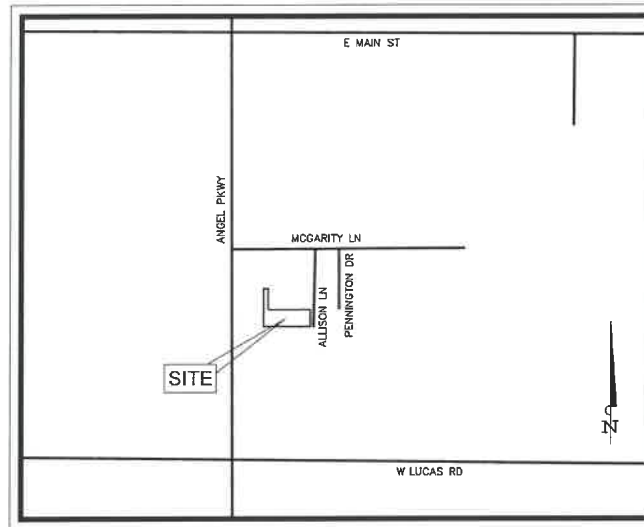


# ENGINEERING SITE PLAN FOR HOMERUN ALLEY

**MCGARITY LN &  
ALLISON LN  
CITY OF LUCAS,  
COLLIN COUNTY, TEXAS**



VICINITY MAP  
N.T.S.

**MAY 2020**



SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	REVISION DATE
C-0	COVER	05/11/2020
	FINAL PLAT	
SP-1	CITY SITE PLAN	05/11/2020
C-1	GENERAL NOTES	05/11/2020
C-2	EROSION CONTROL PLAN	05/11/2020
C-3	EROSION CONTROL DETAILS	05/11/2020
C-4	DIMENSION CONTROL AND PAVING PLAN	05/11/2020
C-5	GRADING PLAN	05/11/2020
C-6	DRAINAGE AREA MAP	05/11/2020
C-7	DRAINAGE CALCULATIONS	05/11/2020
C-8	UTILITY PLAN	05/11/2020
C-9	WATER LINE PROFILES	05/11/2020
C-10	CONSTRUCTION DETAILS	05/11/2020
C-11	CONSTRUCTION DETAILS	05/11/2020
C-12	CONSTRUCTION DETAILS	05/11/2020
L-1	LANDSCAPE PLANTING	04/29/2020

PLAN SUBMITTAL LOG	
DESCRIPTION	SUBMITTAL DATE
SUBMITTAL	02/18/2020
2ND SUBMITTAL	03/30/2020
3RD SUBMITTAL	05/11/2020

ENGINEER

**CLAY MOORE**  
ENGINEERING

TEXAS REGISTRATION #14199  
1903 CENTRAL DRIVE  
SUITE #406  
BEDFORD, TX 76092  
PH: 817.281.0572  
FAX 817.281.0574  
CONTACT: DREW DONOSKY, PE  
EMAIL: DREW@CLAYMOOREENG.COM

OWNER/DEVELOPER

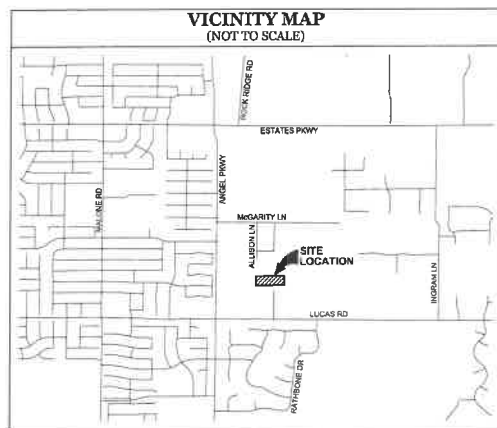
SIRIUS BUILDING COMPANY  
CONTACT: JUSTIN NUNN  
16036 BELTWAY DR.  
ADDISON, TX 75001  
PHONE: 214-870-5551

APPROVED  
CITY OF LUCAS  
CITY ENGINEER  
DATE 6-8-20  
TOP!  
CALL BEFORE YOU DIG

DIG TESS  
1-800-DIG-TESS  
(@ least 72 hours prior to digging)

C-0

HOMERUN ALLEY - CITY OF LUCAS, TEXAS



**GENERAL NOTES**

- The purpose of this plat is to create an official lot of record from a tract of land.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085CD405J.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 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 utility 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.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.

LINE	BEARING	DISTANCE
L1	N 00°46'46" W	126.29'
L2	N 89°43'45" E	36.73'
L3	N 89°13'14" E	101.94'
L4	S 00°46'46" E	24.00'
L5	S 89°13'14" W	101.94'
L6	S 00°46'46" E	66.49'
L7	S 89°43'45" W	49.32'
L8	N 89°43'45" E	60.52'
L9	N 00°46'46" W	32.42'
L10	S 00°46'46" E	47.19'
L11	N 89°43'45" E	6.45'
L12	N 00°10'30" W	16.01'
L13	N 89°43'45" E	15.00'
L14	S 00°10'30" E	16.01'
L15	N 89°43'45" E	433.74'
L16	N 00°38'34" W	196.00'
L17	N 89°43'45" E	109.54'

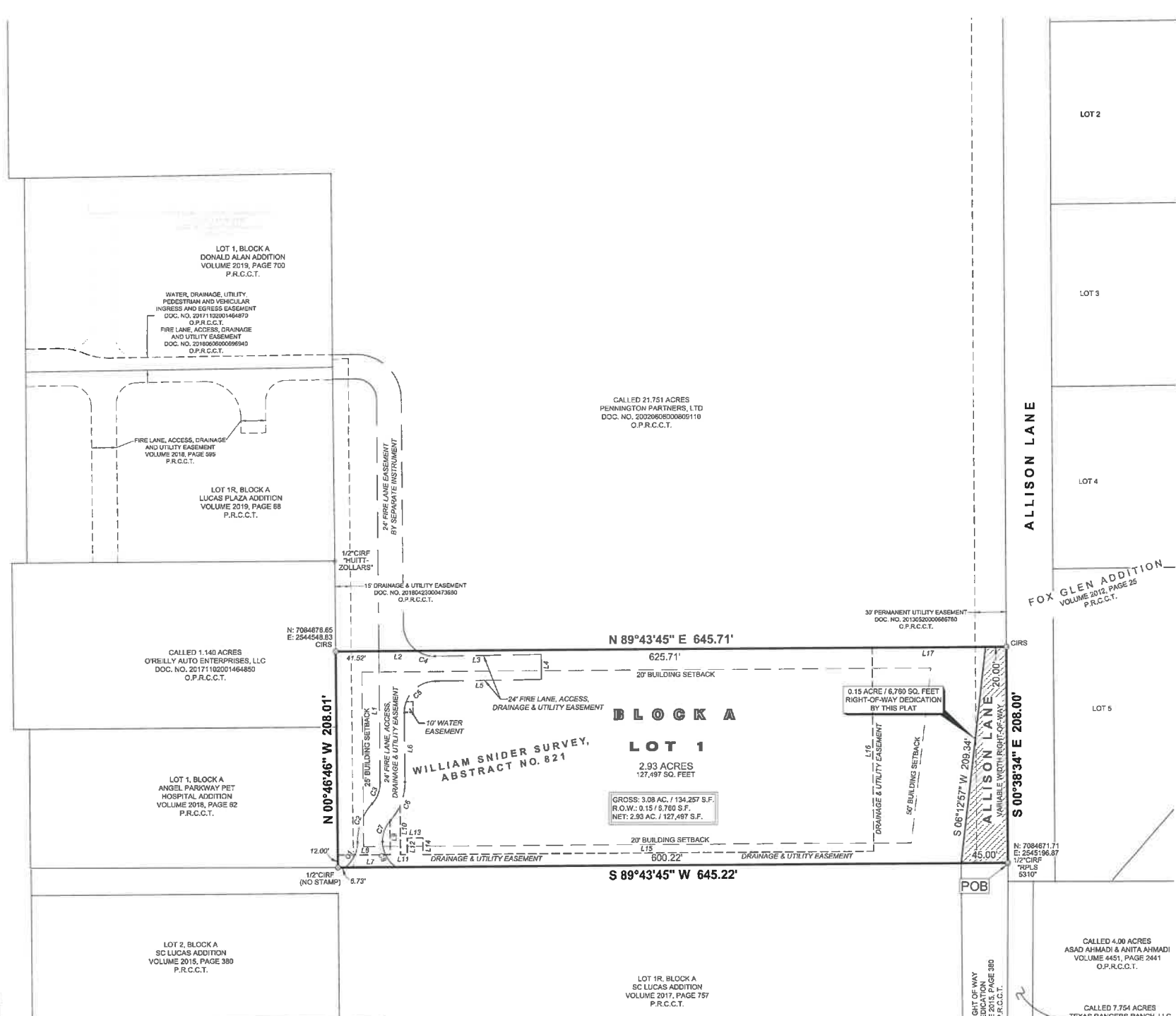
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.25'	30.00'	53°57'24"	N 25°11'56" E	27.22'
C2	40.41'	54.00'	42°52'26"	N 20°39'27" E	39.47'
C3	22.45'	30.00'	42°52'26"	N 20°39'27" E	21.93'
C4	18.40'	30.00'	35°08'34"	S 73°12'29" E	18.11'
C5	47.12'	30.00'	90°00'00"	S 44°13'14" W	42.43'
C6	40.41'	54.00'	42°52'26"	S 20°39'27" W	39.47'
C7	22.45'	30.00'	42°52'26"	S 20°39'27" W	21.93'
C8	29.01'	30.00'	55°24'12"	S 28°28'52" E	27.89'

**LEGEND**

PG = PAGE  
VOL = VOLUME  
CIRS = POINT OF BEGINNING  
POB = CAPPED IRON ROD SET  
CIRF = CAPPED IRON ROD FOUND  
DOC. NO. = DOCUMENT NUMBER  
P.R.D.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**LOT SUMMARY TABLE**

GROSS	3.08 AC.	134,257 S.F.
R.O.W.	0.15 AC.	6,760 S.F.
NET	2.93 AC.	127,497 S.F.



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, PENNINGTON PARTNERS, LTD., is the owner of a 3.08 acre tract of land out of the WILLIAM SNIDER SURVEY, ABSTRACT NUMBER 821, situated in the City of Lucas, Collin County, Texas and being a portion of a called 21.751 acre tract of land conveyed to Pennington Partners, LTD by deed of record in Document No. 20020806000809110 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with plastic cap stamped "RPLS 5310" found in the West right-of-way line of Allison Lane (45 foot wide right-of-way), being the Northeast corner of the North terminus of that certain 45 foot wide right-of-way dedicated in SC Lucas Addition, a subdivision of record in Volume 2015, Page 380 of the Plat Records of Collin County, Texas, also being the Southeast corner of said 21.751 acre tract and hereof;

THENCE, S89°43'45"W, leaving the West right-of-way line of Allison Lane, along the South line of said 21.751 acre tract, being in part, the common North line of said 45 foot wide right-of-way dedicated in SC Lucas Addition and in part, the common North line of Lot 1R, Block A of Replat of Lot 1R, Block A of SC Lucas Addition, a subdivision of record in Volume 2017, Page 757 of said Plat Records, a distance of 645.22 feet to a 1/2 inch iron rod with unstamped yellow plastic cap found at the Southeast corner of Lot 1, Block A of Angel Parkway Pet Hospital Addition, a subdivision of record in Volume 2018, Page 62 of said Plat Records, being the Southwest corner of said 21.751 acre tract and hereof;

THENCE, N00°46'46"W, leaving the North line of said Lot 1R, along the West line of said 21.751 acre tract, being in part, the common East line of said Lot 1 and in part, the common East line of land conveyed to O'Reilly Auto Enterprises, LLC by deed of record in Document No. 20171102001464850 of said Official Public Records, a distance of 208.01 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northwest corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped "HUITT-ZOLLARS" found at the Northeast corner of said 1.140 acre tract bears N00°46'46"W, a distance of 86.99 feet;

THENCE, N89°43'45"E, leaving the East line of said 1.140 acre tract, over and across said 21.751 acre tract, a distance of 645.71 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Allison Lane, being the common East line of said 21.751 acre tract, for the Northeast corner hereof;

THENCE, S00°38'34"E, along the West right-of-way line of Allison Lane and the common East line of said 21.751 acre tract, a distance of 208.00 feet to the POINT OF BEGINNING and containing a net area of 3.08 Acres, or (134,257 Square Feet) of land and a gross area (post dedication) of 2.87 Acres or (124,897 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PENNINGTON PARTNERS, LTD., does hereby adopt this plat, designating herein described property as HOME RUN ALLEY ADDITION, an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: PENNINGTON PARTNERS, LTD., a Texas limited partnership

BY: Shiple Development Corporation, a Texas corporation (its general partner)

William W. Shiple, President

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM W. SHIPLEY, as President of Shiple Development Corporation, on behalf of PENNINGTON PARTNERS, LTD., its general partner, 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF COLLIN §

I, TED A. GOSSETT, 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 caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Addition Code and the Ordinances of the City of Lucas, Collin County, Texas.

Ted A. Gossett, R.P.L.S. # 5991

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared TED A. GOSSETT, 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 \_\_\_\_\_, 2020.

John Cox, Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinance and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinance, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning & Community Development \_\_\_\_\_ Date \_\_\_\_\_

**P&Z CERTIFICATE OF APPROVAL**

APPROVED by the City of Lucas Planning and Zoning Commission on this \_\_\_\_ day of \_\_\_\_\_, 2020.

