

AGENDA
LEAN PLANNING AND ZONING BOARD
Britton Tom Bean, Texas 75489
<http://www.tombean.net>
Thursday, August 5, 2021 – 6:00 p.m.

2. ROLL CALL

Roberta Wiggs, Secretary/Vice Chair

Vacant Seat

Donnie Achimon, Alt

Brent Chapman

Cathy Pugh, City Secretary

3. PUBLIC COMMENTS

4. NEW BUSINESS

4.1 Consider and act upon Final Plat request from Brent Chapman, at Whispering Wind Subdivision, an addition to the City of Tom Bean, Texas, being ten (10) lots on Wortham Road, Southwest of Tom Bean 19.898 Acres in the Collin McKinney Survey, Abstract No. 778, Grayson County per the deed recorded, April 30, 2010, in Clerk's file #2019-11383 R.P.R./G.C.TX.

5. ADJOURN

CERTIFICATION

I certify that this Notice of Meeting was posted this 2nd day of August 2021 at 6:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Tom Bean Website: www.tombean.net.

Andrew Fulenwider
Andrew Fulenwider, Chair

Date Notice Removed

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Tom Bean City hall and Council Chambers is wheelchair accessible. Access to the building is available at the east entrance (front of the building) facing King Street. Special parking spaces are located at the east and west parking lot areas. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to contact the City Secretary's Office at (903) 546-6321 or by FAX (903) 547 4878 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

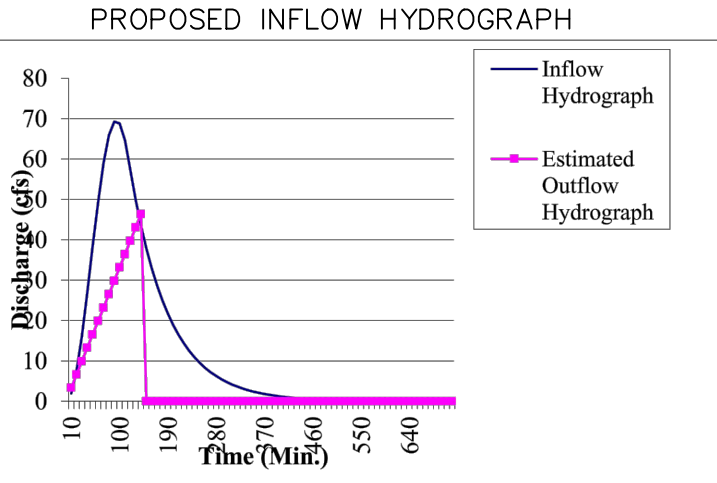
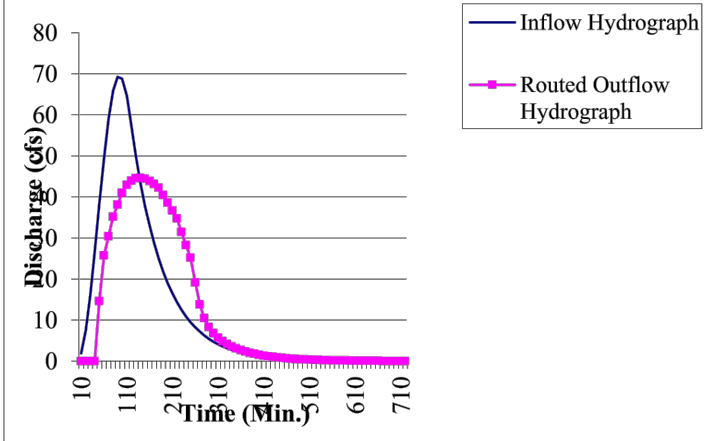
5 Determine Approx. Amount of Detention Storage									
Storage =			3.79 ac-ft						
Storage Rate =			0.18 ac-ft / ac						
6 Develop Stage-Discharge Relationship									
Tailwater elevation =			791 ft msl						
Elevation (feet)		Stage (feet)	Ht (feet)	Qout (cfs)	Qout w/o orifice		Qout w/ orifice		
789.0		0	-2.0	0.0	0.0		0.0		
790.0		1.0	-1.0	0.0	0.0		0.0		
791.0		2.0	0.0	0.0	0.0		0.0		
792.0		3.0	1.0	24.4	27.5		24.4		
793.0		4.0	2.0	34.4	38.9		34.4		
794.0		5.0	3.0	42.2	47.6		42.2		
795.0		6.0	4.0	48.7	55.0		48.7		
796.0		7.0	5.0	54.5	61.5		54.5		
7 Determine Approx. Dimensions of Detention Basin									
approx. 1.7 acre in 1 basin									
8 Develop Stage-Storage Relationship									
Elevation (feet)		Stage (feet)	Storage (ft³)	Storage (ac-ft)					
789.0		0	0	0.00					
790.0		1.0	8213	0.19					
791.0		2.0	23607	0.54					
792.0		3.0	47344	1.09					
793.0		4.0	81198	1.86					
794.0		5.0	129246	2.97					
795.0		6.0	194779	4.47					
796.0		7.0	194779	4.47					
797.0		8.0	194779	4.47					
798.0		9.0	194779	4.47					
799.0		10.0	194779	4.47					
800.0		11.0	194779	4.47					
9 Develop Storage-Discharge Relationship									
Discharge (cfs)		Storage (ft³)	S/dT (cfs)	S/dT+O/2 (cfs)					
0.00		0	0.00	0.00					
0.00		8213	13.69	13.69					
0.00		23607	39.35	39.35					
24.36		47344	78.91	91.08					
34.44		81198	135.33	152.55					
42.19		129246	215.41	236.50					
48.71		194779	324.63	348.99					
54.46		194779	324.63	351.86					

