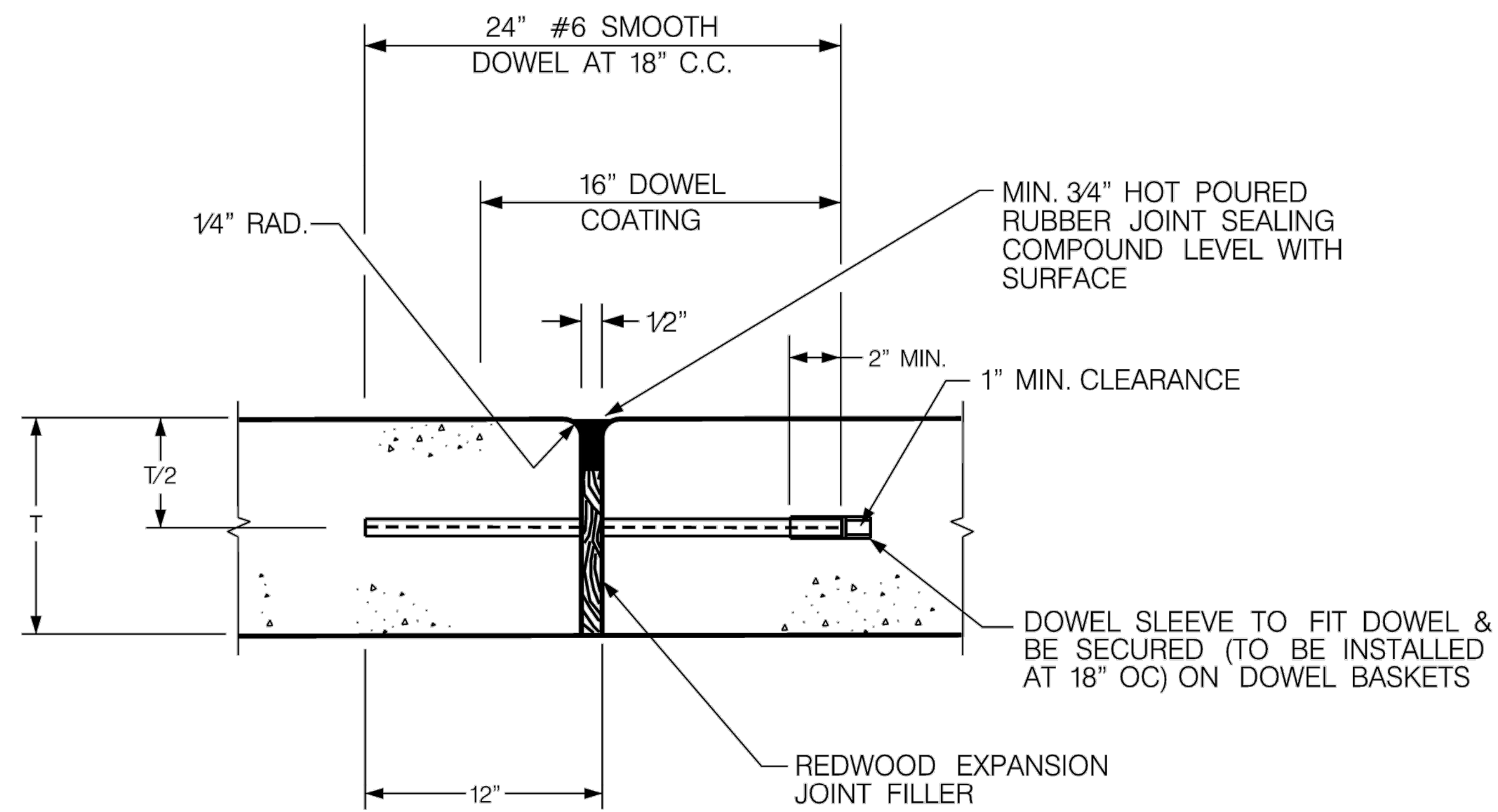
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 STEVEN R. HOMEYER, PE # 86942  
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**HOMEYER ENGINEERING, INC.**  
 ENGINEERING FIRM REGISTRATION NO. F-8440  
 T.B.P.E. NO. 2944527 • LEWISVILLE, TEXAS • 75029  
 972-906-9985 PHONE • 972-906-9987 FAX  
 WWW.HEI.US.COM

