



## J. VOLK CONSULTING, INC.

800 East Campbell Road, Suite 120  
Richardson, Texas 75081  
972-201-3100  
Texas Registration No. F-11962

November 12, 2011

Abra Nusser  
Planning Department  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75070

### **RE: Letter of Intent - Preliminary-Final Plat - Stone Hollow**

Dear Abra,

As per the requirements of your Plat Application Guidelines, we are submitting this Letter of Intent for Stone Hollow. We offer the following information for your consideration:

#### **Site Data**

Subject Property Area:	99.69 acres
Current Zoning:	REC Residential District - Single Family Detached Standard Lot
Project Location:	Northeast quadrant of the intersection of Alma Road and Silverado Trail
Proposed Use:	Single-family residential and open space
Single-family Lots:	374
Common Area Lots:	19
Purpose of Common Areas:	Amenity Center, recreation, open space, landscaping and screening

#### **Right-of-way Variance**

The approved General Development Plan reflects alternate street sections for both minor collector and local residential streets. The minor collector streets will be 36-ft wide pavement section in a 60-ft right of way. The local residential streets will be a 26-ft wide pavement section in a 46-ft right-of-way. Although the alternate street section was shown and approved with the zoning of the property, our understanding is that a variance to the subdivision ordinance is still required with the preliminary-final plat.

#### **Tree Survey & Preservation Plan**

A tree survey and preservation plan is included with this submittal.

Per your planning application submittal calendar, we are requesting that this case be heard before the Planning & Zoning Commission on January 10, 2012. We appreciate your assistance with this matter.

Sincerely,

**J. VOLK CONSULTING, INC.**

Jay Volk, P.E.  
President

cc: Chris Matzke, Division President, Standard Pacific Homes