

MINUTES
PLANNING AND ZONING COMMISSION MEETING

July 14, 2016

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning (P&Z) Commission met on the above date. Chairperson Wright called the meeting to order at 7:02 p.m. and noted there were a few commissioners absent. Chairperson Wright asked Alternate Two David Leamy and Alternate Three JR Douglas to be voting members. They agreed.

Commissioners Present:

✓	Chairperson Wright		Alternate Cassavechia
✓	Commissioner Lozano	✓	Alternate Leamy
✓	Commissioner Jeang	✓	Alternate Douglas
	Commissioner Raney		
	Commissioner Sutaria		

Staff/Others Present:

✓	City Administrator Flanigan	✓	City Attorney Shepherd
✓	City Secretary Scott Grey		

PLEDGE OF ALLEGIANCE

The pledges were recited.

PUBLIC COMMENTS The Commission invites any person with business before the Commission to speak to the Commission. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

No comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER STORAGE FACILITY DEVELOPMENT PLAT AND PRELIMINARY ENGINEERING PLANS. (EXHIBIT – PARKER STORAGE FACILITY PRELIMINARY PLAT AND PRELIMINARY ENGINEERING PLANS)

Chairman Wright asked for a brief update. Mr. City Administrator Flanigan stated the P&Z Commissioners received letters from Birkhoff, Hendricks & Carter, LLP Professional Engineers, Craig Kerkhoff, P.E. and Joe Carter, P.E. and Certified Floodplain Manager (C.F.M), reviewing the latest version of the plans. On January 6, 2016, the P & Z Commission tabled the Parker Storage Facility Development Plat and Preliminary Engineering Plans, until additional engineering could be completed as required. Mr. Flanigan said he was not an engineer, so he invited Craig Kerkhoff, P. E. to answer questions and/or give a brief summary of the plans. Chairman Wright asked Mr. Kerkhoff to summarize. Mr. Kerkhoff stated the plans were reviewed three (3) times and the City Engineers met with the Parker Storage Facility representatives. Progress had been made, although there were still some outstanding items. As City Administrator Flanigan mentioned, there were two (2) letters, one from Mr. Kerkhoff, dated June 24, 2016, two (2) pages with fifteen (15) comments, regarding the engineering plans and the other from Joe R. Carter, P.E., C.F.M., dated June 23, 2016, four (4) pages with comments regarding the Floodplain Study. Mr. Kerkhoff said again, there has been progress and the problems can be addressed within the concept they have. After discussion, Commissioner Leamy moved to table the request, until all the engineering concerns were addressed. The motion failed for lack of a second. City Attorney Shepherd said P&Z Commission had two (2) options, 1) deny, or 2) recommend approval to City Council, subject to meeting the requirements of both Birkhoff, Hendricks & Carter, LLP Professional Engineers letters.

MOTION: Commissioner Leamy moved to forward the item to City Council with a recommendation for approval, subject to meeting the requirements of both letters. Commissioner Jeang seconded with Commissioners Wright, Lozano, Jeang, Leamy, Douglas voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

2. FUTURE AGENDA ITEMS

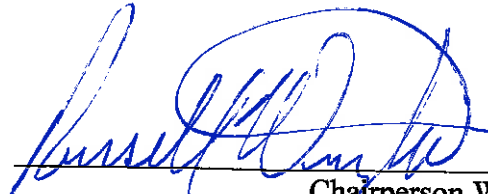
Chairman Wright asked if there were any items to be added to the future agenda. City Administrator Flanigan noted a Specific Use Permit to allow for an attached accessory dwelling could possibly be on the next agenda. There were no additional comments.

3. ADJOURN

Chairperson Wright adjourned the meeting at 7:32 p.m.

Minutes Approved on 26th day of January, 2017.




Chairperson Wright

Attest:


Commission Secretary Raney


Prepared by City Secretary Patti Scott Grey

Exhibit(s):

- A - Parker Storage Facility Preliminary Plat and Preliminary Engineering Plans

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

June 24, 2016

Mr. Jeff Flanigan
City Administrator
City of Parker
5700 E. Parker Rd.
Parker, Texas 75002

Re: Parker Storage Facility
Development Plat & Preliminary Engineering Plans

Dear Mr. Flanigan:

As requested, we have reviewed the Development Plat and Engineering Plans for the Parker Storage Facility, dated June 10, 2016. We received these plans from DeOtte Engineering on June 10, 2016.

Our review of the Development Plat and Engineering Plans is for general compliance with the City of Parker's development requirements and good engineering practice, and does not relieve the Engineer of record of his responsibilities under the Texas Engineering Practice Act and Texas Surveyor's Act. Listed below are the comments regarding the enclosed plans:

Development Plat Comments:

1. The Plano Independent School District is listed as the owner of the property under the owner's certificate.
2. Deed records and plat records departments shall reference Collin County.
3. Include the development plat within the plan set.

Engineering Plan Comments

4. Flood study under separate review letter.
5. Show adjacent contours to the north and how this site ties in but does not adversely affect that tract.
6. Provide cross-sections of Muddy Creek with the 100-year WSEL adjacent to the site.
7. Provide a stage-volume table for the pond as well as the orifice calculations for the outlet control.
8. The building along the northern property line is a continuous 420-foot long building that is located 5-feet away from the property line. Fire Marshall shall approve building size and location.

Mr. Jeff Flanigan
City of Parker
June 24, 2016
Page 2 of 2

9. Regional drainage area map refers to a 480 cfs discharge for velocity calculations but a lower ultimate discharge for the basin.
10. Provide contours on the on-site existing and proposed drainage area maps.
11. Show grading from the proposed outfall pipe into the channel.
12. Discharge call-outs on the grading plan are labeled as XXXX. Also, the discharge velocity is labeled at over 10 fps, whereas the maximum discharge velocity is 8 fps.
13. Provide detail for the overflow spillway on the pond.
14. Label the 1-1/2-inch water line as private.
15. Fire hydrants are not shown on the utility plan.

The plans provided for our review have been marked-up to represent the comments above and are enclosed with this letter. We are available to discuss this project and our review comments further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

PROFESSIONAL ENGINEERS

TEXAS FIRM 526

11910 Greenville Avenue, Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

MEMORANDUM

To: Jeff Flanigan
From: Joe R. Carter, P.E., C.F.M. (#64008) & (#1698-09N)
Date: June 23, 2016
Subject: Storage Facility Flood Study – Fourth Review



Comments from the meeting held on January 13, 2016 are shown with an arrow bullet point. Comments from the third review are shown in italic type. Comments, questions and recommendations from the second review are shown in regular font with a solid circle bullet point followed by the response with an open circle bullet point. Comments, questions and recommendations from the third review are shown in italic font with a solid square bullet point. Responses from this submittal are shown with an open square bullet point. Comments and recommendations from this review are shown with a solid diamond bullet point and in bold italic type if they require additional response.

1. The drawing shows $Q = 180$ cfs and refers to the construction plans for McCreary Road.
Is 180 cfs the 100-year flow? The Drainage Area Map shows the 100-year flow = 480.56 cfs. We recommend providing a copy of the information showing the runoff calculation for this channel.
- During the meeting on January 13, 2016 we were told that the 180 cfs was taken from the CP&Y plans for McCreary Road. The 480.56 cfs was calculated and was probably higher primarily due to a shorter time of concentration than what was shown on the CP&Y plans for McCreary Road. BHC requested that both calculations be provided.
 - (2nd Review) CP&Y plan sheets were included with the second submittal. There is a discrepancy between the acreage on the Exterior Drainage Area Map (254 Ac.) and the Runoff and Inlet Computations for System A that only shows 160 Ac. There is no backup for the time of concentration for System A of 180 minutes and this appears to be too long. The time of concentration calculations for the calculated flow of 480.56 cfs were not included as requested.
 - The third submittal includes a response stating that the runoff calculations are now shown on the Drainage Area Map. The calculations appear to be based on the iSWM Hydrology Manual.
 - *The City of Parker requires the design calculations follow the City of Plano Storm Drainage Design Manual. The runoff coefficient for pasture is 0.40 instead of 0.30. We do not object to the calculated intensities, they appear similar to what is shown in the City of Plano Storm Drainage Design Manual. We also do not object to the calculated times of concentration. Using a runoff coefficient of 0.40 with the same areas and intensities increases the 100-year flow to over 266 cfs.*
 - The runoff coefficient was revised to 0.40. The flow for Area DA-2 is now shown as 266.11 cfs.
 - ◆ We do not take exception to the new 100-year flow as shown.

