



CLARK CONDON
ASSOCIATES
LANDSCAPE ARCHITECTURE

April 25, 2011

City of McKinney
Planning Department
221 N. Tennessee Street
P.O. Box 517
McKinney, TX 75070

To Whom It May Concern:

Bonnie Wenk Park is a 125-acre City of McKinney park. The first phase consists of four parcels with a total of 58.9 acres. Of the 58.9 acres, 27 acres are being developed in Phase I. The plan for Phase I is being submitted for review. The improvements for Phase I include a dog park, pavilion, amphitheater, overlook, trails, parking lot, and pond.

The proposed pavilion has two levels. Level one has a 1056 square feet restroom facility and level two has 573 square feet of storage.

The project site is located on Virginia Parkway, approximately .23 miles east of Hardin Blvd, approximately .63 miles south of West White Avenue, and .26 miles west of Jordan Rd. The site is immediately adjacent to Wilson Creek.

The entire site lies within the 100 yr floodplain and a portion of the site lies within the floodway. Existing wetlands recognized by the Corp of Engineers have also been identified on the property. It has been identified that the maximum surface level of the pond shall not exceed 564.00 in order to provide the required valley storage that offsets the development. No fill occurs within the floodway.

I can be contacted at 713-871-1414 if you have any questions.

Regards,

Mary Keilers