



TEAM Group, Ltd.

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August 14, 2017
Sent via email

Ms. Kathy Wright
City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, TX 75070

Re: Letter of Intent
North Dock Addition to Blount Fine Foods Facility
2200 Redbud Blvd., McKinney, TX 75069

Dear Ms. Wright:

The site plan and civil engineering documents that accompany this letter comprise our submission for planning review showing a proposed dock addition to the north side of the existing food processing facility. The proposed dock addition will feature two new dock shipping doors that will face eastward toward the golf course and away from Redbud Boulevard. We are requesting a variance to screen these doors to the east with a 50' line of 6'-0" tall evergreens. The trucks will continue to circulate around the facility in the same clockwise direction and this dock addition will relieve the congestion that has developed along the north fire lane leading to the facility's existing east facing dock doors.

There will be additional concrete paving required to maneuver the trucks to these dock doors and that has been shown on the site plan and civil engineering drawings. The new concrete truck paving will serve to keep the trucks clear of all existing fire lanes while parked at these two new dock doors.

The use of the overall facility will not change. The Blount facility currently processes their soup products and some limited entrée items.

The Blount contacts for this facility are as follows:

Local: Tom Thibeault, McKinney Plant Manger
2200 Redbud Blvd.
McKinney, TX 75069

Phone: (972) 562-6002

Corporate: John Cavanagh, Engineering Manager
630 Currant Road
Fall River, MA 02720

Phone: (774) 888-1300

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At this time, we are requesting your review of our proposed site plan. The proposed areas of expansion to the existing facility are as follows:

New North Dock Expansion 700 Sq. Ft.

The existing building site is 11.00 acres and located to the east side of Redbud Boulevard. The building is approximately 225' from Redbud on the northwest corner and 175' from Redbud Boulevard on the southwest corner. We have no plans for the building becoming any closer to the street. The existing site is within a Planned Development for industrial uses which conforms to the use of this facility.

There is a drainage easement with an open channel along the north property line with industrial buildings on the other side of the drainage easement. The City of McKinney's municipal golf course is on the east side of the property and there is an industrial use building to the south.

The exterior walls of the new dock addition facing the west, north and east will be constructed of a Metl-Span insulated wall panels with textured "Tuff-Cote" exterior surface. There will be a small portion of new wall extending above the existing building facing south that will also have the same textured panel finish.

We have used these panels for the construction of the previous addition and they were used on all faces of the building. Samples of these panels were submitted for review by the City Planning Department and they were recommended for City Council approval which followed during a Council meeting in May 2016. We have included colored elevations showing the dock expansion to the existing building areas.

If you have any questions or comments regarding the intentions for this project, please let me know.

Sincerely,



Andrew K. Bowser, P.E.
Principal

cc: John Cavanagh, Dir, of Engineering
Blount Fine Foods