2. The drawing includes a line labeled "Limits of inundation for 100-year flows" and a squiggly line labeled "Limits of inundation for 100-year flows with 0.5' rise". The drawing also includes what appears to be a number of cross sections that are probably part of a water surface profile model.

We recommend using the term "100-year Floodplain" instead of "Limits of inundation for 100-year flows". We assume this is the "Pre-Project" "100-year Floodplain", it would be useful to add that label.

- During the meeting on January 13, 2016 the engineer stated that they did not want to use the term "100-year Floodplain". BHC explained that the City of Parker Ordinance may define this as floodplain.

- The map still shows the line labeled as "Limits of inundation for 100-year flows" but the City of Parker Ordinance 155.010 Definitions, defines a Floodplain as "Any land area susceptible to being inundated by water from the base flood." It also defines the base flood as a 100-year storm.

- The response letter states that the floodway and floodplain are now labeled appropriately. The response letter also states that on-site detention is being provided to mitigate increased runoff from the storage facility and the owner is preparing legal documents for adjacent property owners to agree with water surface rise.

- *What is the actual anticipated rise from this development? A post-project model revising the existing model to show the proposed fill from this development is required to determine the base flood elevation increases from this development.*

- The response states that the site was redesigned to remove all buildings from the floodplain and provide 1-foot of freeboard and that there is no longer a rise in the base flood (100-year) elevations due to revised paving and lower Manning's "n" value. The response also states a WSEL Table was added as an attachment.

- ◆ *Refer to comments related to the models under comment 3 below.*

- ◆ *Has the on-site detention taken into consideration how it fills and empties as the channel fills and empties during the 100-year event? Will the timing cause the detention pond to overtop?*

3. We cannot evaluate the water surface elevations or limits shown on the drawing without the input/output reports from the water surface elevation models. We recommend using the HEC-RAS computer model. We recommend the HEC-RAS model reports be printed in landscape format with small margins (0.4") and small font to eliminate text wrapping on the summary tables. We recommend the reports include Standard Summary Tables and summaries of contraction/expansion coefficients, Manning's "n" values and reach lengths to aid in the review of these variables.

- BHC specifically requested that the HEC-RAS models be run based on both the 180 cfs and the 480 cfs flows for comparison.

- The HEC-RAS model information provided shows that a flow of 480 cfs was used downstream of the culvert and 180 cfs was used upstream of the culvert. This was not what was requested.

- The response letter states that with the new drainage calculations the engineer does not feel that the 480 cfs model would provide useful data.
 - *We do not object to including an existing conditions and a post-project conditions model using the calculated runoff after the revisions recommended under "1" above have been addressed.*
 - The response states that a post project model was created to compare with the current effective model.
 - ◆ *There is no "current effective model" that would be a model that existed and was accepted before this study was initiated. This should be referred to as the existing conditions model or the pre-project model.*
 - *Please submit future input/output reports in a similar format to the attached example. Reports should include Standard Summary Tables and summaries of contraction/expansion coefficients, Manning's "n" values and reach lengths even though they are not included in the example.*
 - The response is that HEC-RAS reports with requested summaries are included.
 - ◆ *The existing conditions model uses a Manning's "n" value of 0.125 for the channel and the overbank areas throughout the entire studied reach. This Manning's "n" value is probably too high. The normal maximum Manning's "n" value for a Minor Natural Stream with an irregular channel, with pools and meanders and weeds with dense willows on the banks is 0.090. The high "n" value results in higher existing water surface elevations.*
 - ◆ *The proposed model uses a Manning's "n" value of 0.013 on the left overbank. This "n" value is for smooth concrete and the normal "n" value for concrete is 0.015. It appears the "n" value of 0.013 is applied not only in the paved area but all the way to the top of bank and it appears the paved area is short of the top of bank station. Using the lower "n" value in areas where it does not apply will result in lower proposed water surface elevations.*
 - *Please include cross section plots for both existing and proposed conditions.*
 - The revised submittal does not include requested cross sections for both models.
 - ◆ *It is important that these be provided. It is possible and permissible to show both the existing cross section and the proposed cross section ground lines and water surface elevations on one plot; however, they must be clearly differentiated using dissimilar colors or line types. The cross sections will show where the "n" values apply and can help visualize where fill is being placed.*
 - It is not clear if there is a preproject model and a post project model to compare the impact of the proposed project. If the 0.5' rise model is the post project model it should be clearly

labeled as such. Providing cross section plots for each model would also help to illustrate existing and proposed conditions.

- The response letter states that the model is a pre-project, current effective model and on-site detention is proposed to mitigate increased runoff from the site.
 - *A post-project model revising the existing model to show the proposed fill from this development is required to determine the base flood elevation increases from this development.*
 - The response states that a post project model was created to compare with the current effective model.
 - ◆ *Refer to previous comments regarding the existing and proposed models.*

4. (Previous comment 5) Normally no rise is allowed in the 100-year water surface elevation since no adverse impact on properties upstream or downstream is allowed.

- There is insufficient information provided with this submittal to determine what if any water surface elevation increases may result from this project.
 - The response letter includes a statement from the January 13 meeting that any rises in water surface elevation may be acceptable with affected owner permission.
 - *This is not quite an accurate statement. What was said was that any increase in the base flood elevation must be approved by all impacted property owners. No rise exceeding 1-foot is permitted and we do not have a post-project model revising the existing model to show the proposed fill from this development to determine the base flood elevation increases from this development.*
 - The response states that the site has been redesigned to remove all buildings from the floodplain and provide 1-foot of freeboard and that there is no longer a rise in the base flood (100-year) elevations due to revised paving and lower Manning's "n" value. The response also states a WSEL Table was added as an attachment.
 - ◆ *Please address the comments regarding the "n" values used in the existing and proposed models as these may impact the existing and proposed water surface elevations.*

We recommend the City of Parker Floodplain Administrator deny approval of this Floodplain Map until all the recommendations contained in this memorandum and any from necessary subsequent reviews are resolved to the City of Parker's satisfaction.



PREPARED BY:

THE CITY OF PARKER, TEXAS
COMMUNITY DEVELOPMENT
STORAGE FACILITY
 COLLIN COUNTY TEXAS

STORAGE FACILITY	
SHEET NO.	DESCRIPTION
1	GENERAL NOTES
2	EXISTING UTILITIES
3	PROPOSED UTILITIES
4	PROPOSED STORAGE FACILITY
5	PROPOSED PAVEMENT
6	PROPOSED SIGNAGE
7	PROPOSED LIGHTING
8	PROPOSED FENCE
9	PROPOSED LANDSCAPE
10	PROPOSED SITE PLAN



