



CONSULTING CIVIL ENGINEERS * SURVEYORS
6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099

May 16, 2016
Revised May 31, 2016
Revised June 13, 2016
Revised June 27, 2016
Revised July 7, 2016
Revised July 11, 2016
Revised July 13, 2016

SITE PLAN
Letter of Intent

Re:

SWC Lake Forest Drive at US Highway 380
McKinney, TX

- The subject property located at the Southwest Corner of US-380 (University Blvd.) and Lake Forest Drive consists of 29.46 acres.
- The property is zoned *BG*
- The proposed use is for a Grocery Anchored Shopping Center with fuel sales and adjacent Retail and Restaurant Facilities.
- The Grocery Anchor is to consist of 90,878 SF with a drive-thru pharmacy and outdoor seating area and loading docks facing each direction. The retail/restaurant building to the west is approximately 12,000 SF in size. The retail/restaurant building to the east, connected to the Grocery Anchored Shopping Center, is approximately 19,100 SF in size.
- The following variances are being requested for the development of the subject property:
 1. We are requesting that the loading spaces and associated loading docks located on the east side of the grocery store be permitted to be oriented towards Lake Forest since modifying the loading to face away from Lake Forest would cause the loading to be in the fire lane.
 2. We are requesting to utilize a 6' living screen (composed of evergreen shrubs) to screen the loading spaces and associated loading docks located on the east side of the grocery store from view of public ROW.

By: 
Chase Helm
6750 Hillcrest Plaza Drive, Suite 325
Dallas, TX 75230
(972) 490-7090 Ext. 216
chase@winkelmann.com