BURNS OFFICE  
 121 RAILROAD ADDITION  
 LOT 2, BLOCK A  
 6.58 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

**DETENTION PLAN**

DRAWN: DCU  
 DATE: 10/06/2020  
 HEI #: 20-0803  
 SHEET NO:  
 C10



NOTE:  
DOWEL SUPPORT SHALL BE OF A METHOD APPROVED BY THE ENGINEER

NOTE:  
DETAIL SUBJECT TO CHANGE PER DIRECTION OF CITY OF LEWISVILLE ENGINEERING DIVISION.

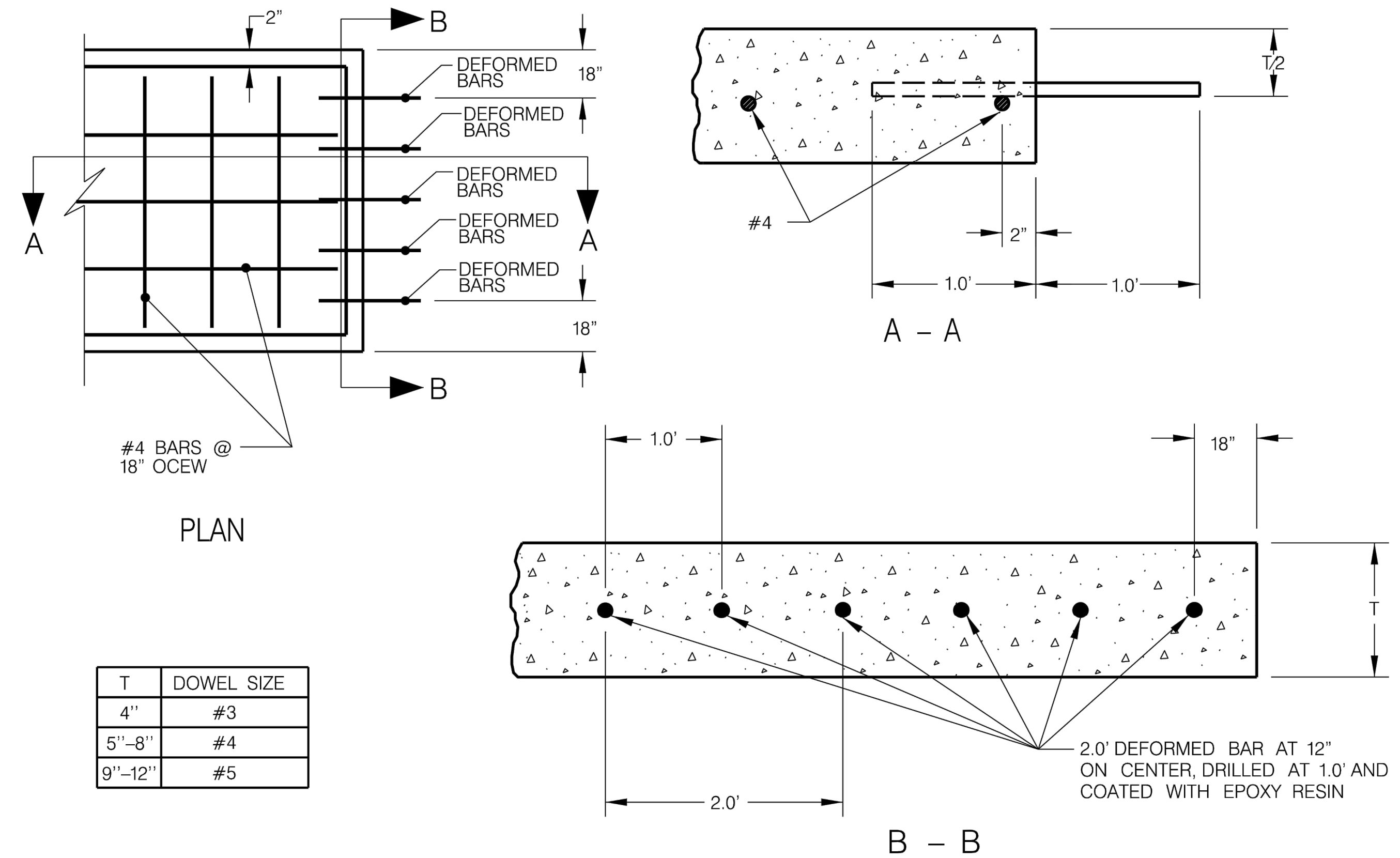


Standard Details  
TRANSVERSE EXPANSION JOINT

Revisions:		
No.	Description	Date

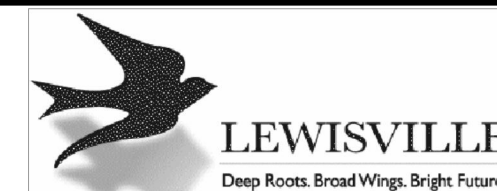
Engineering Department  
Office No. 972-219-3490  
www.cityoflewisville.com

Dated: 8-13-07
Dated: 2019
Sheet: 2.1



T = PAVEMENT THICKNESS

NOTE:  
DETAIL SUBJECT TO CHANGE PER DIRECTION OF CITY OF LEWISVILLE ENGINEERING DIVISION.