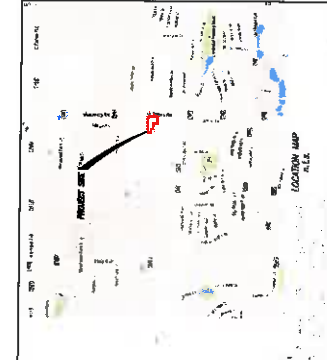
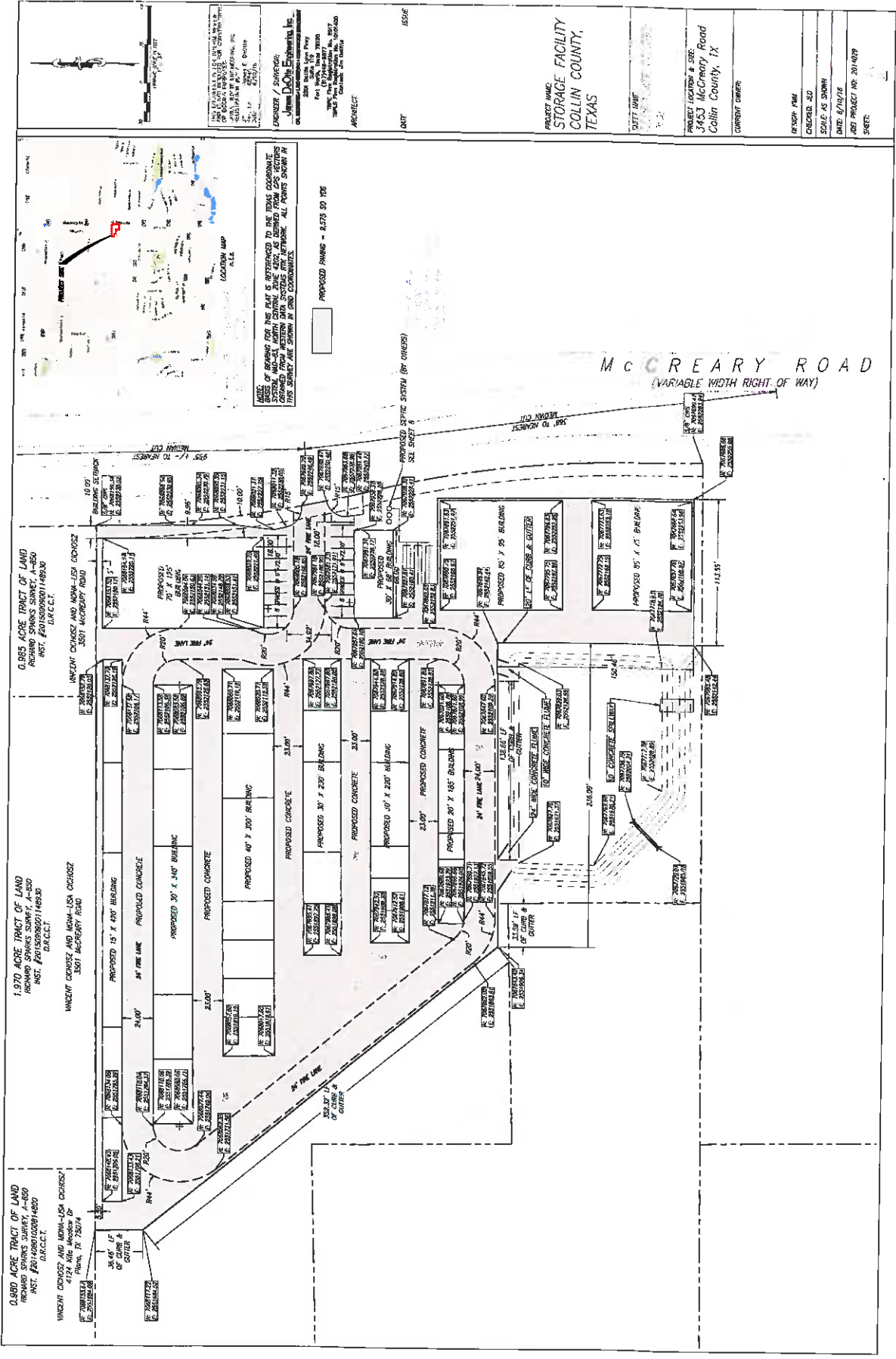
LOCATION MAP
 N.T.S.

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 AND IS NOT TO BE USED FOR CONSTRUCTION
 OR ANY OTHER PURPOSE.
 JAMES DEOFFE ENGINEERING, INC.
 1100 W. PARKER ROAD, SUITE 200
 PARKER, TEXAS 75076
 BY: [Signature] JAMES E. DEOFFE
 DATE: 05/20/16

STORAGE FACILITY

COLLIN COUNTY

JUNE 2016



NOTE: BASES OF BUILDING FOR THIS PLAN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM. THE COORDINATE SYSTEM IS BASED ON THE NAD 83 DATUM. ALL POINTS SHOWN IN THIS SURVEY ARE SHOWN IN GRID COORDINATES.

PROPOSED FINISH = 8.275 SO D06

OWNER / DESIGNER:
James D. Coyle Engineering, Inc.
 2000 South Loop West
 Fort Worth, Texas 76104
 (817) 335-1111
 www.jdc-engineering.com

ARCHITECT:
 DATE: 12/12/12

PROJECT NAME:
STORAGE FACILITY
 COLLIN COUNTY,
 TEXAS

PROJECT LOCATION & SIZE:
 3453 McCreary Road
 Collin County, TX

CONTRACT NUMBER:

DRAWN BY:

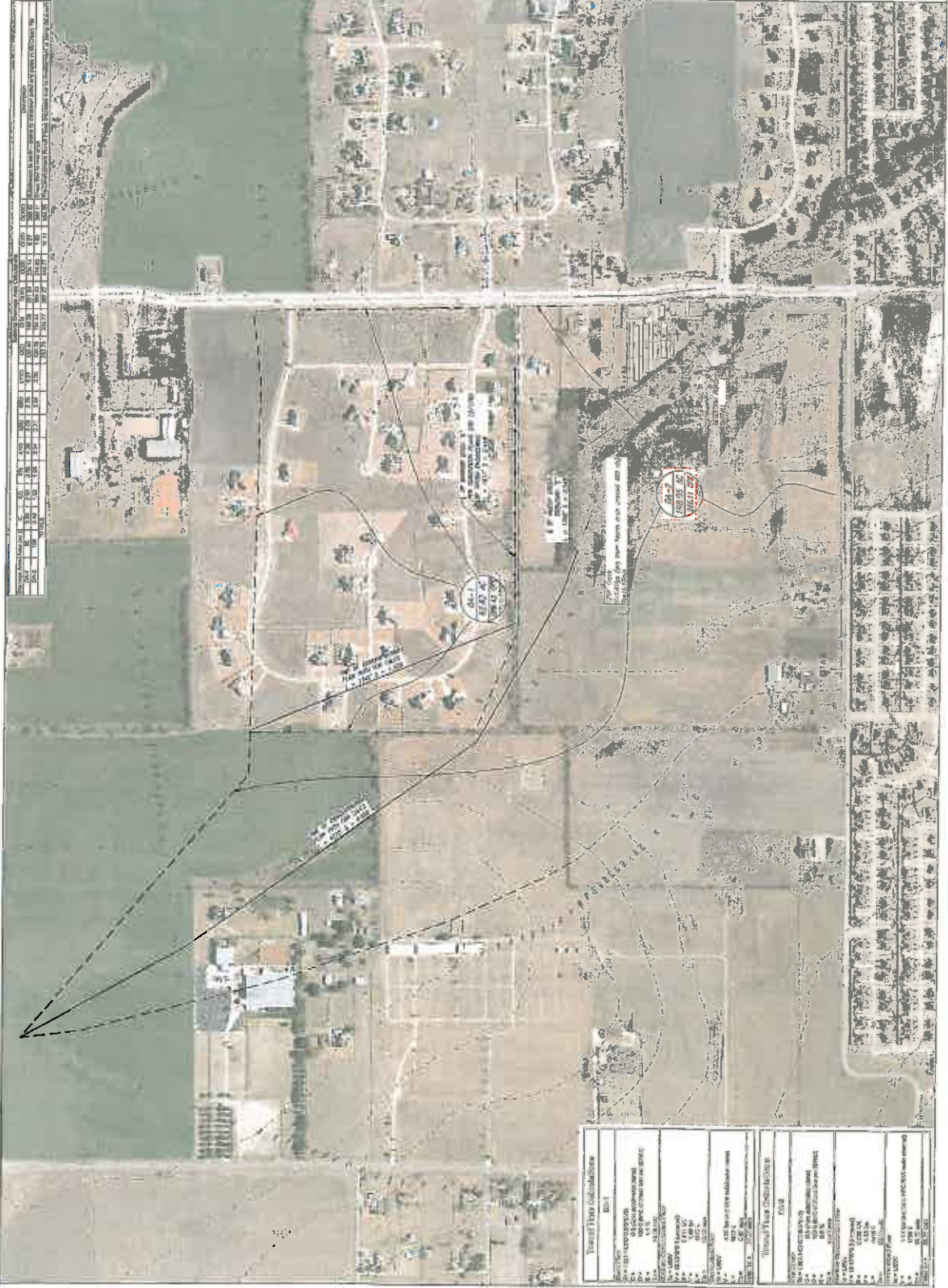
CHECKED BY:

SCALE AS SHOWN

DATE: 6/10/12

SHEET NO. 201-4029

SHEET:



Station	0+00	0+10	0+20	0+30	0+40	0+50	0+60	0+70	0+80	0+90	1+00	1+10	1+20	1+30	1+40	1+50	1+60	1+70	1+80	1+90	2+00	
Station	0+00	0+10	0+20	0+30	0+40	0+50	0+60	0+70	0+80	0+90	1+00	1+10	1+20	1+30	1+40	1+50	1+60	1+70	1+80	1+90	2+00	
Elevation	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

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DATE: 6/10/16
 PROJECT NO: 2014029
 SHEET: 7