DRAINAGE RUNOFF COMPUTATION TABLE (EXISTING)							
DRN. AREA NO.	SUB-BASIN	C	AREA (acres)	DESIGN FREQ. (yrs)	TC (min)	INTEN. (100 YR.) (in/hr)	EXISTING DISCH. (100 YR.) (cfs)
DA-1		0.30	7.03	100	15	7.52	15.86
DA-2		0.30	13.52	100	15	7.52	30.50
DA-3		0.30	2.43	100	15	7.52	5.48
DA-4		0.30	0.71	100	15	7.52	1.60
DET. AREA		0.30	20.55	100	15	7.52	46.36
NOTES							
To west outfall							
To west outfall							
To east outfall							
To west outfall							

DRAINAGE RUNOFF COMPUTATION TABLE (PROPOSED)							
DRN. AREA NO.	SUB-BASIN	C	AREA (acres)	DESIGN FREQ. (yrs)	TC (min)	INTEN. (100 YR.) (in/hr)	PROPOSED DISCH. (100 YR.) (cfs)
DA-1		0.45	7.03	100	15	7.52	23.79
DA-2		0.45	13.52	100	15	7.52	45.75
DA-3		0.45	2.43	100	15	7.52	8.22
DA-4		0.45	0.71	100	15	7.52	2.40
DET. AREA		0.45	20.55	100	15	7.52	69.54
NOTES							
To west outfall							
To west outfall							
To east outfall							
To west outfall							

11 Check Storage Obtained with Qpeak Discharge Below Qpeak Allowable (46.36 cfs)

Storage = 154948 cf
Storage Rate = 3.56 ac-ft
Qpeak = 0.17 ac-ft/ac
Max. WSEL in basin = 44.7 cfs
794.38 ft msl



