



HOMEYER
ENGINEERING, INC.
CIVIL ENGINEERING • PLATTING
SITE & LAND PLANNING

December 2, 2021

City of McKinney
2121 N. Tennessee Street
McKinney, Texas 75069

RE: Clear Water Car Wash Lake Forest – Site Plan Letter of Intent

To Whom It May Concern,

Homeyer Engineering, Inc., on behalf of our client, is submitting a Site Plan for the Clearwater Car Wash – Lake Forest development located on the south side of W. University Drive, approximately 1,200 lineal feet west of Lake Forest Drive in McKinney, Texas. The proposed development consists of a 4,456 square foot express carwash building on a 1.05 acre lot with BG (General Business) zoning. In addition, all adjacent properties are zoned BG zoning as well. Water and sanitary sewer lines are currently available on the north and south side of the property. A detention pond will not be required as regional detention has been previously provided with the Wilson Creek Crossing improvements. The site will discharge into the existing on-site storm system via an enclosed storm drainage system.

As part of this submittal, we are requesting the ability to orient the car wash tunnel in a north-south direction toward University Drive (US 380) based on the configuration of the subject property. The subject property is not wide enough to orient the tunnel in an east*west direction. As a result of the proposed orientation, we are also requesting the ability to provide a living screening hedge adjacent to the street right-of-way on the north end of the property in addition to the southern property line in order to obscure the line of sight into the tunnel itself. In addition to the living screen, a portion of the proposed car wash building extends beyond the overhead door to provide for additional screening.

If you have any questions or comments, please feel free to contact at 972-906-9985 or shomeyer@hei.us.com

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

Steven R. Homeyer P.E.
President