PROJECT NAME:
 STORAGE FACILITY
 COLLIN COUNTY,
 TEXAS

SHEET NAME:
 RECONSTRUCTION DRAINAGE
 AREA MAP

DESIGNED BY:
 JACOB HIGDON & SONS
 3453 McCrory Road
 Collin County, TX

CONTRACT NUMBER:
 2014029

SCALE:
 AS SHOWN

DATE:
 6/10/16

PROJECT NO.:
 2014029

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ENGINEER:
 JACOB HIGDON & SONS
 3453 McCrory Road
 Collin County, TX 75006

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 2014029

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ENGINEER:
 JACOB HIGDON & SONS
 3453 McCrory Road
 Collin County, TX 75006

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SHEET NO.:
 7

ENGINEER:
 JACOB HIGDON & SONS
 3453 McCrory Road
 Collin County, TX 75006

DATE:
 6/10/16

Drainage Area (Ac.)	C	125	1000	Ct(100)	Description
DA-3	0.40	0.38	11.55	46.80	Sheet flow from north west of lot
DA-4	2.60	3.38	11.55	30.71	Sheet flow to east of lot
TOTALS	3.00	3.76	23.10	77.51	Sheet flow to east of lot

Note: Time of concentration is 10 minutes. Intensity based on METEORO (SWMM Hydrology Manual)



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DESIGNER / ENGINEER:
Ultra Dwyer Engineering, Inc.
 10000 Preston Road, Suite 1000
 Dallas, Texas 75242
 Phone: (972) 342-1000
 Fax: (972) 342-1001
 Email: info@ultradwyer.com
 Website: www.ultradwyer.com

PROJECT NAME:
STORAGE FACILITY
COLLIN COUNTY,
TEXAS

SHEET NAME:
LOT - SITE DRAINAGE
AREA MAP

PREPARED BY:
3453 McCrory Road
Collin County, TX

DATE:
8/10/16

SCALE:
AS SHOWN

PROJECT NO.:
2014029

SHEET:

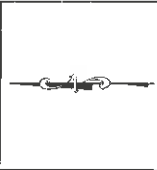
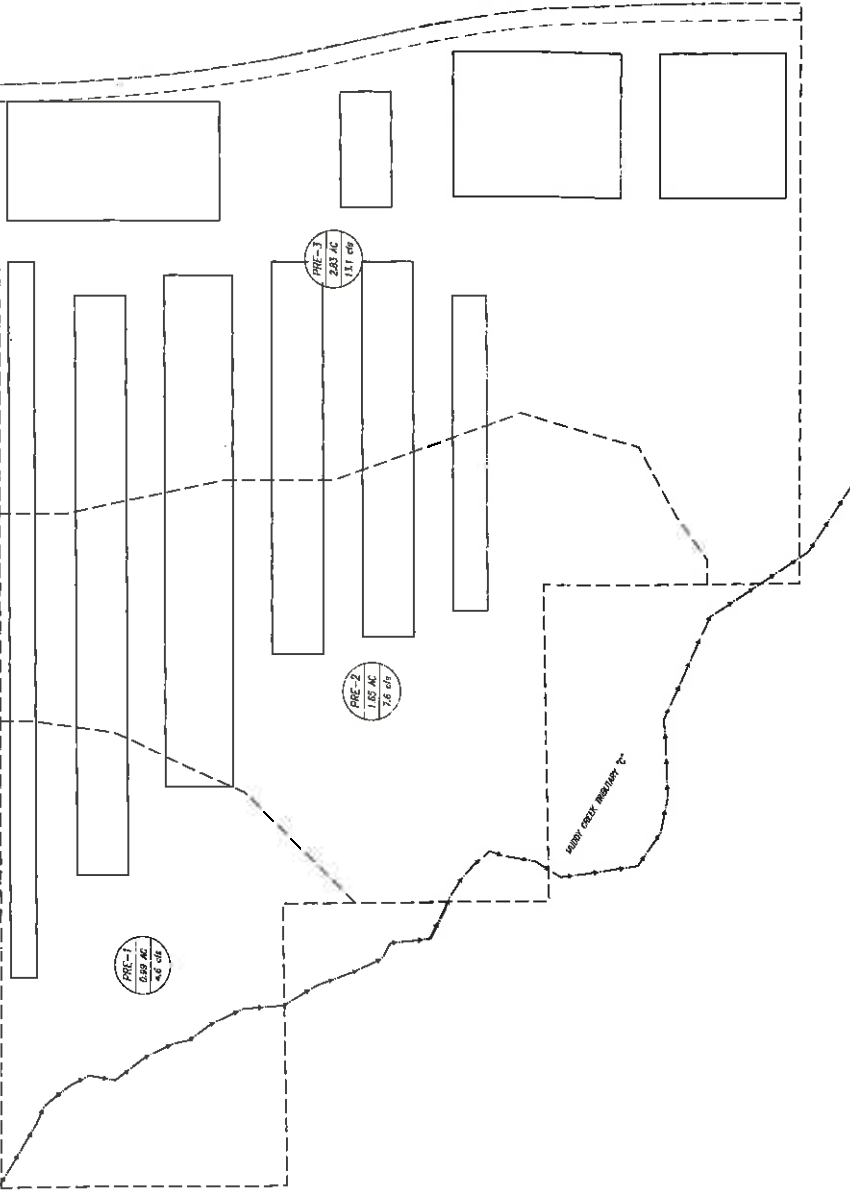
Discharge Point	Area (ac.)	C	Q(25)	Q(100)	Q(100)	Description
PRE-1	0.89	0.40	3.71	4.87	4.87	Show flow to rear of lot
PRE-2	1.07	0.40	4.35	5.71	5.71	Show flow to rear of lot
PRE-3	2.83	0.40	11.58	15.08	15.08	Show flow to rear of lot
TOTALS	4.83		19.64	25.66	25.66	Show flow to rear of lot
			20.48	26.97	26.97	Show flow to rear of lot

Note: Time of concentration is 10 minutes. Interference based on NUTRIOS (BVM Hydrology Manual)

0.890 ACRE TRACT OF LAND
 RICHARD SHAW'S, SUPPLY, A.B. 839
 INT. #211408700024820
 D.B.C.C.T.
 WINCEY COKROSZ AND MONA-LISA COKROSZ
 4124 8th Avenue Dr
 Plano, TX 75074

1.070 ACRE TRACT OF LAND
 RICHARD SHAW'S, SUPPLY, A.B. 839
 INT. #211408700024830
 D.B.C.C.T.
 WINCEY COKROSZ AND MONA-LISA COKROSZ
 3501 MCCREARY ROAD

0.985 ACRE TRACT OF LAND
 RICHARD SHAW'S, SUPPLY, A.B. 839
 INT. #211408700024830
 D.B.C.C.T.
 WINCEY COKROSZ AND MONA-LISA COKROSZ
 3501 MCCREARY ROAD



DESIGNED BY: LARRY A. WEAVER, PE
 2715 W. UNIVERSITY AVENUE, SUITE 100
 AUSTIN, TEXAS 78705
 PHONE: 512.452.7500
 FAX: 512.452.7501

ENGINEER / SURVEYOR
James D. Cook Engineering, Inc.
 2201 North Loop West
 Fort Worth, Texas 76102
 PHONE: 817.335.1111
 FAX: 817.335.1110
 ARCHITECT:

TITLE: CSSE

PROJECT NAME:
STORAGE FACILITY
 COLLIN COUNTY,
 TEXAS

SHEET NAME:
 EXISTING FOUNDATION
 AREA MAP

PROJECT LOCATION & SITE:
 3453 McCreary Road
 Collin County, TX

DESIGN: RMM
 CHECKED: JED
 SCALE: AS SHOWN
 DATE: 6/16/16
 JOB NUMBER: 2014029
 SHEET:

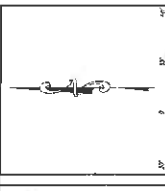
Discharge From	Area (ac.)	C	(25)	(100)	C(25)	C(100)	Description
POD-1	7.31	0.80	11.25	11.04	13.62	13.62	Flow to detention pond in Southline
POD-2	1.82	0.80	11.25	11.04	26.39	26.39	Flow to detention pond in Southline
POD-3	1.82	0.40	11.25	11.04	21.31	21.31	Flow to detention pond in Southline
TOTALS					38.41	47.46	Flow to detention pond in Southline

Notes: Time of concentration is 10 minutes. Intensities based on NCEM2008 SWH Hydrology Manual

0.980 ACRE TRACT OF LAND
 HOWARD STARKS SURVEY, A-820
 INST. #20146901020814820
 D.R.C.C.T.
 VINCENT COOKS AND NOMA-LEA COOKS
 4124 Rita Madison Dr
 Plano, TX 75074