Planning and Zoning Chairman \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
City Secretary \_\_\_\_\_

**FINAL PLAT**  
**HOME RUN ALLEY ADDITION**  
**LOT 1, BLOCK A**  
**ZONED: C**

BEING 3.08 ACRES OF LAND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT No. 821, CITY OF LUCAS, COLLIN COUNTY, TEXAS

Project: 1912.026-05  
Date: 05/01/2020  
Drafter: JDC

**EAGLE SURVEYING, LLC**  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

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

**ENGINEER**  
Claymore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite: 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
Pennington Partners, Ltd.  
Contact: William W. Shiple  
3445 Shenandoah Street  
Dallas, TX 75205  
(214) 522-3386



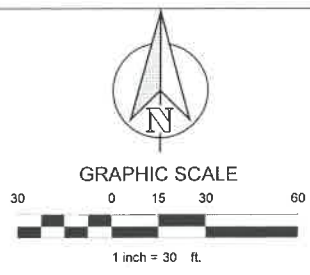
**HOMERUN ALLEY  
 LUCAS, TEXAS**

NO.	DATE	REVISION	BY

**CITY SITE PLAN**

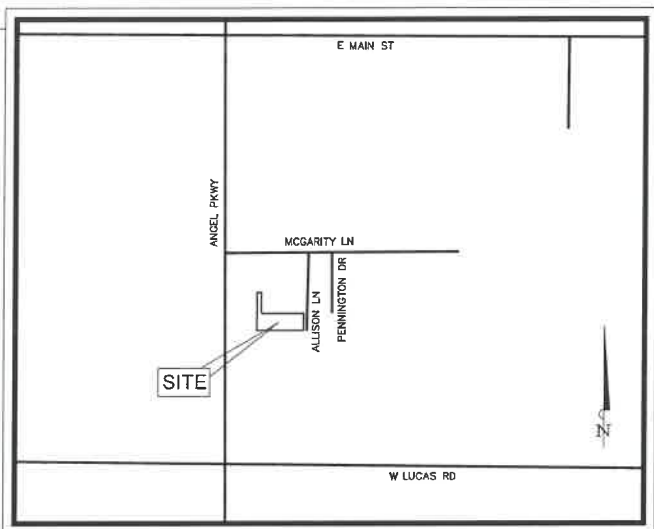
DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	05/06/2020
SHEET	
<b>SP-1</b>	
File No.	2019-182

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
  3. AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
  4. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.



CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	CURB & GUTTER
④	PROPOSED PEDESTRIAN RAMP
⑤	HANDICAP SYMBOL
⑥	PAVEMENT STRIPING
⑦	HANDICAP SIGN
⑧	CURB STOP
⑨	PROP. CONCRETE PRIVATE SIDEWALK.
⑩	PROP. DUMPSTER ENCLOSURE REFER TO ARCH. PLANS FOR DETAILS

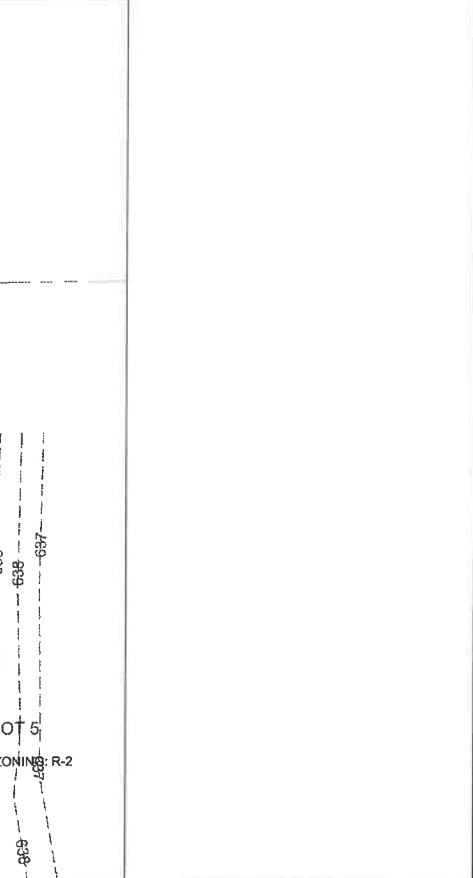
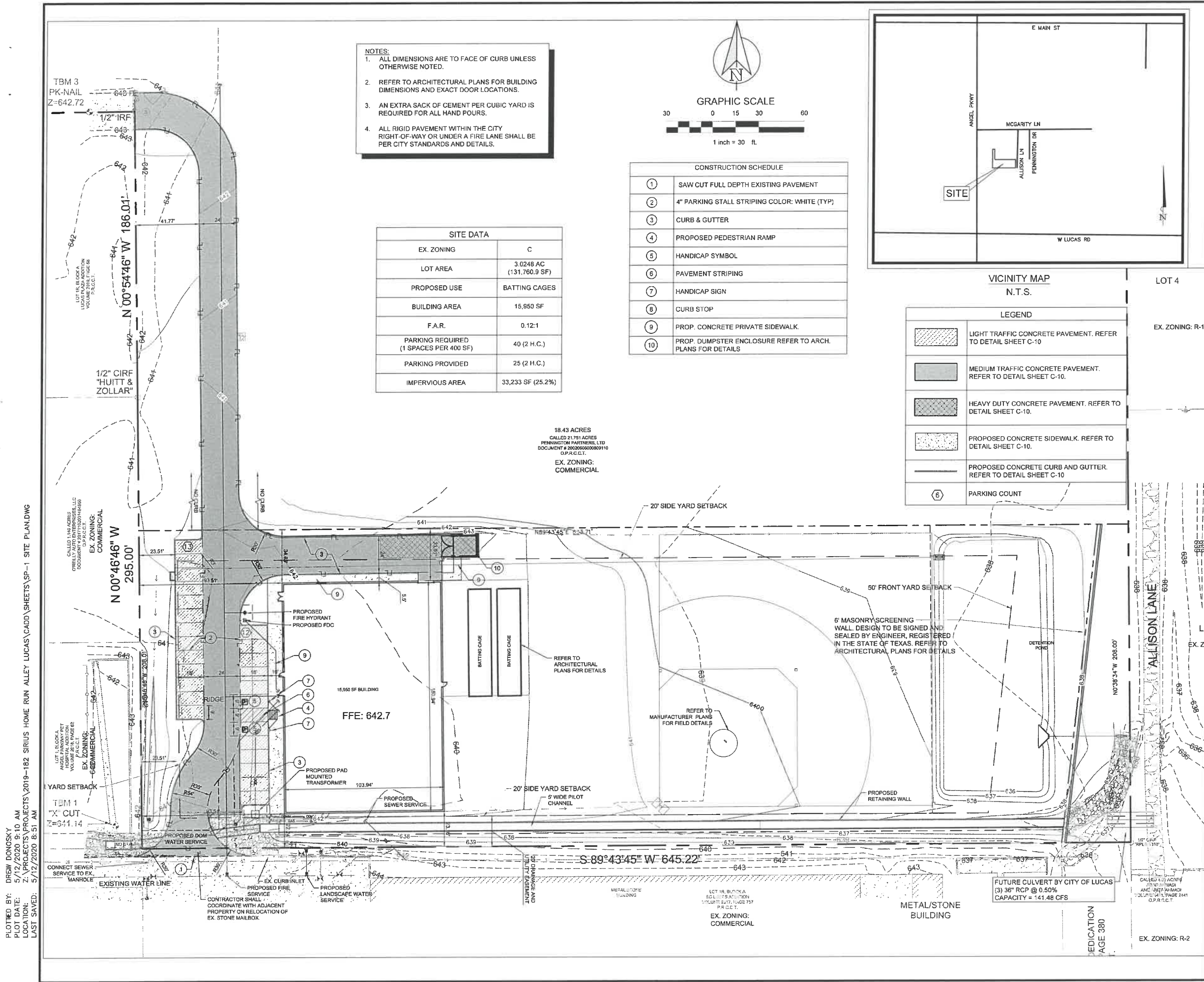
SITE DATA	
EX. ZONING	C
LOT AREA	3.0248 AC (131,760.9 SF)
PROPOSED USE	BATTING CAGES
BUILDING AREA	15,950 SF
F.A.R.	0.12:1
PARKING REQUIRED (1 SPACES PER 400 SF)	40 (2 H.C.)
PARKING PROVIDED	25 (2 H.C.)
IMPERVIOUS AREA	33,233 SF (25.2%)



**FLOODPLAIN NOTE**

THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480130 AS SHOWN ON MAP NUMBER 48050405J.

VICINITY MAP N.T.S.	
LEGEND	
	LIGHT TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-10
	MEDIUM TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-10.
	HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-10.
	PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL SHEET C-10.
	PROPOSED CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEET C-10
	PARKING COUNT



<b>HOMERUN ALLEY</b>	
<b>SITE PLAN</b>	
CITY PROJECT #:	
DEVELOPER/OWNER:	
SIRIUS BUILDING COMPANY 15036 BELTWAY DR. ADDISON, TX 75001 PHONE: 214-870-5551	CONTACT: JUSTIN NUNN
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.381.0272	CONTACT NAME: DREW DONOSKY
SURVEYOR:	
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, DENTON, TX 76201 PH: 940.222.3309	CONTACT NAME: JOHN COX
LEGAL DESCRIPTION:	
A PORTION OF PENNINGTON PARTNERS, LTD. DOCUMENT # 20020606000809110 GROSS: 3.0248 ACRES, (131,760.9 SF)	
CITY: LUCAS	STATE: TEXAS
COUNTY: COLLIN	SURVEY: WILLIAM SNIDER SURVEY
ABSTRACT NO. 821	

PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 5/12/2020 8:10 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 5/12/2020 8:51 AM

GENERAL NOTES

- 1. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY'S DESIGN STANDARDS...
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS...
3. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION...

PAVING AND STRIPING NOTES

- 1. THE REINFORCED PORTLAND CEMENT CONCRETE SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI IN LIGHT DUTY AREAS...
2. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS...

STORM SEWER NOTES

- 1. CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION...
2. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, GRATE INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER...

STORM SEWER DISCHARGE AUTHORIZATION

- 1. IF THE TOTAL DISTURBED AREA EXCEEDS ONE (1) ACRE A NOTICE OF INTENT (N.O.I) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE TCEQ NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES...
2. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN A CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP...

WATER NOTES

- 1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA...
2. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION...

SANITARY SEWER NOTES

- 1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA...
2. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION...

TRAFFIC CONTROL NOTES

- 1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS TO THE OWNER, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY...
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION...

EROSION CONTROL NOTES

- 1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES...
2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION...
3. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED (OR SODDED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE...

GRADING NOTES

- 1. IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES...
2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION...
3. ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE...

CITY OF LUCAS GENERAL NOTES WILL GOVERN OVER ANY CONFLICTS IN INFORMATION SHOWN ON THE PRIVATE GENERAL NOTES.

GLAY MOORE ENGINEERING logo and contact information including phone number 419-281-0622 and website www.glaymoore.com.

Professional Engineer Seal for David J. Smith, State of Texas, License No. 12565, Exp. 02/2025.

HOMERUN ALLEY LUCAS, TEXAS

Table with columns: NO., DATE, REVISION, BY.

GENERAL NOTES title block containing design, drawing, checked, date, sheet number (C-1), and file number (2019-162).

PLOTTED BY: DREW DONOSKY 5/12/2020 8:10 AM
PLOT DATE: 5/12/2020 8:10 AM
LOCATION: Z:\PROJECTS\PROJECTS\2019-162 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\VC-1 GENERAL NOTES.DWG
LAST SAVED: 5/1/2020 8:36 AM



NO.	DATE	REVISION	BY

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	05/09/2020

EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.

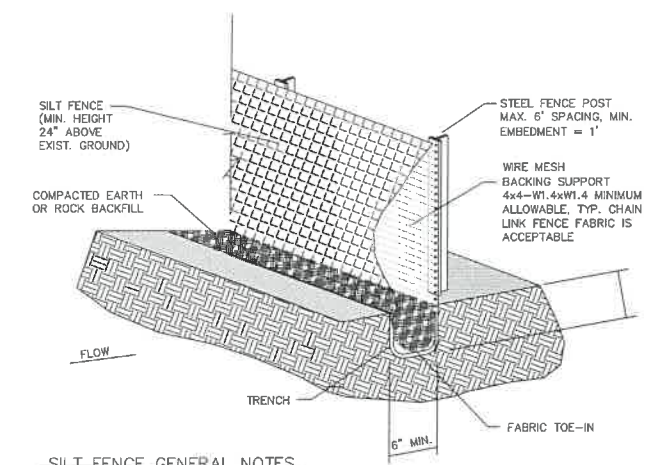
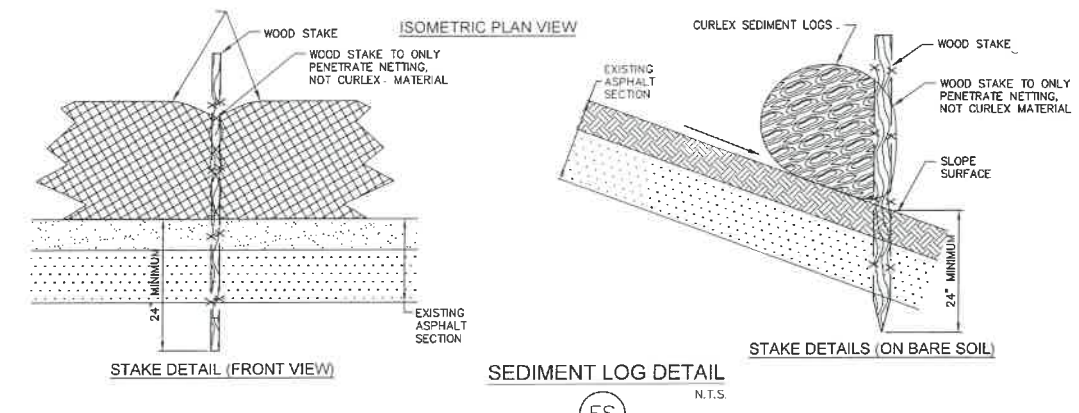
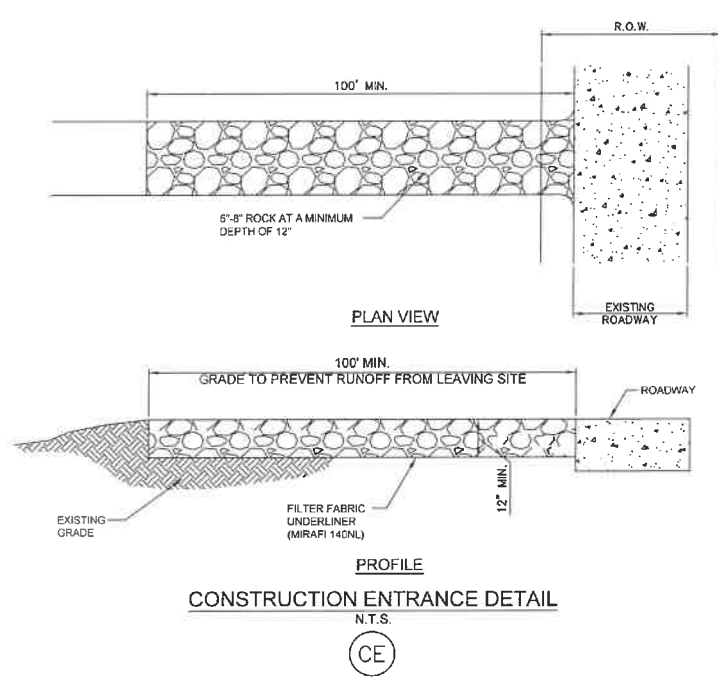
ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF LUCAS.

IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.

IF OFF-SITE BORROW OR SPOILS SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF-SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF-SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.

6. CONTRACTOR SHALL HAVE A COPY THE SWPPP ON SITE AT ALL TIMES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. STORM WATER POLLUTION PREVENTION REQUIREMENTS.



- SILT FENCE GENERAL NOTES**
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
  2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK OR UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
  3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE TRENCH AND BACKFILLED WITH COMPACTED MATERIAL.
  4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
  5. INSPECTION SHALL BE MADE EVERY WEEK AND AFTER EACH 1/2\"/>

**EROSION CONTROL SCHEDULE AND PHASING**

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

- PHASE 1 - DEMOLITION/GRADING**
- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON GRADING AND EROSION CONTROL PLAN, NOTES, AND DETAIL SHEETS.
  - B. BEGIN CLEARING AND GRADING OF SITE.
  - C. SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE 2 - UTILITIES**
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
  - B. INSTALL STORM DRAINS AS SPECIFIED ON PLAN SHEETS.
  - C. INSTALL INLET PROTECTION.
- PHASE 3 - PAVING**
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
  - B. STABILIZE SUBGRADE.
  - C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
  - D. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.
  - E. MAINTAIN INLET PROTECTION.
- PHASE 4 - LANDSCAPING AND SOIL STABILIZATION**
- A. REVEGETATE LOT AND PARKWAYS
  - B. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
  - C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.

**B.M.P. MAINTENANCE SCHEDULE**

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

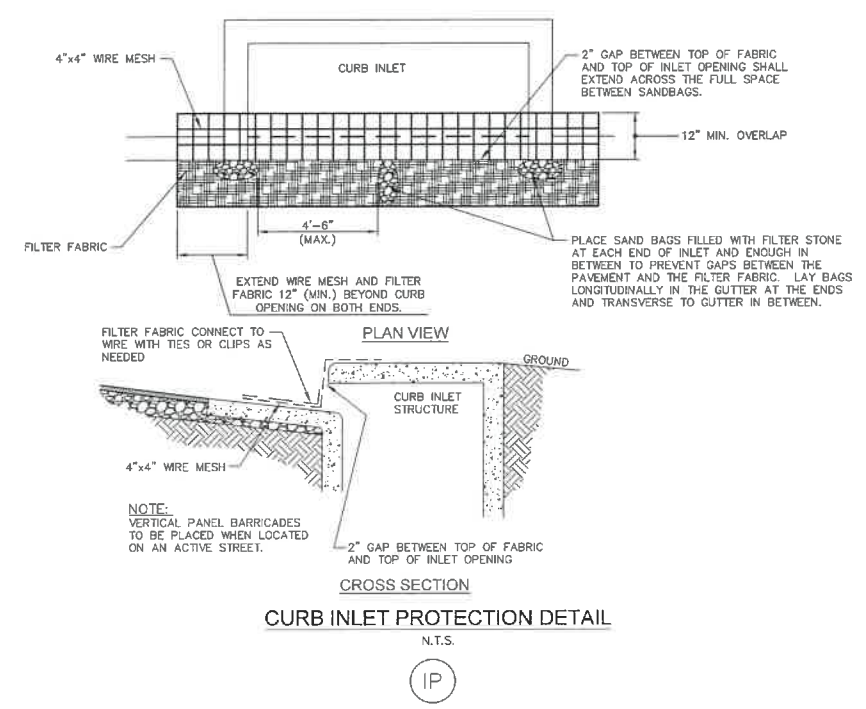
INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASH DOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

**SILT FENCE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

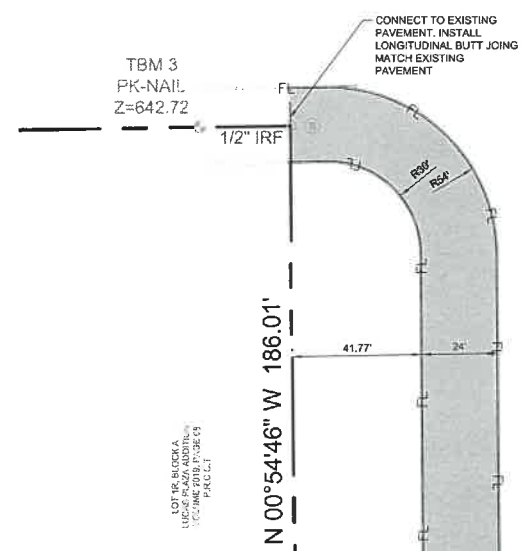
**INLET PROTECTION:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE DESIGN DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE SURROUNDING THE INLET. CLEAN THE STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.



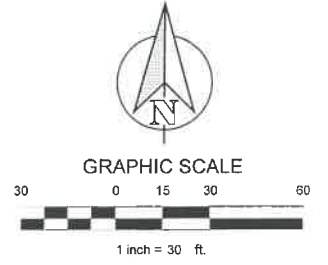
PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 5/12/2020 9:10 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\C-3 EROSION CONTROL DETAILS.DWG  
 LAST SAVED: 5/12/2020 8:46 AM

PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 5/12/2020 9:10 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\C-5 DIMENSION CONTROL AND PAVING PLAN.DWG  
 LAST SAVED: 5/12/2020 8:51 AM



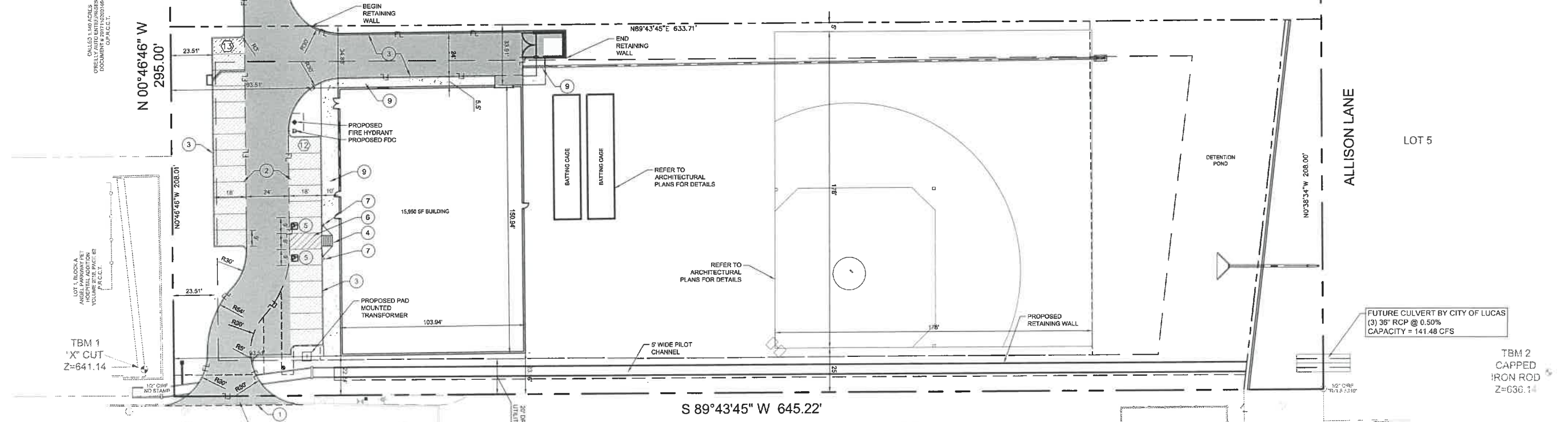
CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	CURB & GUTTER PER DETAILS SHEET C-10
④	PROPOSED PEDESTRIAN RAMP PER DETAIL SHEET C-10
⑤	HANDICAP SYMBOL PER DETAILS SHEET C-10
⑥	PAVEMENT STRIPING PER DETAILS SHEET C-10
⑦	HANDICAP SIGN PER DETAILS SHEET C-10
⑧	CURB STOP PER DETAIL SHEET C-10
⑨	PROP. CONCRETE PRIVATE SIDEWALK. SEE DETAIL SHEET C-10
⑩	PROP. DUMPSTER ENCLOSURE REFER TO ARCH. PLANS FOR DETAILS

LEGEND	
	LIGHT TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-10
	MEDIUM TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-10.
	HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-10.
	PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL SHEET C-10.
	PROPOSED CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEET C-10
	PARKING COUNT



**NOTES:**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
- ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.



S 00°38'34" E 1

LOT 4

LOT 5

ALLISON LANE

N 00°46'46" W 295.00'

N 00°54'46" W 186.01'

N 89°43'45" E 645.22'

N 89°43'45" E 633.71'

N 0°46'46" W 208.01'

N 0°46'46" W 208.00'

N 0°38'34" W 208.00'

TEXAS REGISTRATION #14169

**GLAY MOORE ENGINEERING**

100 CENTRAL DR. SUITE 400  
 BEAUFORT, TX 77707  
 PHONE: 409.241.9337  
 WWW.GLAYMOORE.COM

STATE OF TEXAS

DREW DONOSKY  
 125651  
 5-11-20

**HOMERUN ALLEY  
 LUCAS, TEXAS**

No.	DATE	REVISION	BY

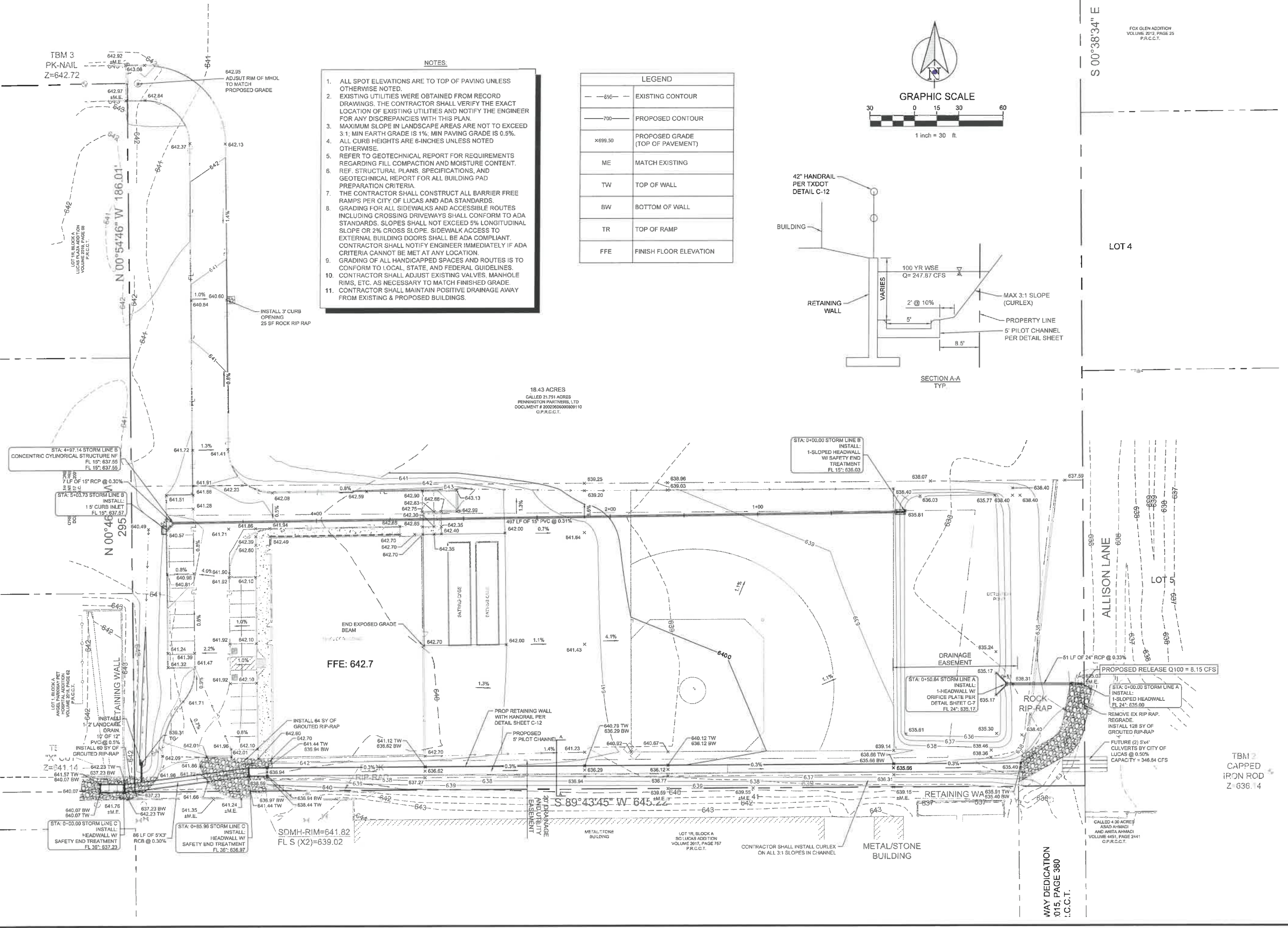
**DIMENSION CONTROL &  
 PAVING PLAN**

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	05/08/2020
SHEET	
C-4	
File No.	2019-182