LEGEND

DRAINAGE AREA BOUNDARY

NAME

AREA

DRAINAGE AREA LABEL

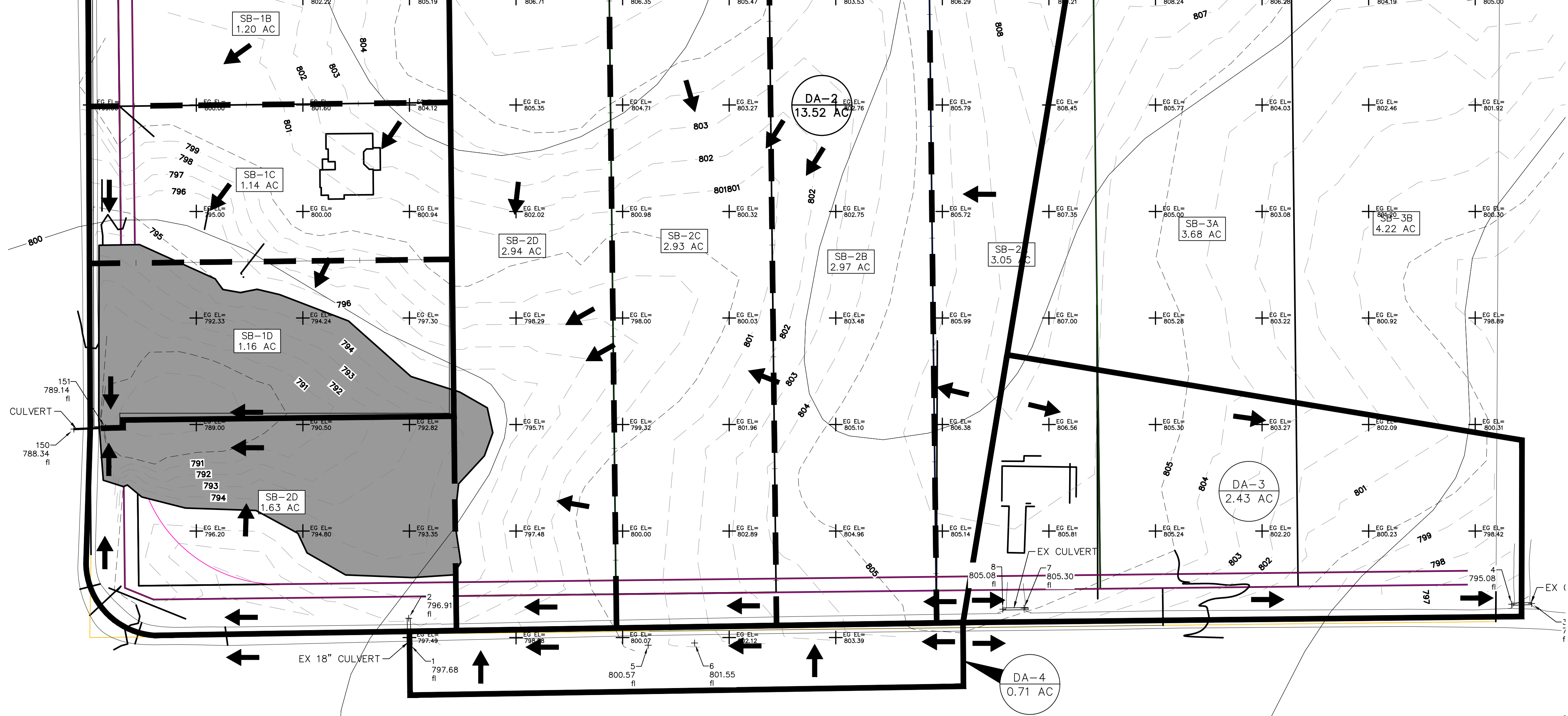
NAME

DRAINAGE SUB-BASIN LABEL

DRAINAGE FLOW DIRECTION

DETENTION AREA

NOTES
1. NO STRUCTURES TO BE PLACED ON BOTH LOTS WITHIN DETENTION AREA



PRELIMINARY FOR REVIEW ONLY

This document is released for the purpose of information review under the authority of Leonard W. McManus, P.E. 68023 on 8/03/2021. It is not to be used for construction, bidding or permit purposes.

DRAINAGE AREA MAP

Drainage Area Map

Scale: 1"=60'

Date: 10/23/2020

Designed By: AFA

Drawn By: AFA

Checked By: LWM

File: 2019DAM.DWG

Project No.: 75090-2019

McMANUS & JOHNSON

CONSULTING ENGINEERS, LLC

77 FM 3356

Van Alstyne, Texas 75495

TAPE Firm No. 15278

SHEET
CD.01