1.870 ACRE TRACT OF LAND
 HOWARD STARKS SURVEY, A-820
 INST. #201590600114820
 D.R.C.C.T.
 VINCENT COOKS AND NOMA-LEA COOKS
 3501 MCCREARY ROAD

0.985 ACRE TRACT OF LAND
 HOWARD STARKS SURVEY, A-820
 INST. #20146901020814820
 D.R.C.C.T.
 VINCENT COOKS AND NOMA-LEA COOKS
 3501 MCCREARY ROAD



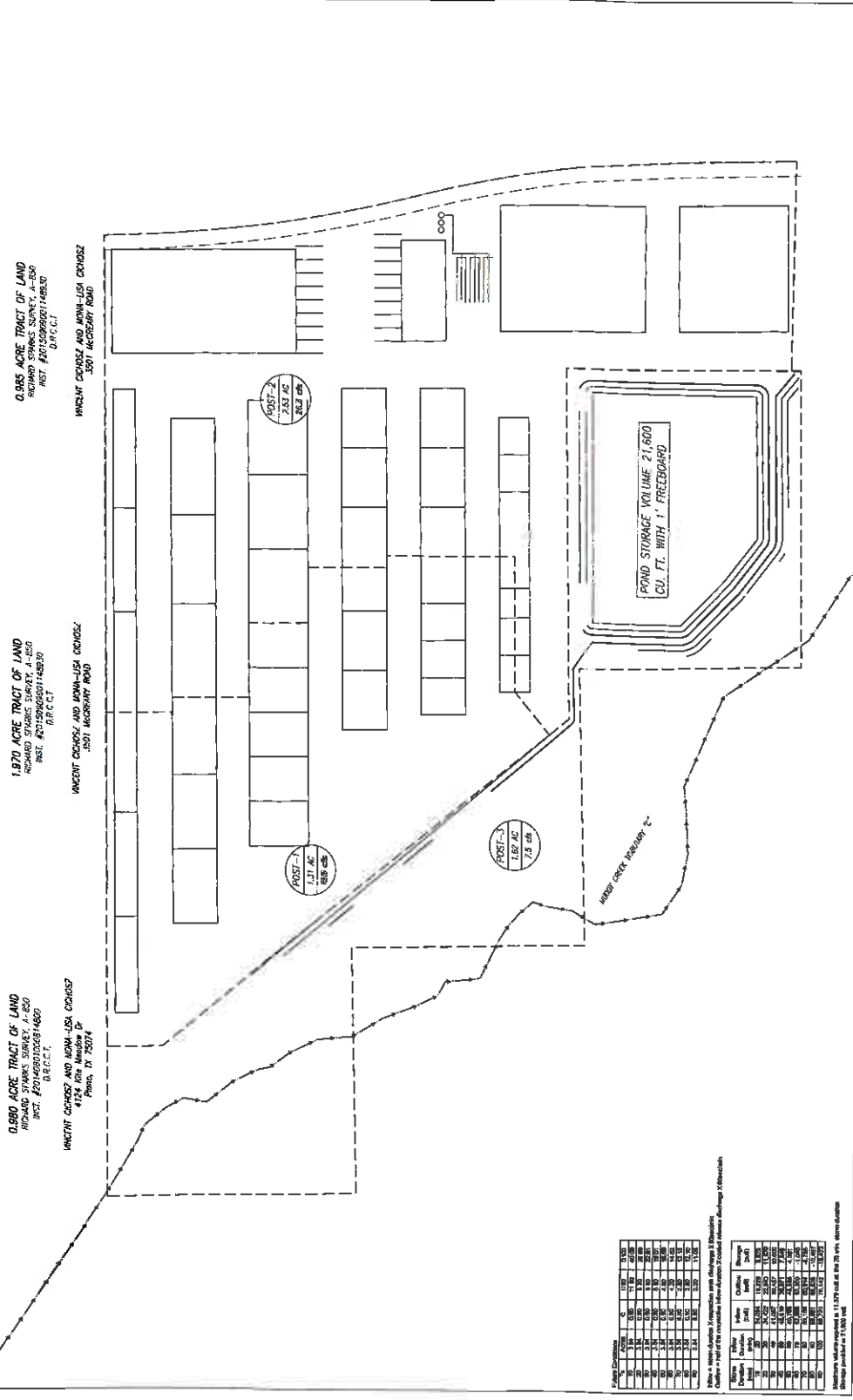
PROPERTY / OWNER:
James Dixon Engineers, Inc.
 2000 Dallas East Way
 Fort Worth, Texas 76102
 Tel: 817.333.1111
 Fax: 817.333.1111
 www.jamesdixon.com

PROJECT NAME:
STORAGE FACILITY
 COLLIN COUNTY,
 TEXAS

SHEET NAME:
 PROPOSED DRAINAGE
 AREA MAP

PROJECT LOCATION & ZIP:
 3453 McCreary Road
 Collin County, TX

DESIGN: RMAI
DRAWN: ED
DATE: 4/10/18
JOB: PROJECT NO. 2014029
SHEET:



Flow	Area	C	(25)	(100)	C(25)	C(100)
POD-1	7.31	0.80	11.25	11.04	13.62	13.62
POD-2	1.82	0.80	11.25	11.04	26.39	26.39
POD-3	1.82	0.40	11.25	11.04	21.31	21.31
TOTALS					38.41	47.46

Notes: Time of concentration is 10 minutes. Intensities based on NCEM2008 SWH Hydrology Manual

Minimum values required is 1.17% and 0.25% of the 24-hr. return duration Storage volume is 21,600 cuft.

PROJECT NAME: STORAGE FACILITY
 COLLIN COUNTY, TEXAS

SHEET NAME:

PROJECT LOCATION & SIZE:
 3453 McCreary Road
 Collin County, TX

CURRENT OWNER:

DESIGN FIRM:

DESIGNED BY:

SCALE: AS SHOWN

DATE: 6/12/18

SHEET PROJECT NO: 2014028

SKET:

ARCHITECT:
 JAMES D. FARRINGTON, INC.
 2201 SOUTH 18TH PERRY
 FORT WORTH, TEXAS 76102
 817.734.1800
 WWW.JDFARRINGTON.COM

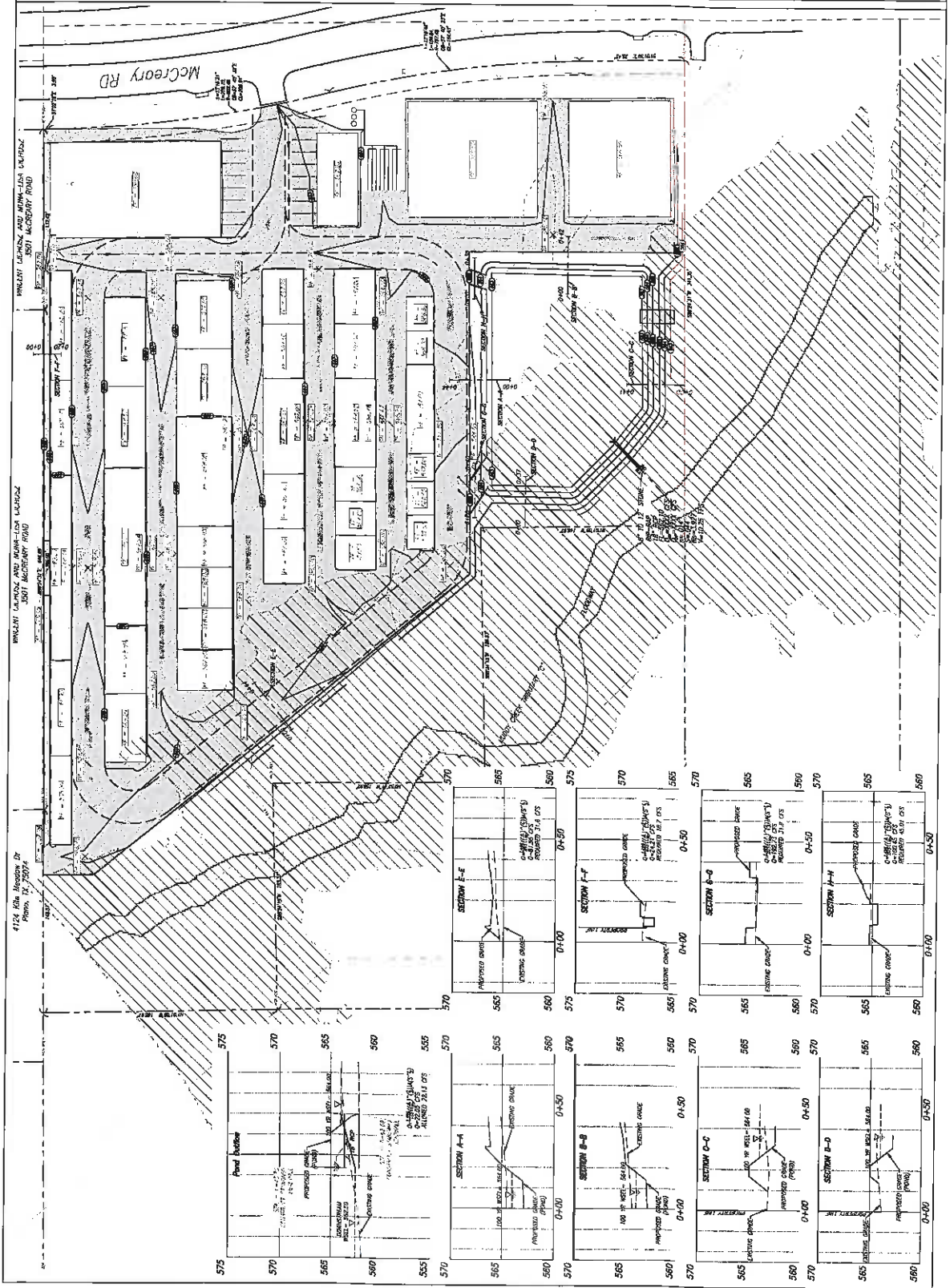
ENGINEER / SURVEYOR:
 JAMES D. FARRINGTON, INC.
 2201 SOUTH 18TH PERRY
 FORT WORTH, TEXAS 76102
 817.734.1800
 WWW.JDFARRINGTON.COM