DEDICATION  
PAGE 380

FUTURE CULVERT BY CITY OF LUCAS  
 (3) 36" RCP @ 0.50%  
 CAPACITY = 141.48 CFS

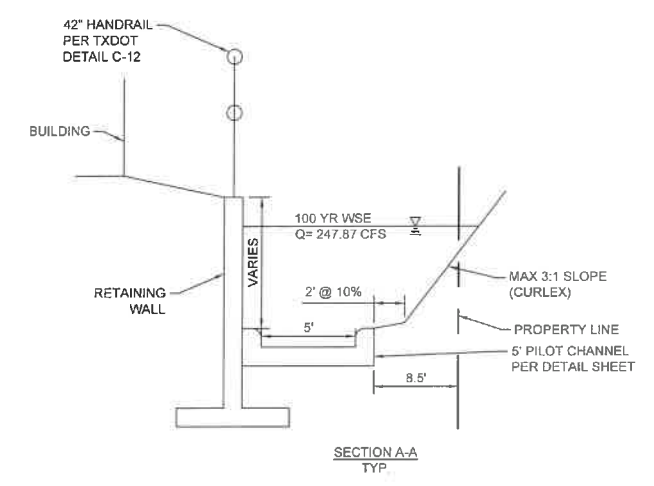
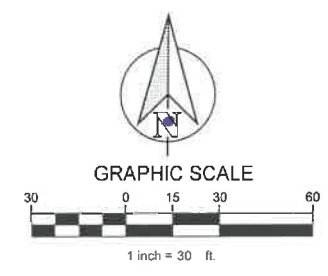
TBM 2  
 CAPPED  
 IRON ROD  
 Z=636.14



- NOTES:**
1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
  2. EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN.
  3. MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 3:1; MIN EARTH GRADE IS 1%, MIN PAVING GRADE IS 0.5%.
  4. ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
  5. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
  6. REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
  7. THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF LUCAS AND ADA STANDARDS.
  8. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
  9. GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES. CONTRACTOR SHALL ADJUST EXISTING FINISHES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM EXISTING & PROPOSED BUILDINGS.
  - 11.

**LEGEND**

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x669.50	PROPOSED GRADE (TOP OF PAVEMENT)
ME	MATCH EXISTING
TW	TOP OF WALL
BW	BOTTOM OF WALL
TR	TOP OF RAMP
FFE	FINISH FLOOR ELEVATION



PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 5/12/2020 9:11 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\C-6 GRADING PLAN.DWG  
 LAST SAVED: 5/11/2020 10:48 PM

WAY DEDICATION  
 015, PAGE 380  
 :C.C.T.

18.43 ACRES  
 CALLED 21.751 ACRES  
 PENNINGTON PARTNERS, LTD  
 DOCUMENT # 8002060409110  
 O.P.R.C.C.T.

TBM 2  
 CAPPED  
 IRON ROD  
 Z 636.14

LOT 4  
 ALLISON LANE

STA: 0+00.00 STORM LINE B  
 INSTALL:  
 1-SLOPED HEADWALL  
 W/ SAFETY END  
 TREATMENT  
 FL 15": 636.03

STA: 4+97.14 STORM LINE B  
 CONCENTRIC CYLINDRICAL STRUCTURE NF  
 FL 15": 637.55  
 FL 15": 637.55

STA: 0+00.00 STORM LINE A  
 INSTALL:  
 1-HEADWALL W/  
 ORIFICE PLATE PER  
 DETAIL SHEET C-7  
 FL 24": 635.17

STA: 0+00.00 STORM LINE A  
 INSTALL:  
 1-SLOPED HEADWALL  
 FL 24": 635.00

STA: 0+00.00 STORM LINE C  
 INSTALL:  
 HEADWALL W/  
 SAFETY END TREATMENT  
 FL 35": 637.23

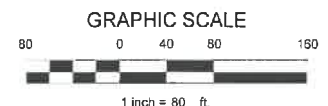
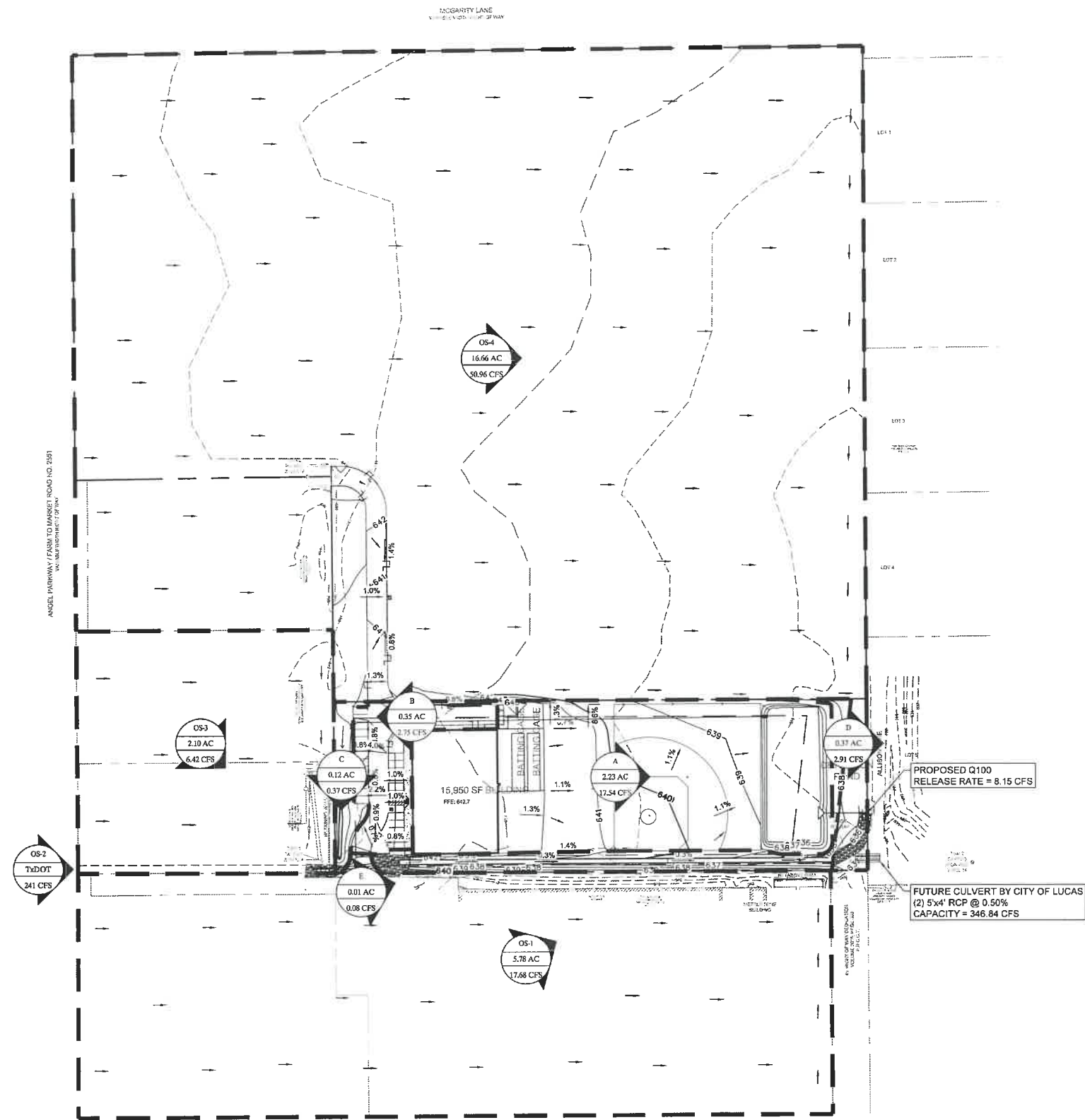
STA: 0+85.96 STORM LINE C  
 INSTALL:  
 HEADWALL W/  
 SAFETY END TREATMENT  
 FL 35": 636.97

STA: 5+03.73 STORM LINE B  
 INSTALL:  
 15" CURB INLET  
 FL 15": 637.57

STA: 4+97.14 STORM LINE B  
 CONCENTRIC CYLINDRICAL STRUCTURE NF  
 FL 15": 637.55  
 FL 15": 637.55



PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 5/12/2020 9:11 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\C-7 PROPOSED DRAINAGE AREA MAP (MINOR BASINS).DWG  
 LAST SAVED: 5/11/2020 10:39 PM



LEGEND

- DRAINAGE AREA
- DRAINAGE AREA IN ACRES
- FLOW FOR DRAINAGE AREA IN CFS
- DRAINAGE AREA BOUNDARY

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480130 AS SHOWN ON MAP NUMBER 4808C0405J.

HYDROLOGIC CALCULATIONS - POST DEVELOPMENT

DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I <sub>2</sub> (IN/HR)	Q <sub>2</sub> (CFS)	I <sub>5</sub> (IN/HR)	Q <sub>5</sub> (CFS)	I <sub>10</sub> (IN/HR)	Q <sub>10</sub> (CFS)	I <sub>25</sub> (IN/HR)	Q <sub>25</sub> (CFS)	I <sub>100</sub> (IN/HR)	Q <sub>100</sub> (CFS)	COLLECTION POINT
A	2.23	10	0.90	4.91	9.85	5.74	11.52	7.29	14.63	8.74	17.54			DETENTION POND
B	0.35	10	0.90	4.91	1.55	5.74	1.91	7.29	2.30	8.74	2.75			GRATE INLET-DETENTION POND
C	0.12	10	0.35	4.91	0.21	5.74	0.24	7.29	0.31	8.74	0.37			OFFSITE - (BY PASS POND)
D	0.37	10	0.90	4.91	1.64	5.74	1.91	7.29	2.43	8.74	2.91			ALLISON LANE R.O.W. DEDICATION
E	0.01	10	0.90	4.91	0.04	5.74	0.05	7.29	0.07	8.74	0.08			OFFSITE TO CURB INLET
OS-1	5.78	10	0.35	4.91	9.93	5.74	11.61	7.29	14.75	8.74	17.68			FLOW FROM STORAGE DEVELOPMENT POND
OS-2	*	10	*	-	-	-	-	-	-	-	-		241.00	CITY OF ALLEN OFFSITE (UNDETAINED)*
OS-3	2.10	10	0.35	4.91	3.61	5.74	4.22	7.29	5.36	8.74	6.42			FLOW FROM VET HOSPITAL POND
OS-4	16.66	10	0.35	4.91	28.63	5.74	33.47	7.29	42.51	8.74	50.96			REMAINDER SHIPLEY TRACT (UNDEVELOPED)
TOTAL	27.62				55.46		64.83		82.34		339.72			

\* 100 YEAR PASS THRU FLOW PER TXDOT PLANS FOR FM 2551 BY PC&Y DATED 8/18/2019.

