

FREELAND and KAUFFMAN, INC.

ENGINEERS • LANDSCAPE ARCHITECTS

RECEIVED

By Planning Department at 4:11 pm, Dec 13, 2016

December 12, 2016

**To: City of McKinney/Planning Department
Attn: Katherine Wright
221 North Tennessee Street
McKinney, TX 75069**

Re: Proposed EchoPark McKinney

Dear Ms. Wright:

Please accept this letter of intent for the proposed EchoPark McKinney on our behalf for our client, Sonic Development, LLC.

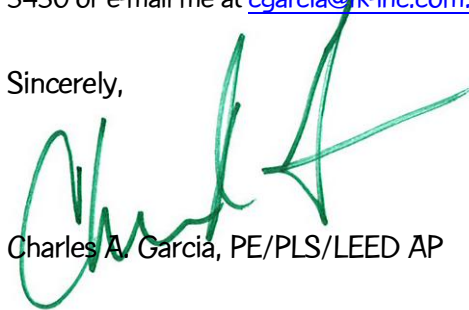
The proposed location is a currently vacant tract consisting of +/-4.663 acres approximately 600 feet south of the US Hwy 75 and Bray Central Drive intersection. The parcel is located on the east side of US Hwy 75.

The parcel will be developed with an automotive sales and service building along with a car wash that will be used by customers of the dealership. The main building square footage will be approximately 22,000 sf and the car wash will have a square footage of approximately 1,000 sf. The site will contain between 300 and 340 parking spaces and will contain a storm water pond along the eastern property line.

In addition to our request for Site Plan approval we are requesting to use a living screen as the bay door and overnight vehicle storage screening from the Central Circle right-of-way. Per Section 146-132.(2).3.(iii) of the City of McKinney Code of Ordinances, an option for screening includes, "Living plant screen, upon approval by the planning and zoning commission and/or city council...".

If you have any questions or require additional information, please feel free to give me a call at 864-672-3430 or e-mail me at cgarcia@fk-inc.com.

Sincerely,



Charles A. Garcia, PE/PLS/LEED AP