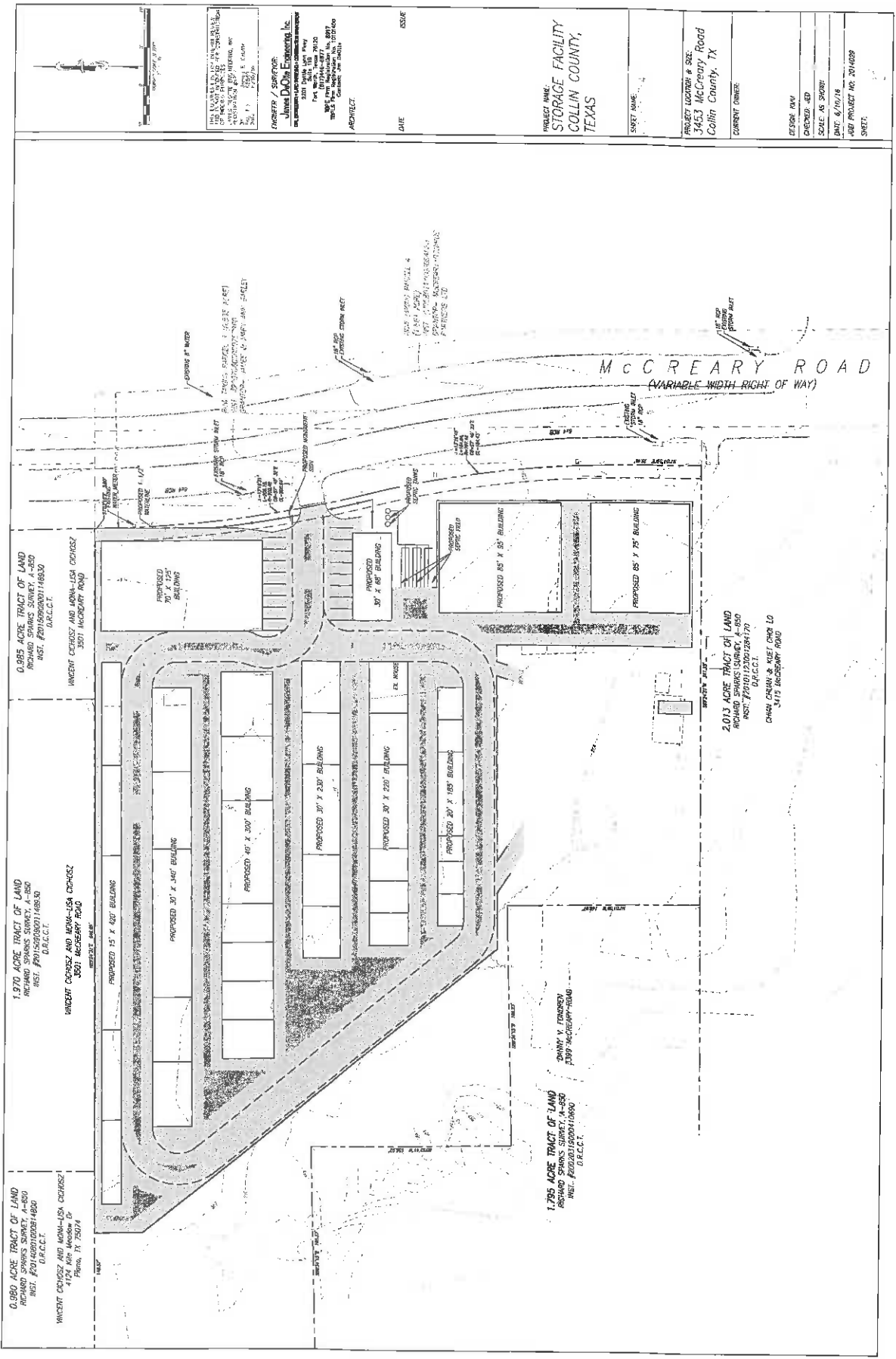
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SCALE:

SHEET NO:

TOTAL SHEETS:





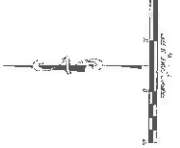
0.880 ACRE TRACT OF LAND
 RICHARD SPARKS SURVEY, A-880
 INST. #201509000114830
 D.R.C.C.T.
 VINCENT COOKSEY AND MONA-LISA COOKSEY
 3031 MCCREEARY ROAD
 FARMER, TX 75074

1.970 ACRE TRACT OF LAND
 RICHARD SPARKS SURVEY, A-880
 INST. #201509000114830
 D.R.C.C.T.
 VINCENT COOKSEY AND MONA-LISA COOKSEY
 3031 MCCREEARY ROAD
 FARMER, TX 75074

0.885 ACRE TRACT OF LAND
 RICHARD SPARKS SURVEY, A-880
 INST. #201509000114830
 D.R.C.C.T.
 VINCENT COOKSEY AND MONA-LISA COOKSEY
 3031 MCCREEARY ROAD
 FARMER, TX 75074

1.795 ACRE TRACT OF LAND
 RICHARD SPARKS SURVEY, A-880
 INST. #201509000114830
 D.R.C.C.T.
 DANNY V. FARMER
 3109 MCCREEARY ROAD
 FARMER, TX 75074

2.013 ACRE TRACT OF LAND
 RICHARD SPARKS SURVEY, A-880
 INST. #201509000114830
 D.R.C.C.T.
 CHAN CHAN & KLET CHAN LD
 3412 MCCREEARY ROAD
 FARMER, TX 75074



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE OWNER DUE TO OMISSIONS OR ERRORS IN THIS PLAN.

revere / science
 James D. Revere, Inc.
 201 South Loop West
 Suite 1000
 Houston, Texas 77058
 Phone: 713.770.1000
 Fax: 713.770.1001
 Email: jrevere@revere-science.com