HYDROLOGIC CALCULATIONS - PRE DEVELOPMENT

DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I <sub>2</sub> (IN/HR)	Q <sub>2</sub> (CFS)	I <sub>5</sub> (IN/HR)	Q <sub>5</sub> (CFS)	I <sub>10</sub> (IN/HR)	Q <sub>10</sub> (CFS)	I <sub>25</sub> (IN/HR)	Q <sub>25</sub> (CFS)	I <sub>100</sub> (IN/HR)	Q <sub>100</sub> (CFS)	COLLECTION POINT
EX-1	3.08	10	0.35	4.91	5.29	5.74	6.19	7.29	7.86	8.74	9.42			CULVERT UNDER ALLISON LANE
OS-1	5.78	10	0.35	4.91	9.93	5.74	11.61	7.29	14.75	8.74	17.68			FLOW FROM STORAGE DEVELOPMENT POND
OS-2	*	10	*	-	-	-	-	-	-	-	-		241.00	CITY OF ALLEN OFFSITE (UNDETAINED)*
OS-3	2.10	10	0.35	4.91	3.61	5.74	4.22	7.29	5.36	8.74	6.42			FLOW FROM VET HOSPITAL POND
OS-4	16.66	10	0.35	4.91	28.63	5.74	33.47	7.29	42.51	8.74	50.96			REMAINDER SHIPLEY TRACT (UNDEVELOPED)
TOTAL	27.62				47.46		55.49		70.47		325.49			

TEXAS REGISTRATION #14198

**CLAY MOORE ENGINEERING**

100 CENTRAL DR. SUITE 4400  
 BEFORD, TX 76021

PHONE: 817.281.9272  
 WWW.CLAYMOORE.COM

STATE OF TEXAS

DREW DONOSKY  
 125651  
 PROFESSIONAL ENGINEER

5-11-20

**HOMERUN ALLEY  
 LUCAS, TEXAS**

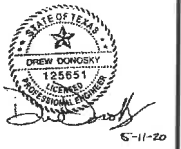
NO.	DATE	REVISION	BY

**DRAINAGE AREA MAP**

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: ASD  
 DATE: 05/06/2020

SHEET  
**C-6**

File No. 2019-182



HOMERUN ALLEY  
 LUCAS, TEXAS

**Drainage / Detention Calculations (5 YEAR EVENT)**  
 Modified Rational Method

Required Storage Volume: 8,874 cubic-feet  
 0.204 acre-feet  
 Provided Storage Volume: 8,874 cubic-feet  
 0.204 acre-feet

Existing Conditions  
 Area: 3.08 acres  
 Time (Tc): 10 minutes  
 C value: 0.35  
 I-5yr: 5.74 in/hr  
 Q5yr: 6.19 cfs  
 Q25yr: 8.24 cfs  
 Q100yr: 8.35 cfs  
 Q5yr (T): 5.35 cfs

Developed Flow to Pond  
 Area: 2.58 acres  
 Time (Tc): 10 minutes  
 C value: 0.90  
 I-5yr: 5.74 in/hr  
 Q5yr: 13.33 cfs

Runoff per Storm Event - Developed

Time (min.)	I-5yr	C Area (ac)	Runoff (cfs)
10	5.74	0.90	2.58
15	4.82	0.90	2.58
30	3.55	0.90	2.58
60	2.35	0.90	2.58
120	1.50	0.90	2.58
180	1.10	0.90	2.58
360	0.65	0.90	2.58

Inflow per Storm Event

Storm Event Runoff (ft <sup>3</sup> )	Inflow (ft <sup>3</sup> )
10	13.33
15	11.42
30	8.50
60	5.46
120	3.48
180	2.55
360	1.53

Max Allowable Outflow per Storm Event

Storm	Time Release	Outflow (ft <sup>3</sup> )
10	20	5.35
15	25	5.35
30	40	5.35
60	70	5.35
120	130	5.35
180	190	5.35
360	370	5.35

Detention Volume Required

Storm	Inflow	Outflow	Storage (ft <sup>3</sup> )	Storage (acre-ft)
10	7,997	3,212	4,785	0.110
15	10,282	4,015	6,267	0.144
30	15,297	5,352	9,945	0.230
60	19,844	7,113	12,731	0.290
120	25,078	9,401	15,677	0.370
180	27,585	12,525	15,060	0.360
360	33,102	16,315	16,787	0.380

**Drainage / Detention Calculations (10 YEAR EVENT)**  
 Modified Rational Method

Required Storage Volume: 10,039 cubic-feet  
 0.230 acre-feet  
 Provided Storage Volume: 10,039 cubic-feet  
 0.230 acre-feet

Existing Conditions  
 Area: 3.08 acres  
 Time (Tc): 10 minutes  
 C value: 0.35  
 I-10yr: 6.36 in/hr  
 Q10yr: 6.89 cfs  
 Q25yr: 8.27 cfs  
 Q100yr: 8.59 cfs  
 Q10yr (T): 5.93 cfs

Developed Flow to Pond  
 Area: 2.58 acres  
 Time (Tc): 10 minutes  
 C value: 0.90  
 I-10yr: 6.36 in/hr  
 Q10yr: 14.77 cfs

Runoff per Storm Event - Developed

Time (min.)	I-10yr	C Area (ac)	Runoff (cfs)
10	6.36	0.90	2.58
15	5.46	0.90	2.58
30	4.10	0.90	2.58
60	2.69	0.90	2.58
120	1.73	0.90	2.58
180	1.30	0.90	2.58
360	0.76	0.90	2.58

Inflow per Storm Event

Storm Event Runoff (ft <sup>3</sup> )	Inflow (ft <sup>3</sup> )
10	14.77
15	12.88
30	9.52
60	6.25
120	4.02
180	3.02
360	1.81

Max Allowable Outflow per Storm Event

Storm	Time Release	Outflow (ft <sup>3</sup> )
10	20	5.93
15	25	5.93
30	40	5.93
60	70	5.93
120	130	5.93
180	190	5.93
360	370	5.93

Detention Volume Required

Storm	Inflow	Outflow	Storage (ft <sup>3</sup> )	Storage (acre-ft)
10	8,861	3,558	5,304	0.122
15	11,410	4,446	6,964	0.160
30	17,136	5,933	11,203	0.230
60	22,486	7,888	14,598	0.300
120	28,923	10,339	18,584	0.390
180	32,601	13,767	18,834	0.400
360	39,121	18,274	20,847	0.430

**Drainage / Detention Calculations (25 YEAR EVENT)**  
 Modified Rational Method

Required Storage Volume: 12,232 cubic-feet  
 0.281 acre-feet  
 Provided Storage Volume: 12,232 cubic-feet  
 0.281 acre-feet

Existing Conditions  
 Area: 3.08 acres  
 Time (Tc): 10 minutes  
 C value: 0.35  
 I-25yr: 7.29 in/hr  
 Q25yr: 7.86 cfs  
 Q100yr: 8.27 cfs  
 Q25yr (T): 6.79 cfs

Developed Flow to Pond  
 Area: 2.58 acres  
 Time (Tc): 10 minutes  
 C value: 0.90  
 I-25yr: 7.29 in/hr  
 Q25yr: 16.93 cfs

Runoff per Storm Event - Developed

Time (min.)	I-25yr	C Area (ac)	Runoff (cfs)
10	7.29	0.90	2.58
15	6.25	0.90	2.58
30	4.74	0.90	2.58
60	3.17	0.90	2.58
120	2.09	0.90	2.58
180	1.52	0.90	2.58
360	0.92	0.90	2.58

Inflow per Storm Event

Storm Event Runoff (ft <sup>3</sup> )	Inflow (ft <sup>3</sup> )
10	16.93
15	14.54
30	11.01
60	7.35
120	4.85
180	3.53
360	2.14

Max Allowable Outflow per Storm Event

Storm	Time Release	Outflow (ft <sup>3</sup> )
10	20	6.79
15	25	6.79
30	40	6.79
60	70	6.79
120	130	6.79
180	190	6.79
360	370	6.79

Detention Volume Required

Storm	Inflow	Outflow	Storage (ft <sup>3</sup> )	Storage (acre-ft)
10	10,156	4,076	6,080	0.140
15	13,082	5,085	7,997	0.183
30	19,811	6,853	12,958	0.280
60	26,499	9,232	17,267	0.380
120	34,941	12,448	22,493	0.490
180	38,118	16,724	21,394	0.460
360	45,143	22,289	22,854	0.490

**Drainage / Detention Calculations (50 YEAR EVENT)**  
 Modified Rational Method

Required Storage Volume: 13,914 cubic-feet  
 0.319 acre-feet  
 Provided Storage Volume: 13,914 cubic-feet  
 0.319 acre-feet

Existing Conditions  
 Area: 3.08 acres  
 Time (Tc): 10 minutes  
 C value: 0.35  
 I-50yr: 8.01 in/hr  
 Q50yr: 8.63 cfs  
 Q100yr: 9.04 cfs  
 Q50yr (T): 7.47 cfs

Developed Flow to Pond  
 Area: 2.58 acres  
 Time (Tc): 10 minutes  
 C value: 0.90  
 I-50yr: 8.01 in/hr  
 Q50yr: 18.60 cfs

Runoff per Storm Event - Developed

Time (min.)	I-50yr	C Area (ac)	Runoff (cfs)
10	8.01	0.90	2.58
15	6.89	0.90	2.58
30	5.25	0.90	2.58
60	3.54	0.90	2.58
120	2.38	0.90	2.58
180	1.72	0.90	2.58
360	1.05	0.90	2.58

Inflow per Storm Event

Storm Event Runoff (ft <sup>3</sup> )	Inflow (ft <sup>3</sup> )
10	18.60
15	16.00
30	12.19
60	8.22
120	5.48
180	3.99
360	2.44

Max Allowable Outflow per Storm Event

Storm	Time Release	Outflow (ft <sup>3</sup> )
10	20	7.47
15	25	7.47
30	40	7.47
60	70	7.47
120	130	7.47
180	190	7.47
360	370	7.47

Detention Volume Required

Storm	Inflow	Outflow	Storage (ft <sup>3</sup> )	Storage (acre-ft)
10	11,160	4,479	6,681	0.153
15	14,399	5,569	8,830	0.202
30	21,943	7,585	14,358	0.320
60	29,592	10,341	19,251	0.410
120	38,455	13,914	24,541	0.520
180	43,133	18,552	24,581	0.520
360	52,563	25,202	27,361	0.590

**Drainage / Detention Calculations (100 YEAR EVENT)**  
 Modified Rational Method

Required Storage Volume: 15,577 cubic-feet  
 0.359 acre-feet  
 Provided Storage Volume: 15,577 cubic-feet  
 0.358 acre-feet

Existing Conditions  
 Area: 3.08 acres  
 Time (Tc): 10 minutes  
 C value: 0.35  
 I-100yr: 8.74 in/hr  
 Q100yr: 9.42 cfs  
 Q100yr (T): 8.15 cfs

Developed Flow to Pond  
 Area: 2.58 acres  
 Time (Tc): 10 minutes  
 C value: 0.90  
 I-100yr: 8.74 in/hr  
 Q100yr: 20.29 cfs

Runoff per Storm Event - Developed

Time (min.)	I-100yr	C Area (ac)	Runoff (cfs)
10	8.74	0.90	2.58
15	7.52	0.90	2.58
30	5.75	0.90	2.58
60	3.91	0.90	2.58
120	2.52	0.90	2.58
180	1.91	0.90	2.58
360	1.15	0.90	2.58

Inflow per Storm Event

Storm Event Runoff (ft <sup>3</sup> )	Inflow (ft <sup>3</sup> )
10	20.29
15	17.46
30	13.35
60	9.08
120	5.85
180	4.44
360	2.67

Max Allowable Outflow per Storm Event

Storm	Time Release	Outflow (ft <sup>3</sup> )
10	20	8.15
15	25	8.15
30	40	8.15
60	70	8.15
120	130	8.15
180	190	8.15
360	370	8.15

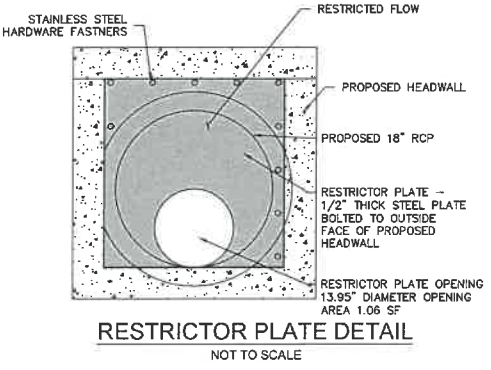
Detention Volume Required

Storm	Inflow	Outflow	Storage (ft <sup>3</sup> )	Storage (acre-ft)
10	12,177	4,888	7,289	0.167
15	15,715	6,110	9,605	0.221
30	24,033	8,284	15,749	0.327
60	32,684	11,108	21,576	0.460
120	42,130	14,959	27,171	0.590
180	47,898	20,435	27,463	0.590
360	57,678	28,278	29,400	0.630

**100 YEAR ORIFICE CALCULATION**

$$Q = C * A * \sqrt{2gh}$$

PIPE 1  
 C = 0.85  
 Dia Orifice = 13.95 in  
 Open Area = 1.06 ft<sup>2</sup>  
 g = 32.2 ft/s<sup>2</sup>  
 FL 18" = 635.17  
 WSE = 637.02  
 h = 1.27  
 Q = 8.15 cfs



**Proposed Detention Pond Evaluation**

Elevation	Area (sf)	Ac	Elevation Difference	Incremental Volume (ft <sup>3</sup> )	Cumulative Volume (ft <sup>3</sup> )	Cumulative Volume (ac-ft)
635.17	0	0.00				
635.50	3435	0.08	0.33	567	567	0.013
636.00	10544	0.24	0.50	3495	4062	0.093
5 YR WSE	636.44		0.50	5457	9519	0.219
25 YR WSE	636.50		0.50	5832	15351	0.352
100 YR WSE	637.02		0.50	6221	21572	0.495
637.50	12838	0.29	0.50	6630	28202	0.647
638.00	13681	0.31	0.10	1377	29578	0.679
TOP OF POND	638.10	13860	0.32			

**100 YR STORM DRAIN CALCULATIONS**

LINE	STA.	INCREMENTAL AREA	CUMULATIVE AREA	RUNOFF COEFFICIENT	INCREMENTAL CA	CUMULATIVE CA	INLET TIME	FLOW TIME IN PIPE	TIME OF CONCENTRATION	INTENSITY	DIST	TOTAL FLOW	ROUGHNESS	PIPE SLOPE	PIPE CAPACITY	FRICION	HGL	INVERT	
		ACRES	ACRES						MIN	IN/HR	FT	CFS	n	%	CFS	SF	FT	FT	
LINE A	0+00.00		12.22			5.78		0.23	20.23	8.74	85.73	50.52	0.013	0.30%	89.95	3.37	639.23	636.97	
	0+85.73	12.22		0.47			20.00		20.00								639.53	639.31	637.23
LINE B	0+00.00		0.35			0.35		2.58	22.58	8.74	503.73	3.06	0.013	0.31%	12.49	0.97	637.02	636.03	
	5+03.73	0.35		0.90		0.35	20.00		20.00								637.21	637.11	637.57

PLOTTED BY: DREW DONOSKY  
 DATE: 5/17/2020 8:11 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\C-6 GRADING PLAN.DWG  
 LAST SAVED: 5/17/2020 10:48 PM

