

Dunaway No. B002147.001

October 12, 2015

Kathy Wright, Planning Tech  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75069

Reference: Concept & Site Plan – The Crescent Executive Office Suites  
NE Corner of Coit Rd. & Prestwick Hollow Dr., McKinney, TX

Dear Ms. Wright:

Please find attached the necessary submittal documentation for the proposed Crescent Parc Office Building development, located on ~13 acres at the northeast corner of Coit Road and Prestwick Hollow Drive. This site is zoned PD #10-064Z, and is inside Planning Area 17. This letter and attached plan sheets detail the proposed concept and site plan inside the property boundary, and are being submitted for initial review and discussion with city staff.

This development will consist of 25 office buildings totaling 159,746 SF, with three separate building sizes and appropriate parking for all: Type I - 50.5'x100'; Type II – 59'x100'; and Type III – 59'x150'. These buildings will house a mixture of medical and general office uses, and will have two (2) direct access points off both Coit Road and Prestwick Hollow Drive. The current plan is to construct all infrastructure improvements Day 1, and follow up with building construction in phases, each with ~5 buildings. Storm drainage will outfall along the northern property boundary to an existing channel and drainage pond near the intersection of Highway 380 and Prestwick Hollow Drive. This pond has been sized for our tract, and based on this and discussions with the northern property owner, this site does not require onsite detention. Water and sanitary sewer connections will be to either of the boundary roadways or to existing stubs from the eastern residential development.

Included with this submittal and letter are the necessary checklists, plans and tree information (no trees onsite) necessary to process this review. Based upon your online calendar, we would expect city comments back on October 20, 2015, a P&Z date for the Concept Plan of November 10<sup>th</sup> and a City Council date of December 1<sup>st</sup>. Based on previous discussions, we believe that the Site Plan approval should follow within 2 weeks of the formal Concept Plan approval. Please let me know if these dates are accurate or if you have another schedule we should follow.

Please let me know if there is any other information you require for these submittals, or if you would like me to discuss anything beforehand with other staff members to help clarify our intent.

Sincerely,

**DUNAWAY ASSOCIATES, L.P.**  
a Texas limited partnership



Adam S. Reeves, P.E.  
Director

ASR/lau

Attachment

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