PROJECT NAME
 STORAGE FACILITY
 COLLIN COUNTY,
 TEXAS

SHEET NAME

PROJECT LOCATION & SIZE
 3453 McCreeary Road
 Collin County, TX

CURRENT OWNER

DESIGN RVM

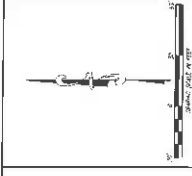
CHECKED RFD

SCALE AS SHOWN

DATE: 8/10/18

SHEET PROJECT NO: 2014039

SHEET



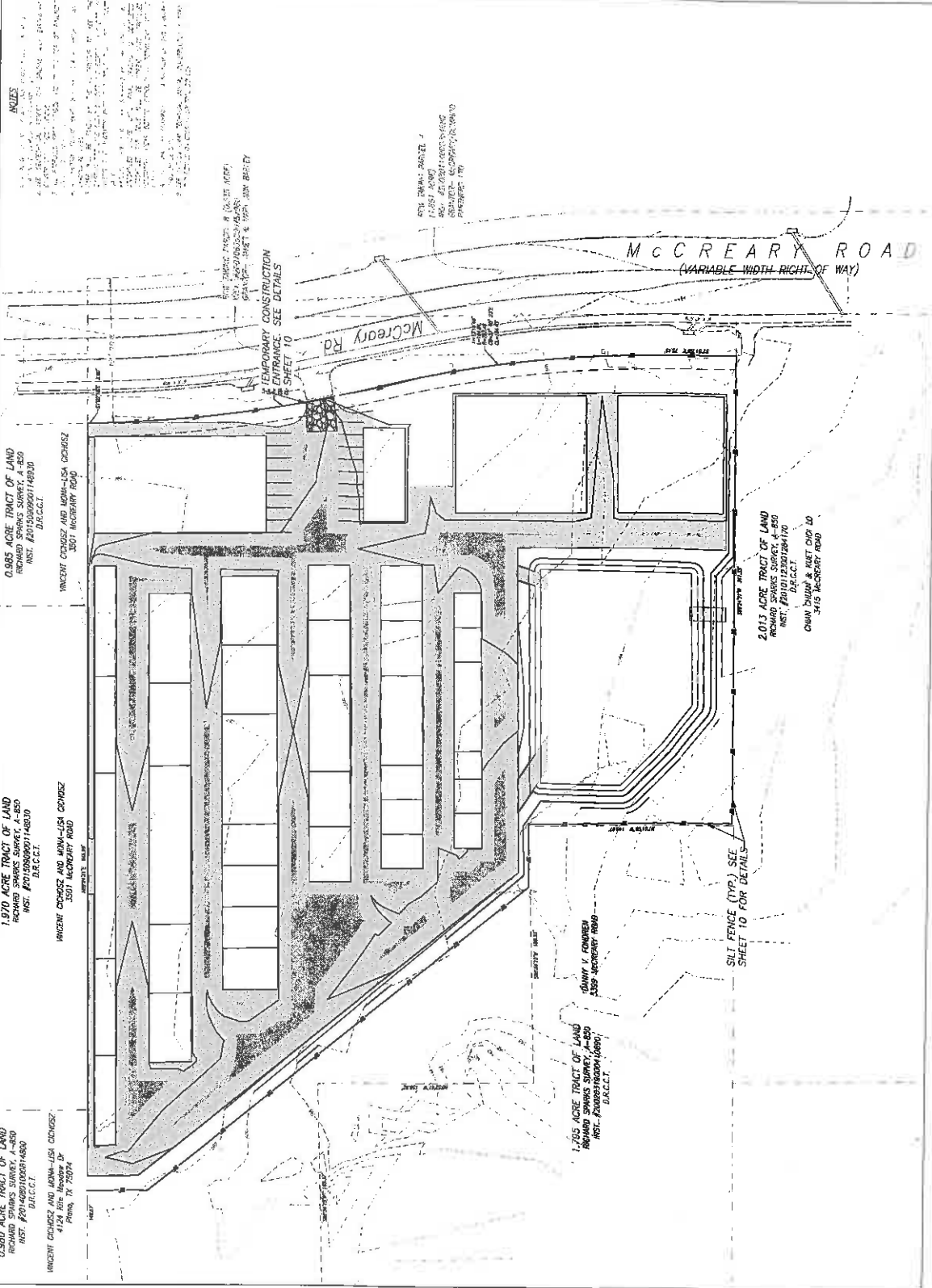
NO GUARANTEE IS MADE BY THE ENGINEER AS TO THE ACCURACY OF THE INFORMATION FURNISHED BY THE CLIENT OR THE DATA OBTAINED FROM THE FIELD SURVEY.

ENGINEER / SURVEYOR
James D. O'Neil, Inc.
 1100 W. 14th Street, Suite 100
 Fort Worth, Texas 76102
 Phone: (817) 335-1000
 Fax: (817) 335-1001
 E-mail: jdo@jdooneil.com
 JDO License No. 100100
 JDO License No. 100100

DATE: _____
 SHEET: _____

PROJECT NAME:
STORAGE FACILITY
COLLIN COUNTY
TEXAS

CLIENT / OWNER / ARCHITECT:
CHAS. MCCREARY, JR.
Collin County, TX

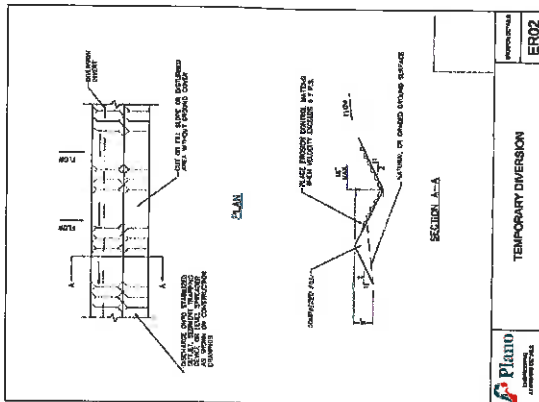
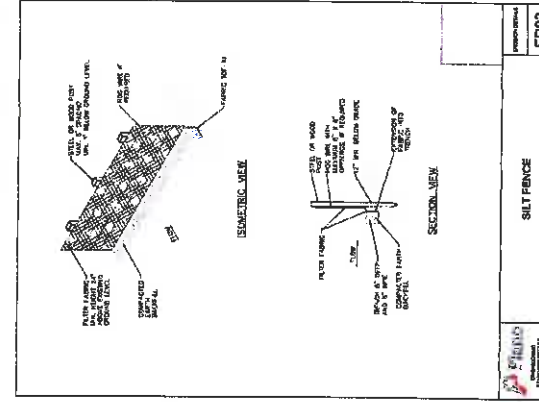
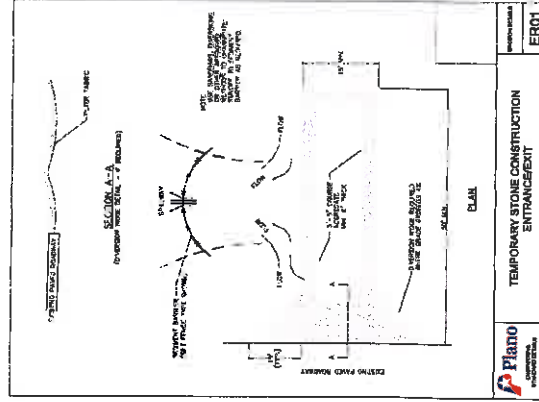
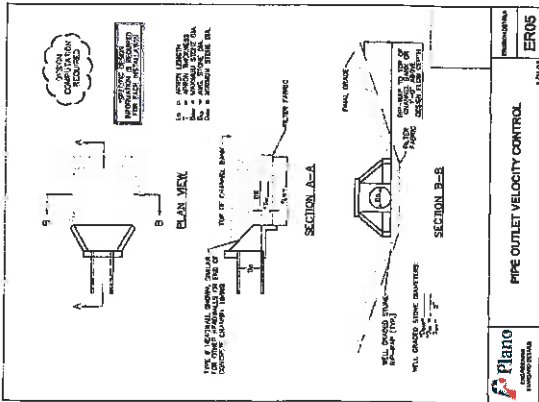


PROJECT NAME:
STORAGE FACILITY
COLLIN COUNTY
TEXAS

CLIENT / OWNER / ARCHITECT:
CHAS. MCCREEARY, JR.
Collin County, TX

ENGINEER / SURVEYOR:
James D. O'Neil, Inc.
 1100 W. 14th Street, Suite 100
 Fort Worth, Texas 76102
 Phone: (817) 335-1000
 Fax: (817) 335-1001
 E-mail: jdo@jdooneil.com
 JDO License No. 100100
 JDO License No. 100100

DATE: _____
 SHEET: _____



PROJECT NAME: STORAGE FACILITY, COLLIN COUNTY, TEXAS

DATE: []

ISSUE: []

CLIENT: []

PROJECT LOCATION & SIZE: 3433 McCreary Road, Collin County, TX

DATE: 6/16/18

PROJECT NO.: 2014229

SHEET NO.: []

SCALE: AS SHOWN

DESIGNED BY: []

CHECKED BY: []

APPROVED BY: []

CONTRACTOR / OWNER: James D. O'Connell, Inc.