NO.	DATE	REVISION	BY

DRAINAGE CALCULATIONS  
 SHEET  
**C-7**  
 File No. 2019-182

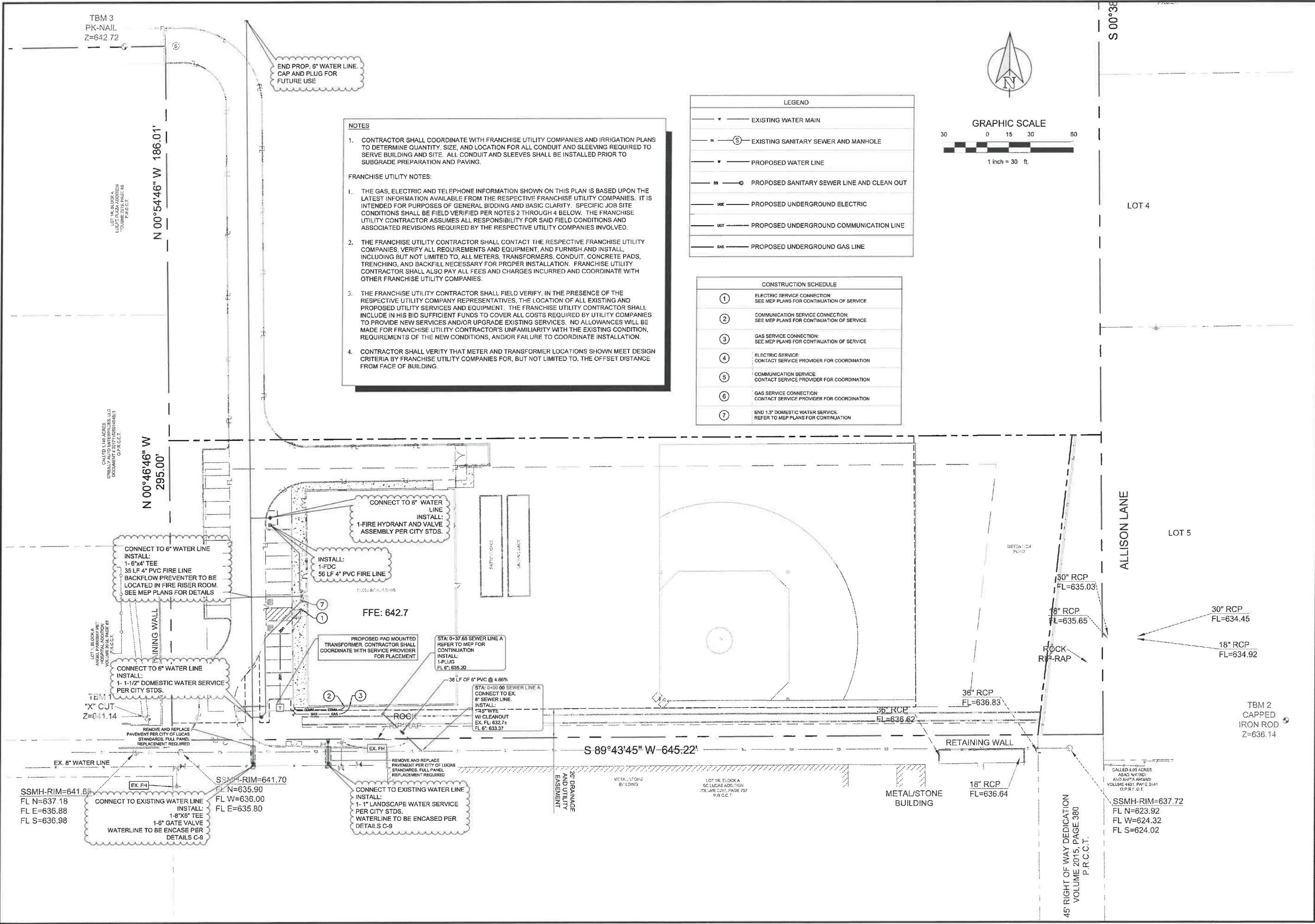


**HOMERUN ALLEY  
 LUCAS, TEXAS**

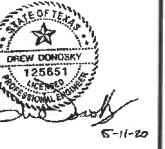
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1	05/05/2020	WATERLINE / F.H.	DR

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	05/06/2020
SHEET	
<b>C-8</b>	
File No.	2019-182

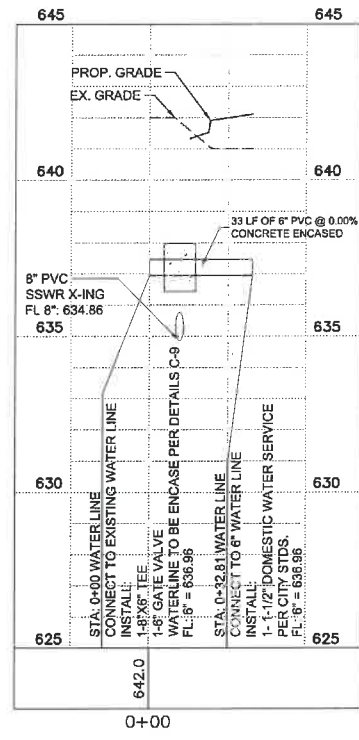
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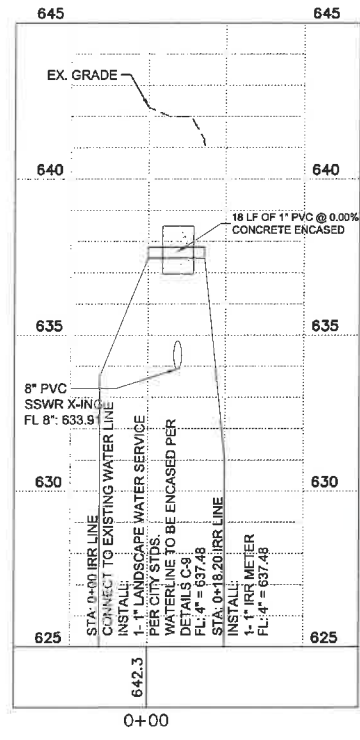
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 LAST SAVED: 5/5/2020 1:08 PM



**HOMERUN ALLEY  
 LUCAS, TEXAS**



**WATER LINE PROFILE  
 AT SANITARY SEWER CROSSING**  
 H 30':1"  
 V 3':1"



**IRRIGATION LINE PROFILE  
 AT SANITARY SEWER CROSSING**  
 H 30':1"  
 V 3':1"

NO.	DATE	REVISION	BY
1	9/4/2016	WATERLINE/PI	RD

**UTILITY PROFILES**

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: ASD  
 DATE: 05/05/2020

SHEET  
**C-9**

File No. 2019-182

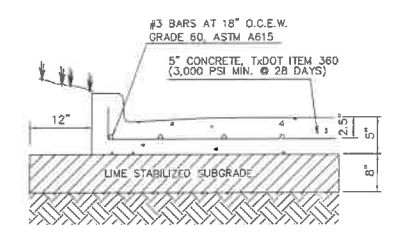


**HOMERUN ALLEY  
 LUCAS, TEXAS**

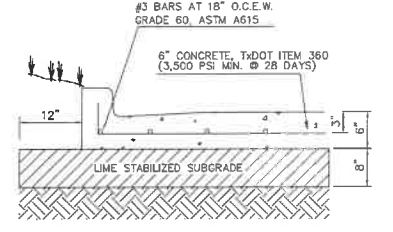
**CONSTRUCTION DETAILS**

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SHEET	
C-10	
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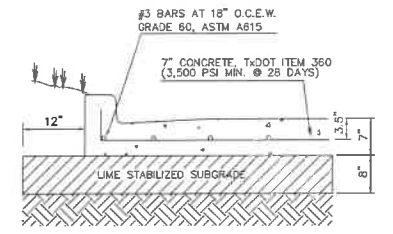
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**LIGHT DUTY  
 CONCRETE PAVING**



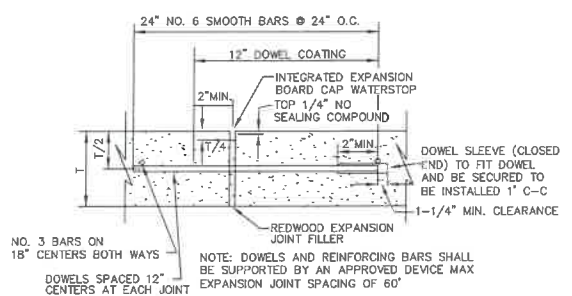
**MEDIUM DUTY  
 CONCRETE PAVING**



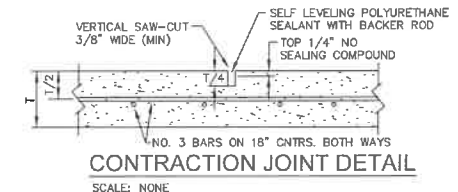
**HEAVY DUTY  
 CONCRETE PAVING**

**GENERAL PAVING NOTES**

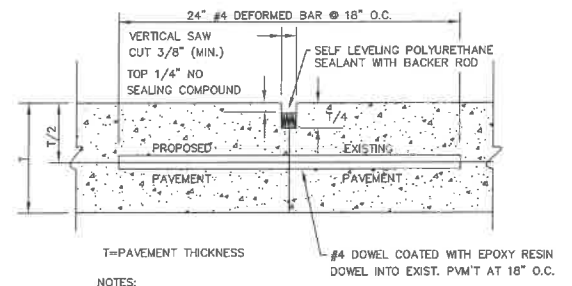
- FOR PREPARATION OF PAVEMENT SUBGRADE, CONTRACTOR SHALL LIME STABILIZE AND COMPACT SUBGRADE PER THE GEOTECHNICAL REPORT. REFER TO GEOTECHNICAL REPORT FOR ALL SUBGRADE RECOMMENDATIONS
- CONCRETE SHALL HAVE A MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS FOR LIGHT DUTY PAVEMENT SECTION, AND 3,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS FOR MEDIUM AND HEAVY DUTY PAVEMENT SECTIONS. CONCRETE SHALL INCLUDE AIR ENTRAINMENT WITH A MINIMUM OF 4.5 ± 1.5 PERCENT ENTRAINMENT AIR PER GEOTECH REPORT.
- JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. REFER TO GEOTECHNICAL REPORT FOR SPACING. ALL OTHER JOINT SPACING SHALL BE INSTALLED PER PROJECT SPECIFICATIONS.



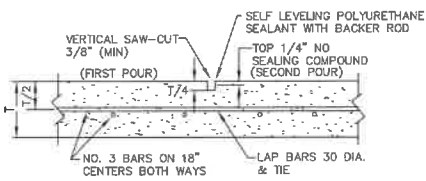
**TRANSVERSE EXPANSION/  
 ISOLATION JOINT DETAIL**



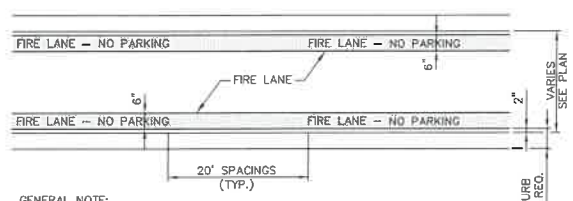
**CONTRACTION JOINT DETAIL**



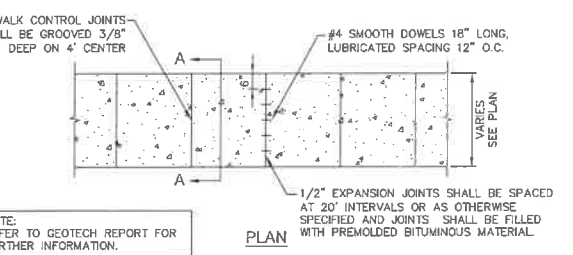
**LONGITUDINAL BUTT JOINT DETAIL**



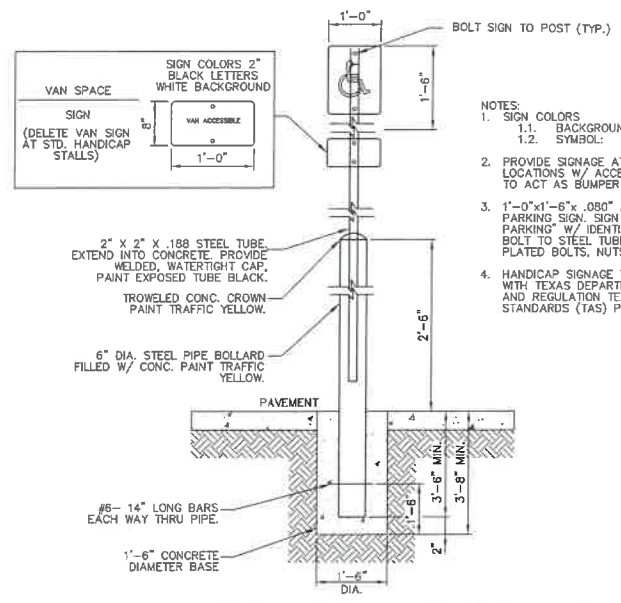
**CONSTRUCTION JOINT DETAIL**



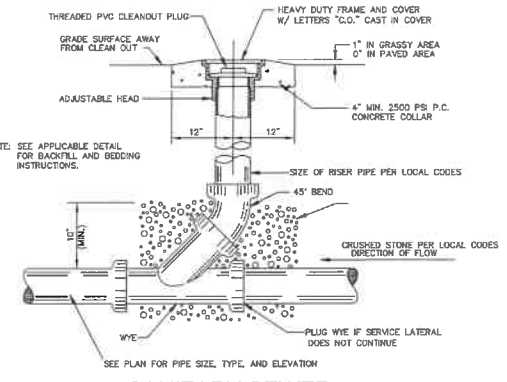
**FIRE LANE STRIPING DETAIL**



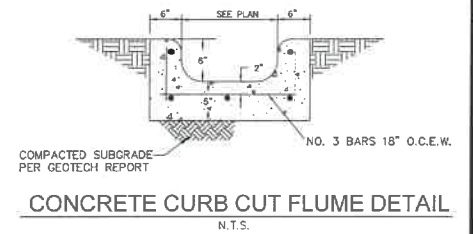
**PRIVATE CONCRETE SIDEWALK DETAIL**



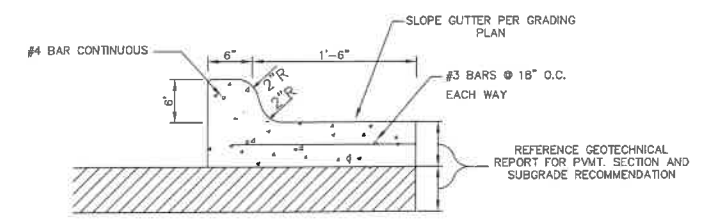
**"HANDICAPPED PARKING" SIGN POST DETAIL**



