

Development Review
The Planning Department
City of McKinney
222 N. Tennessee Street
McKinney, Texas 75069

January 8, 2018

Studio Outside
Landscape Architecture

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Dear Plan Reviewer:

EXISTING CONDITIONS

The 11.38 acres site is in Lot 2, Block TT (Henry Slack Survey – Abstract 840) and is part of the Reserve at Westridge community. It is immediately adjacent to Janice Stahly Scott Elementary School, which is part of the Frisco ISD, and to single-family residences. It has a sidewalk on parts of the property adjacent to Eden Drive and Millbend Drive. Easements on the site include a 50' drainage easement, a 30' drainage easement, a 15' sanitary sewer easement, a 5' utility easement, and a 20' Denton Electric Cooperative, Inc. Easement. Zoning is as a park as part of PD (Ordinance No. 2001-02-024).

PROPOSED IMPROVEMENTS

Proposed use is as a park with one owner, the City of McKinney. It will be developed in one phase. There are no buildings. Parking is required for the basketball court and parking will be provided with shared parking with Frisco ISD per Parks Department. Improvements include trail of about $\frac{3}{4}$ mile. Open space is in the west and south section of the park. There are no buildings. Amenities include a large shade pavilion, small shade pavilion, playground with shade, plaza space, dry creek swale for nature play, hand operated pumps with potable water for nature play, musical play equipment, and basketball court. Minor features include picnic tables, benches, trash receptacles, bike racks, interpretive signage, drinking fountains, charcoal grills, and an entry sign along Millbend Drive.

Regards,



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Attachments
Site Plan
Landscape Plan