



FIRM ID NUMBER: F-2614

Client: City of McKinney

Project: WA1626 - McKinney Ranch Pump Station Improvements

ENGINEER’S LETTER OF INTENT

TO: City of McKinney P&Z Department

ISSUED BY: Greg A. Vaughn, PE

ISSUED DATE: 08/16/2021

LAN PROJECT NO.: 130-10839-000

City of McKinney (CoM) Letter of Intent Requirements:

1. Define acreage of subject property.
2. Describe in detail the location of the property [Example: approximately (distance) feet South of (street name), approximately (distance) feet North of (street name), approximately (distance) feet East of (street name), and/or approximately (distance) feet West of (street name).]
3. Is the proposed development going to be developed in phases?
4. Specify name of subdivision.
5. Submit preliminary screening and buffering plans, if applicable
6. List proposed number of lots and common areas.
7. Provide reason(s) for proposed common areas (i.e.: to accommodate screening & buffering treatment, develop a private recreation facility)
8. List any requests for consideration of a facilities agreement (for deferment of public improvements, pro-rata reimbursements, and the like).
9. Special considerations (i.e. requested variances, unique characteristics of subject property).
10. Specify the type of plat.
11. Specify if the proposed plat is for non-residential, multi-family residential, duplex residential, or single-family residential development.
12. Specify proposed uses with specific operations defined (i.e.: Office Building, Warehouse Building, Child Care Center, Church) (Example: Office/Warehouse Building including printing and laminating facilities).
13. Square footage of proposed buildings.
14. If there is going to be more than one use, then will each use be operated and maintained by one owner (Example: Daycare and Church).
15. Specify existing zoning district.

Lockwood, Andrew’s, & Newnam, Inc. Letter of Intent:

1. The City’s McKinney Ranch Pump Station Facility is 9.9876 acres, VOL 1989, PG 451, D.R.C.C.T.
 - a. **Legal Description:** Abs A0577 E D Mccoy Survey, Tract 9, 9.9086 Acres.
2. General Location Description:
 - a. Approximately 700-ft west of Collin McKinney Parkway and McKinney Ranch PKWY intersection
 - b. Approximately 2,400-ft east of S Hardin BLVD and McKinney Ranch PKWY intersection
3. The proposed development will be constructed in four construction phases, all occurring within the same contract.
4. N/A, not located within a subdivision.
5. N/A.
6. The property will remain a single lot for City institutional use (3250, R-6577-000-0090-1).
7. N/A, City institutional use.
8. None.
9. There are no special considerations.
10. Final Plat.



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11. The proposed plat is for non-residential development.
12. The facility currently provides potable drinking water to multiple pressure plane services within the City of McKinney. The proposed use of the facility will not change as the proposed work is rehabilitation and improvements in nature. However, future improvements may be necessary to improve or ensure water quality to the City of McKinney.
13. Proposed Buildings:
 - a. Pump Station No. 1 – The building is anticipated to be approximately 2,000 square feet in size. (40'x50')
 - b. Pump Station No. 2 – The building will be expanded to be approximately 1,750 square feet in size. (35'x50')
14. The owner is The City of McKinney. The facility will be owned and operated by the city for a single purpose.
15. The existing zoning for this facility is labeled as: AG (Agriculture). This information was taken from the latest CoM interactive maps (<https://mck.maps.arcgis.com>)



Project Manager

08/16/2021

Date