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August 27, 2012

City of McKinney Planning Staff and  
Members of the Planning and Zoning Commission  
221 N. Tennessee  
McKinney, TX 75069

**RE: Preliminary / Final Plat  
Beacon Hill at Stonebridge Ranch  
JBI Project No. PUL004**

Dear Planning Staff and Planning and Zoning Commission Members:

On behalf of The Rochelle Group, LLC, please accept this letter of intent to consider approval of a Preliminary / Final Plat for Beacon Hill at Stonebridge Ranch. The plat area is 13.387 acres consisting of 55 single family lots and 4 common areas. This project is located approximately 2500 feet west of Ridge Road on the south side of US380.

Two points of access will be provided off of US380 and existing ROW connecting to Allegiance Drive in the Stonebridge Subdivision (Bald Eagle Drive). At this time it is not known if a development agreement or a construction agreement is in place for the 135 linear feet of 27' pavement as shown in the as-built plans for Liberty Place Addition within the existing ROW.

We are requesting that detention not be required for this site due to peak flow timing. We have evaluated the conditions and feel that by detaining we will compound the peak flow from upstream at the existing culvert under US380. Without detention, our peak flow will precede the peak from the remainder of the basin and therefore decreasing the impact of the box culvert under US380. Preliminary calculations have been completed at this time and we are confident of the evaluation. However, we understand if the final study determines detention is required, the plat will require modification.

As discussed with Emily Braht, the detailed tree survey will be submitted with engineering plans. We have submitted an exhibit showing the existing tree outline and will strive to preserve all trees within the common areas that are determined to be healthy and attractive. As with the drainage study, we understand if the detailed tree survey determines the plat will require modification, we will adjust accordingly.

Also, the lots backing to US380 will be provided with screening and buffering plans to be submitted with the final engineering plans. Water and Sanitary Sewer connections will require off-site improvements but will be placed into existing easements.

We respectfully request this item be considered at the September 25, 2012 Planning and Zoning Commission meeting.

Please contact me if you have any questions.

Sincerely,

Jason M. Kaiser, P.E.  
JBI PARTNERS, INC.

