



February 16th, 2017

Ms. Janay Tieken
McKinney Housing Finance Corporation
406 N. Tennessee Street
McKinney, Texas 75069

**RE: *Ovation Senior Living
Versa Development, LLC
Impact on City Services***

Ms. Tieken:

The purpose of this letter is to provide a preliminary evaluation of the anticipated impacts of the Ovation Senior Living project by Versa Development, LLC on the City of McKinney public services and infrastructure. The proposed project is located approximately 700 feet east of Lake Forest Drive and north of US 380. Please see our evaluation below:

Solid Waste

- The site is currently undeveloped. The proposed use of the site is a senior living housing community. The surrounding area is currently serviced by IESI – Progressive Waste Solutions. This site is expected to be serviced by IESI upon completion of development.

Water and Waste Water

- Sanitary sewer is located along the western boundary of the site and an additional sanitary sewer stub is located at the northwestern corner of the site. Water is located in the right of ways of US 380 and Lake Forest Drive. These utility lines appear to be adequate in size and location to serve the property. Adverse impacts to these utilities are not anticipated.

Traffic

- U.S. 380 and Lake Forest Drive are improved arterials that provide substantial capacity to city traffic circulation. The development is not anticipated to adversely impact traffic flow in the area. During the Site Plan and engineering review, the City may require a traffic study to verify if additional improvements are required to either of these facilities. If at that time additional improvements to either of these arterials is required (i.e. right turn lanes), improvements will be designed and constructed in accordance with the City of McKinney Street Design Manual and/or as required by the Texas Department of Transportation (TXDOT).

Environmental

- Based on readily available information, the site has been undeveloped agricultural land continually planted and plowed since 1995. Considering the proposed use of a senior living facility, environmental impacts from development are not anticipated.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Christopher H. Blevins, P.E.
Engineer Manager
CC: File

