



RECEIVED

By Kathy Wright at 6:18 pm, May 28, 2013

May 28, 2013
PI No: 1549-13-013

Mr. Michael Quint
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Re: Pinnacle Eye Associates Site Plan
Lot 3, Block A, Craig Children's Trust Addition
McKinney, Texas

Dear Mr. Quint:

Please accept this letter as evidence of our intent to file a site plan for one lot on the east side of Lake Forest Drive, approximately 1,300 feet south of U.S. Highway 380.

The site consists of 1.4405± acres of land in the Craig Children's Trust addition to the City of McKinney with an existing D-1 (undeveloped land) zoning.

The proposed building is to be a medical clinic use. The area of the building is to be approximately 8,600 square feet. There is a creek running along the eastern edge of the property. The proposed building is currently shown to be within the 100-year flood plain boundary, but it is our understanding that recently completed construction in the area has modified the creek such that the proposed flood plain has been shifted away from the proposed building's location. We are awaiting official approval from the City and from FEMA to update the flood plain on our plans.

We understand that this site plan will be handled as a staff approval item. We look forward to working with the City staff toward the successful completion of our project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rhett Dollins', is written over a horizontal line.

Rhett Dollins, PE, PTOE

RND/mdl
1549-13-013/SP Lol.doc

cc: Dr. Carrie Alfieri, Pinnacle Eye Associates, Inc.
Mr. Gary Jacobs, AIA, NCARB, Jacobs & Associates, Inc.



January 9, 2014
PI No: 1549-13-013

Mr. Michael Quint
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Re: Pinnacle Eye Associates Site Plan
Lot 3, Block A, Craig Children's Trust Addition
McKinney, Texas

Dear Mr. Quint:

Please accept this letter as evidence of our intent to file a revised landscape plan request for one lot on the east side of Lake Forest Drive, approximately 1,300 feet south of U.S. Highway 380.

The site consists of 1.4405± acres of land in the Craig Children's Trust addition to the City of McKinney.

The proposed building is to be a medical clinic use. The area of the building is to be approximately 8,600 square feet.

The purpose of the revised landscape plan is to provide for a mechanism to screen the back of the lot from the adjacent residential lots to the east. To complement the look and feel of the creek which runs along the lot's east property line, we have submitted a landscape plan which we believe will take advantage of the natural beauty of the area. It is our wish to preserve this natural look to the greatest extent possible, while still satisfying the City's screening requirements. We believe that our proposed plans fulfill both of these goals.

Please add this item to the agenda for the January 14, 2014 P&Z meeting.

Sincerely,



Rhett Dollins, PE, PTOE

RND/mdl
1549-13-013/SP Lol R1.doc

cc: Dr. Carrie Alfieri, Pinnacle Eye Associates, Inc.
Mr. Gary Jacobs, AIA, NCARB, Jacobs & Associates, Inc.