ARCHITECT: []


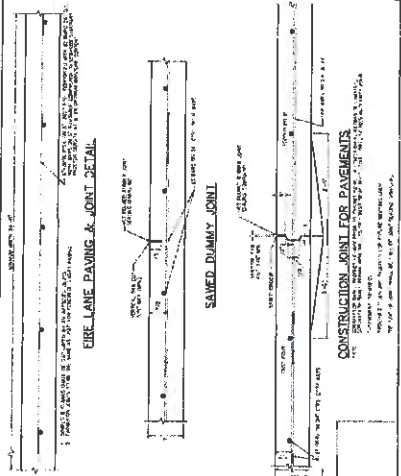
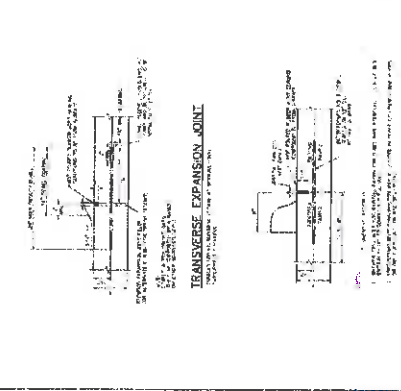
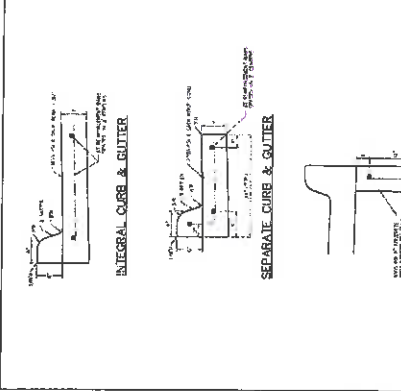
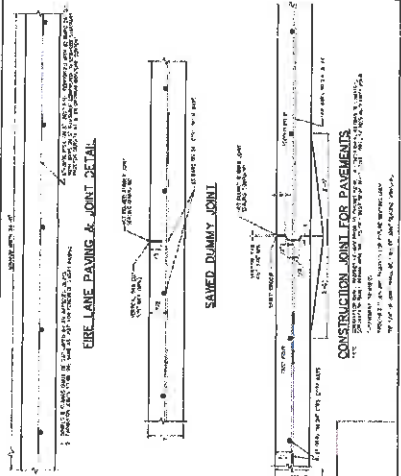
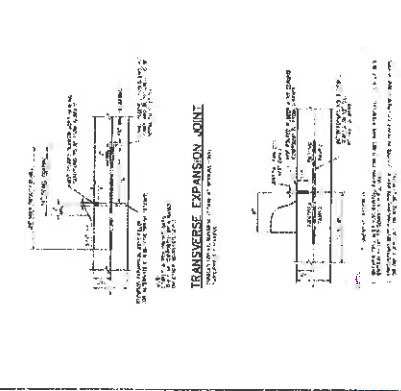
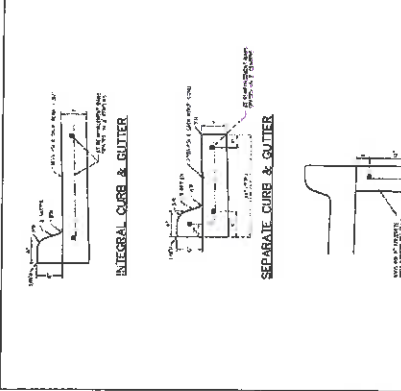

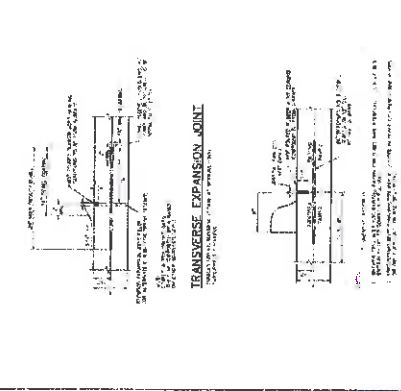
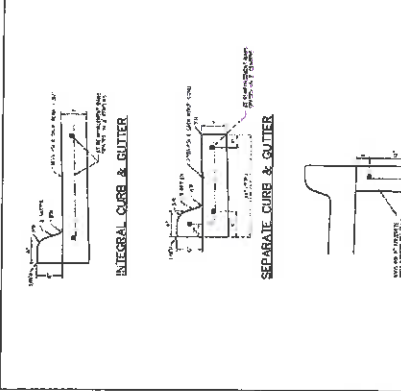
ENGINEER: []

DATE: []

ISSUE: []

PLANO ENGINEERING & ARCHITECTURE

10000 W. LBJ Fwy
Suite 1000
Dallas, TX 75241
Tel: 972.382.1111
Fax: 972.382.1112
www.planoeng.com

 <p>PAVEMENT JOINTS</p> <p>P16</p>	 <p>EDGE LANE PAVING JOINT DETAIL</p> <p>SANDED DUMMY JOINT</p> <p>CONSTRUCTION JOINT FOR PAVEMENTS</p>	 <p>TRANSVERSE EXPANSION JOINT</p> <p>LONGITUDINAL BUTT JOINT</p>	 <p>INTEGRAL CURB & GUTTER</p> <p>SEPARATE CURB & GUTTER</p> <p>CONCRETE ROOT BARRIER</p>	<p>ARCHITECT:</p> <p>ENGINEER / SURVEYOR:</p> <p>James D. O'Connell, Inc.</p> <p>2000 South Loop West Fort Worth, Texas 76104 817.343.1111 1905 W. Park Boulevard, Suite 400 Fort Worth, Texas 76102</p>	<p>PROJECT NAME:</p> <p>STORAGE FACILITY</p> <p>COLLIN COUNTY,</p> <p>TEXAS</p>	<p>PROJECT LOCATION & SIZE:</p> <p>3453 McCreary Road</p> <p>Collin County, TX</p>	<p>DESIGN: DMJ</p> <p>CHECKER: JDB</p> <p>SCALE: AS SHOWN</p> <p>DATE: 4/12/16</p> <p>JOB PROJECT NO: 2014029</p> <p>NOTE:</p>		
 <p>EDGE LANE PAVING JOINT DETAIL</p> <p>SANDED DUMMY JOINT</p> <p>CONSTRUCTION JOINT FOR PAVEMENTS</p>		 <p>TRANSVERSE EXPANSION JOINT</p> <p>LONGITUDINAL BUTT JOINT</p>		 <p>INTEGRAL CURB & GUTTER</p> <p>SEPARATE CURB & GUTTER</p> <p>CONCRETE ROOT BARRIER</p>		<p>ARCHITECT:</p> <p>ENGINEER / SURVEYOR:</p> <p>James D. O'Connell, Inc.</p> <p>2000 South Loop West Fort Worth, Texas 76104 817.343.1111 1905 W. Park Boulevard, Suite 400 Fort Worth, Texas 76102</p>	<p>PROJECT NAME:</p> <p>STORAGE FACILITY</p> <p>COLLIN COUNTY,</p> <p>TEXAS</p>	<p>PROJECT LOCATION & SIZE:</p> <p>3453 McCreary Road</p> <p>Collin County, TX</p>	<p>DESIGN: DMJ</p> <p>CHECKER: JDB</p> <p>SCALE: AS SHOWN</p> <p>DATE: 4/12/16</p> <p>JOB PROJECT NO: 2014029</p> <p>NOTE:</p>
 <p>PAVEMENT JOINTS</p> <p>P16</p>		 <p>TRANSVERSE EXPANSION JOINT</p> <p>LONGITUDINAL BUTT JOINT</p>		 <p>INTEGRAL CURB & GUTTER</p> <p>SEPARATE CURB & GUTTER</p> <p>CONCRETE ROOT BARRIER</p>		<p>ARCHITECT:</p> <p>ENGINEER / SURVEYOR:</p> <p>James D. O'Connell, Inc.</p> <p>2000 South Loop West Fort Worth, Texas 76104 817.343.1111 1905 W. Park Boulevard, Suite 400 Fort Worth, Texas 76102</p>	<p>PROJECT NAME:</p> <p>STORAGE FACILITY</p> <p>COLLIN COUNTY,</p> <p>TEXAS</p>	<p>PROJECT LOCATION & SIZE:</p> <p>3453 McCreary Road</p> <p>Collin County, TX</p>	<p>DESIGN: DMJ</p> <p>CHECKER: JDB</p> <p>SCALE: AS SHOWN</p> <p>DATE: 4/12/16</p> <p>JOB PROJECT NO: 2014029</p> <p>NOTE:</p>



CONCRETE FLUME DETAIL