

RICHEY DEVELOPMENT ENGINEERING, LLC

A CIVIL ENGINEERING & LAND SURVEYING COMPANY

December 13, 2021

City of McKinney Planning Department
221 N. Tennessee
McKinney, TX 75069

Attn: Attn: Jennifer Arnold, Director of Planning

Re: Letter of Intent – Preliminary-Final Replat
Warden Creek
6.178 ac Subdivision

Dear Ms. Arnold:

We are hereby requesting on behalf of Ironwood Development, LLC, the review and approval of the attached Preliminary-Final Replat as referenced above. The subject property, consisting of 6.178 acres of land, is NE of the intersection of Wilson Creek Parkway and Big Bend Drive. This property is being developed using the existing zoning designation (R55).

Preliminary Engineering plans and a setback exhibit are being provided with this submittal. A master drainage study has been prepared and accepted by the City.

Do not hesitate to contact me should you have any questions or require additional information. Please copy jrichey@richeyengineers.net with all comments and responses.

Sincerely,

RICHEY DEVELOPMENT ENGINEERING, LLC



James D. Richey, P.E.
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