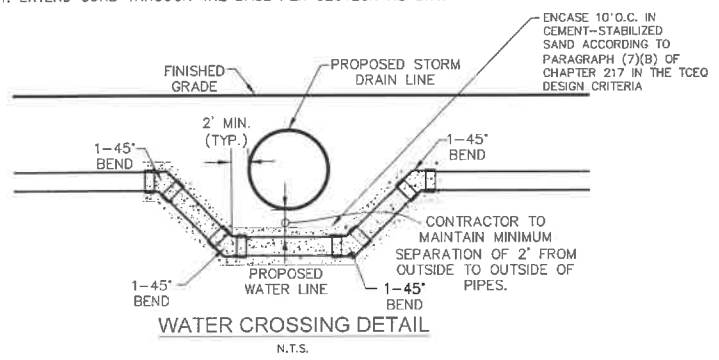
**SANITARY SEWER  
 CLEAN-OUT**



**CONCRETE CURB CUT FLUME DETAIL**

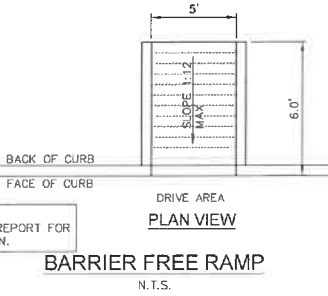


**CONCRETE CURB AND GUTTER DETAIL**

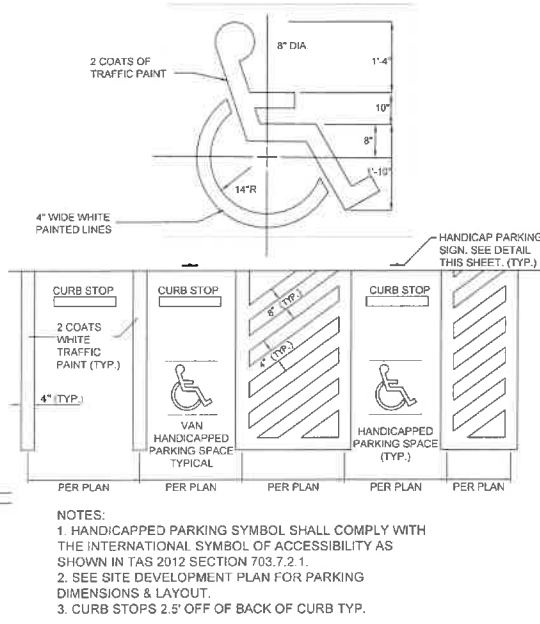


**WATER CROSSING DETAIL**

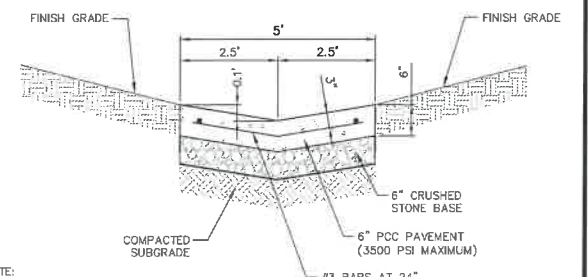
- NOTES:**
- RAMP SCORE JOINTS 2" O.C. (MIN. 1/8" DEEP GROOVE, 1/4" WIDE). RAMP SURFACE COLORED AS NECESSARY TO SIGNIFICANTLY CONTRAST WITH THE COLOR OF THE ADJOINING SIDEWALK/ACCESSIBLE ROUTES.
  - TAPERED CURB AND GUTTER SECTION. MAINTAIN GUTTER FLOWLINE AS REQUIRED.
  - RAMP SHALL BE CONSTRUCTED OF 4" THICK, 3000 PSI CONCRETE WITH 5"x6" W2.9xW2.9 WELDED WIRE REINF.
  - MAXIMUM SLOPE FOR HANDICAPPED ACCESSIBLE PATHS ARE 5% WITH A MAXIMUM CROSS FALL SLOPE OF 2%. THE FIRST FIVE FEET FROM THE DOOR IS NOT TO EXCEED 2% IN ANY DIRECTION.



**BARRIER FREE RAMP**



- NOTES:**
- HANDICAPPED PARKING SYMBOL SHALL COMPLY WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS SHOWN IN TAS 2012 SECTION 703.7.2.1.
  - SEE SITE DEVELOPMENT PLAN FOR PARKING DIMENSIONS & LAYOUT.
  - CURB STOPS 2.5' OFF OF BACK OF CURB TYP.

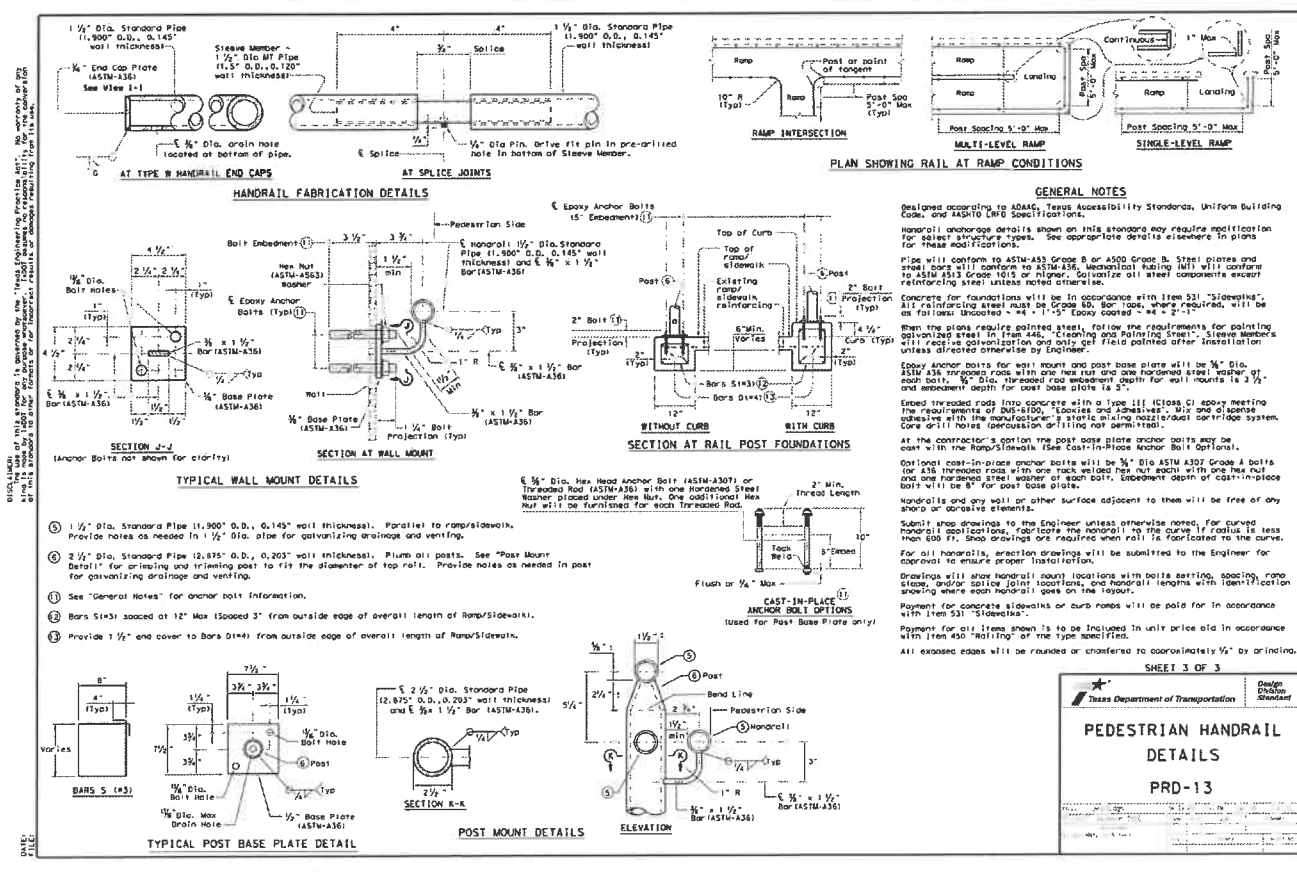
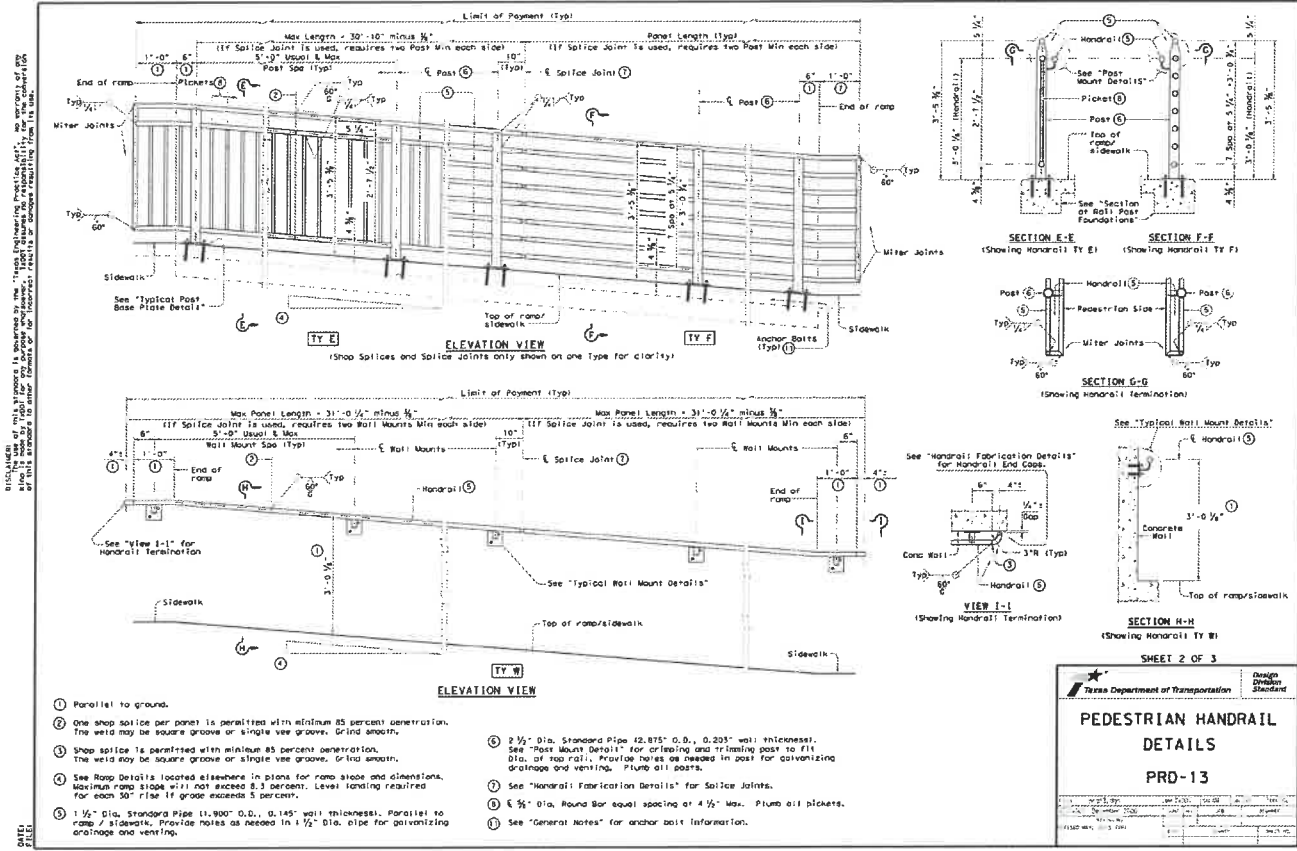
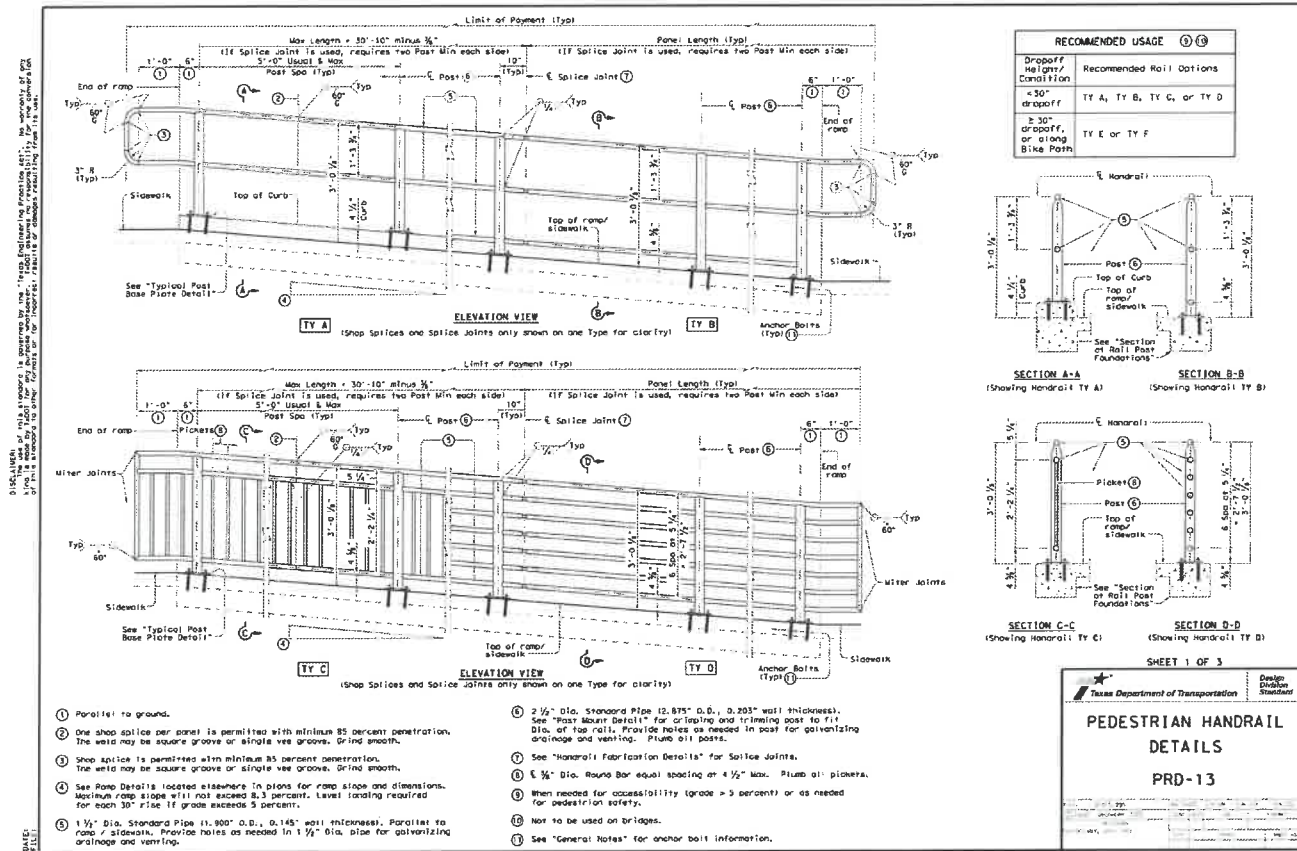