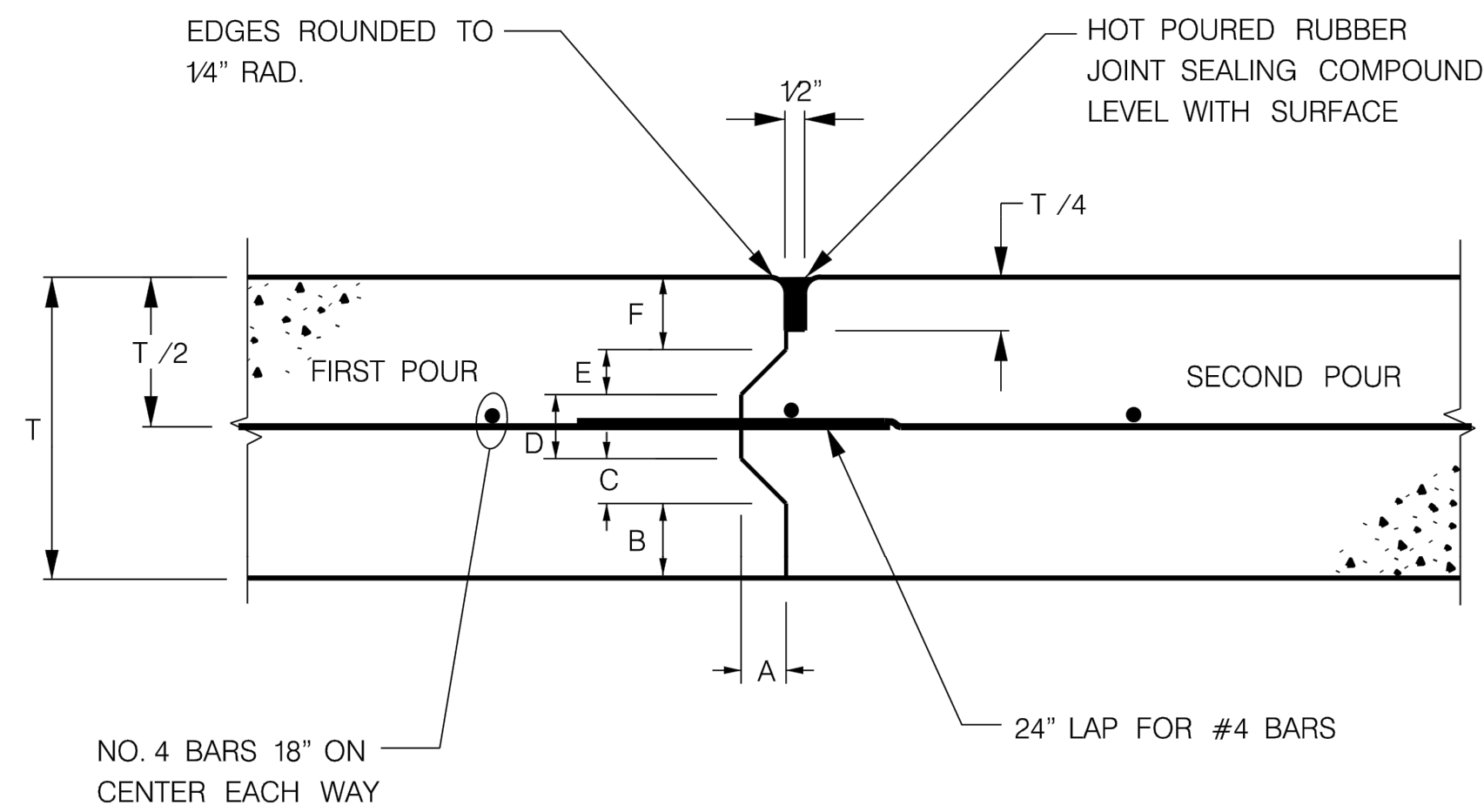


Standard Details  
CONSTRUCTION JOINT DETAIL

Revisions:		
No.	Description	Date

Engineering Department  
Office No. 972-219-3460  
www.cityoflewisville.com

Dated: 8-13-07
Dated: 10-16-19
Sheet: 2.2



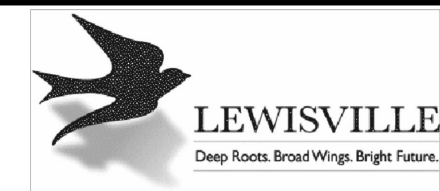
**DOWEL ROD (IF USED)**

FOR 6" - #3 DEFORMED BAR 24" LONG 12" OC.  
FOR 8" & ABOVE - #4 DEFORMED 24" LONG 12" OC.

1. DRILL DOWEL RODS - NO KEYWAY REQUIRED.
2. KEYWAYS REQUIRED @ ALL HAND POURED PAVEMENT LOCATIONS.
3. SEE MODIFIED CONSTRUCTION JOINT DETAIL FOR PLACEMENT OF STEEL REINFORCEMENT.

Concrete Thickness	Applicable Dimensions					
	A	B	C	D	E	F
6" Pavement	5/8"	2"	3/8"	1-1/4"	3/8"	2"
8" Pavement	1-1/2"	2"	1"	2"	1"	2"

NOTE:  
DETAIL SUBJECT TO CHANGE PER DIRECTION OF CITY OF LEWISVILLE ENGINEERING DIVISION.



Standard Details  
KEYWAY AND CONSTRUCTION JOINT DETAIL

Revisions:		
No.	Description	Date

Engineering Department  
Office No. 972-219-3490  
www.cityoflewisville.com

Dated: 8-13-07
Dated: July 2019
Sheet: 2.4

**PRELIMINARY PLANS**

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BURNS OFFICE  
121 RAILROAD ADDITION  
LOT 2, BLOCK A  
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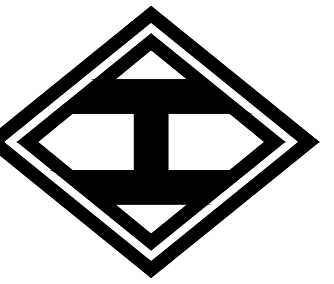
PAVING DETAILS

DRAWN: DCU

DATE: 10/06/2020

HEI #: 20-0803

SHEET NO:  
C11



**HOMEYER**  
ENGINEERING, INC.  
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