



LANDSCAPE ARCHITECTURE
SITE PLANNING
TREE MITIGATION

September 12, 2016

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, TX 75069

Re: Letter of Intent
Timber Creek Outdoor Learning Center

To Whom It Concerns,

This letter of intent is for the development of the Timber Creek Outdoor Learning Center, being 11.318 Acres (493,029 sf) out of the William B. Tucker Survey, Abstract 911.

This site plan is for the development of an outdoor learning center for the Timber Creek development adjacent to the future McKinney ISD school site. There are no buildings proposed for this site. The only structure on site is a shade structure, and will be open-air. The shade structure is a total of 560 square feet.

The site is located at the Southwestern intersection of Hardin Boulevard and Holley Ridge Way and South and West of the future McKinney ISD school site.

The site is included in a mitigation plan for USACE permits #200300064 and #20030031. The intended use for this site is as a learning center and nature walk, mainly for the students of the adjacent school, but it will be open for public use.

We would also like to request a variance for the screening requirement along the adjacent existing single-family residential lots within the Erwin Farms development. These lots already have a wood fence along their property line and we are proposing to utilize the existing fence as well as install an evergreen living screen along the fenceline.

If you require any additional information do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten Stubbs".

Kirsten Stubbs, LI
Studio 13 Design Group, PLLC

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