**CONCRETE PILOT CHANNEL**

- NOTE:**
- PROVIDE BITUMINOUS EXPANSION MATERIAL AT ALL CONNECTIONS TO EXISTING OR PROPOSED IMPROVEMENTS AND AT ALL GRADE CHANGES. PROVIDE CONTRACTION JOINTS AT SPACES EQUAL TO WIDTH. PROVIDE REDWOOD EXPANSION JOINTS AT 32' SPACING.
  - ALL SUBGRADES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY PER AASHTO T-99 (STANDARD PROCTOR).

**NOTE:** REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.





NO.	DATE	REVISION	BY

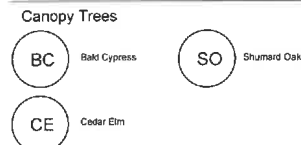
**PLANT LIST**

CANOPY TREES				
11	BC	Bald Cypress	Taxodium distichum	4" cal. B&B 16-18' ht. 6' spread
4	SO	Shumard Oak	Quercus shumardi	4" cal. B&B 16-18' ht. 8' spread
2	CE	Cedar Elm	Ulmus crassifolia	4" cal. B&B 16-18' ht. 8' spread
SHRUBS & GROUNDCOVERS				
4	DY	Dwarf Yaupon	Ilex vomitoria 'Nana'	5 gal. 36" oc
5	DA	Dwarf Abelia	Abelia x grandiflora 'Ed. Goucher'	5 gal. 36" oc
6	BA	Japanese Barberry	Deberberis thunbergii atropurpurea 'nana'	5 gal. 36" oc
63	EL	Elaeagnus	Elaeagnus 'lebbanli'	5 gal. 36" oc
5	SP	Spiraea	Spiraea 'Anthony Waterer'	5 gal. 36" oc
20	RY	Red Yucca	Hesperaloe parviflora	5 gal. 36" oc
11	DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	5 gal. 36" oc
7	GL	Giant Liriope	Liriope gigantea	5 gal. 36" oc
6	CO	Coreopsis	Coreopsis lanceolata 'Early Sunrise'	1 gal. 18" oc
28	TX	Texas Sage	Leucosyrium frutescens 'Silverado'	5 gal. 36" oc
7	PM	Pink Muhly	Muhlenbergia capillaris	5 gal. 36" oc

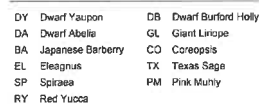
**Lucas, Texas  
LANDSCAPE CALCULATIONS**

Total Site	134,250 SF	Required	Provided
15% Landscape	20,138 SF	20,138 SF	100,368 SF
Total Impervious Area	33,890 SF		
10 ft. Landscape Edge			
Allison Lane	208 LF	Required	Provided
1 tree = 8 shrubs per 20 ft.		11 trees	11 trees
		84 shrubs	91 shrubs
Pestimeter Parking Lot Landscape			
Private drive	60 LF	Required	Provided
1 tree = 8 shrubs per 20 ft.		3 trees	3 trees
		24 shrubs	27 shrubs
Interior Parking Lot Landscape			
9,155 SF	5% required landscape	458 SF	559 (7.2%)

**TREE LEGEND**

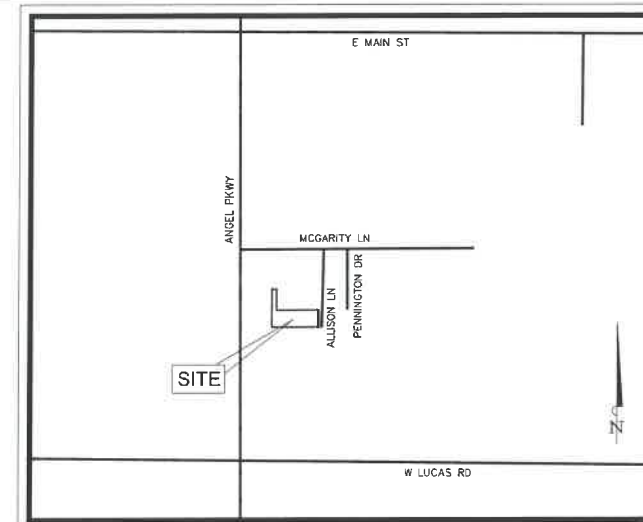


**SHRUB LEGEND**

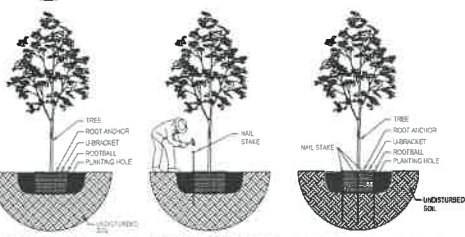


**LANDSCAPE NOTES**

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 8 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Hydromulch all areas disturbed by construction activities as shown on plan.

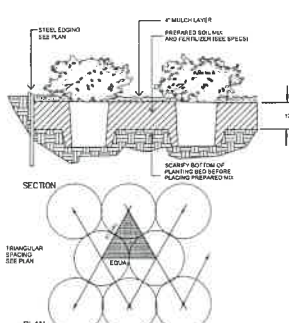


VICINITY MAP  
N.T.S.

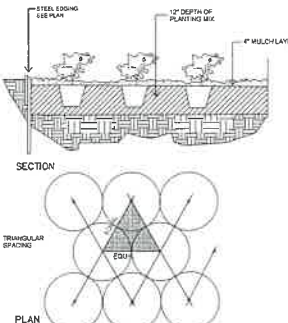


1 CANOPY TREE PLANTING  
SCALE: NONE

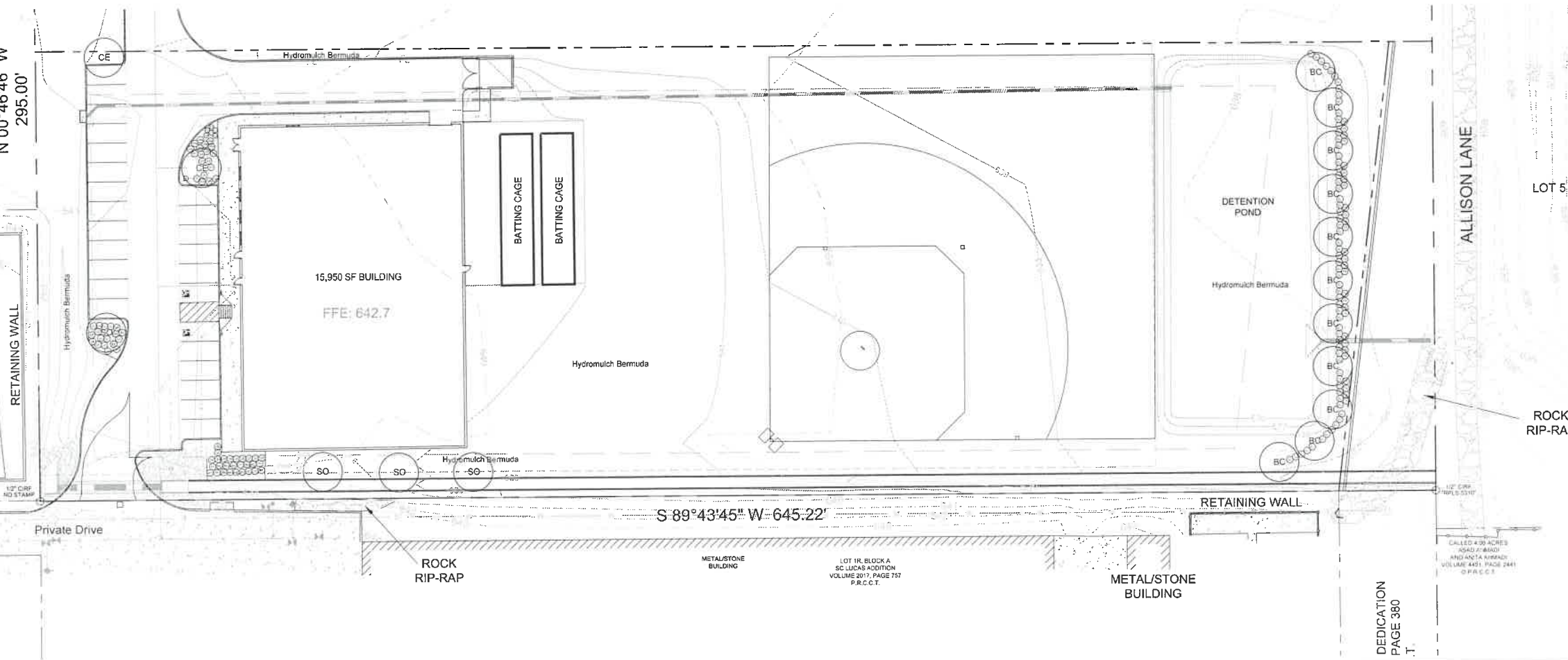
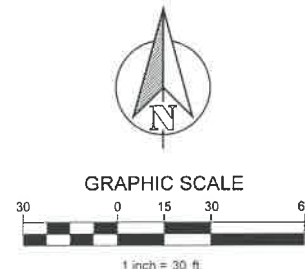
2 MULTI-TRUNK PLANTING  
SCALE: NONE



3 SHRUB PLANTING  
SCALE: NONE



4 GROUNDCOVER PLANTING  
SCALE: NONE



**site integration studio**  
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

**John F. Murphy, ASLA**

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Tyler, TX 75703  
john@siteint.com  
scott@siteint.com

512.632.3822 - Tyler  
512.589.9584 - Austin  
www.siteint.com

<b>HOMERUN ALLEY LANDSCAPE PLAN</b>	
CITY PROJECT #:	
DEVELOPER/OWNER:	
SIRIUS BUILDING COMPANY 15036 BELTWAY DR. ADDISON, TX 75001 PHONE: 214-870-5551	CONTACT: JUSTIN NUHN
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #405 BEDFORD, TX 76021 PH: 817.281.0572	CONTACT NAME: DREW DONOSKY
SURVEYOR:	
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, DENTON, TX 76201 PH: 940.222.3009	CONTACT NAME: JOHN COX
LEGAL DESCRIPTION:	
A PORTION OF PENNINGTON PARTNERS, LTD. DOCUMENT # 20020606000809110 GROSS: 3.0248 ACRES, (131,760.9 SF)	
CITY:	STATE:
LUCAS	TEXAS
COUNTY:	SURVEY:
COLLIN	WILLIAM SNIDER SURVEY
ABSTRACT NO.	821

TEXAS REGISTRATION #14159

**GLAY MOORE ENGINEERING**

1903 CENTRAL DRIVE, SUITE #405  
BEDFORD, TX 76021  
PHONE: 817.281.0572  
WWW.CLAYMOORE.COM



HOMERUN ALLEY  
LUCAS, TEXAS

LANDSCAPE PLAN

DESIGN:	HV
DRAWN:	HV
CHECKED:	ASD
DATE:	04/29/2020
SHEET	
L-1	
File No.	2019-182

PLOTTED BY: SCOTT L WILDER  
 PLOT DATE: 4/29/2020 10:39 AM  
 LOCATION: C:\USERS\SCOTT L WILDER\DOCUMENTS\AUTOCAD\_LRD\HOMERUN ALLEY\HOMERUNALLEY.LS.DWG  
 LAST SAVED: 3/27/2020 9:17 AM

DEDICATION  
 PAGE 380  
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