



May 8, 2019

Ms. Jennifer Arnold, Director of Planning
City of McKinney - Planning Department
221 N. Tennessee Street
McKinney, TX 75069

**RE: U-HAUL 380 SOUTH ADDITION, LOT 1, BLOCK 1
10061 W. University Drive, McKinney, TX 76071
BHB No. 2019.017.000**

Ms. Arnold,

The proposed development is located on an 8.5-acre tract in the City of McKinney ETJ. The tract is approximately 1,000 feet south of US-380 and approximately 2,000 feet east of Red Bud Drive.

The U-Haul site consists of five tracts; four of which are developed. The intended use of the proposed development is additional RV parking for the existing U-Haul. The proposed RV parking will be located on one non-residential lot south of the existing U-Haul.

A proposed 24-ft wide offsite access easement in conjunction with the existing 30-ft wide offsite access easement provides access to the proposed subdivision. The proposed access easement will extend north through the adjacent U-Haul facility to US-380. There is an additional existing access easement that runs through the property which is proposed to be vacated.

The existing 8-in water line will be extended to provide adequate fire hydrant coverage and will connect with an existing water line at the southeast corner of the proposed lot. A 15-ft wide water easement is proposed for the existing and proposed 8-in water line.

A drainage analysis has been performed to ensure adequate capacity of the downstream system. This study determined that the runoff from fully developed drainage areas does not negatively impact downstream conditions, see the attached Drainage Area Map for more information.

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Please feel free to contact me if you have any questions or concerns, dfranklin@bhbinc.com.

Sincerely:

BAIRD, HAMPTON & BROWN



Daniel Franklin, PE

Project Manager, Civil Engineer

CC: Matt Merrill (U-Haul)

**ENCLOSURES: Plat Application
Preliminary Final Plat
Preliminary Site/Civil Plans**