
CROSS ENGINEERING CONSULTANTS

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March 30, 2015

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Michael Quint

Re: Site Plan – McKinney Aquatic Center

Dear Mr. Quint:

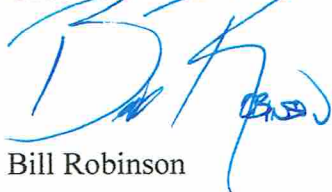
Attached please find the Site Plan submittal for the McKinney Aquatic Center. The 162.63 acre property is located at the southeast corner of Alma Road and Eldorado Parkway. The site is located on Lot 1, Block A of the McKinney Community Park Addition. The intent of the City is to develop the project as the visual anchor presence for Gabe Nesbitt Park. The project consists of a split-level main building of approximately 79,781 SF which will house an indoor lap pool, indoor leisure pool, gymnasium, fitness areas and classrooms, and related support functions. And outdoor aquatics area with 9,790 SF leisure pool, 700 SF tot pool, waterslides and 1,635 SF seasonally-used bathhouse (sizes are also approximate). The parking and park drive from Alma are illustrated as phased, but the intent is to have both phases complete at project completion. Ordinance applicability to this building type with respect to parking count is not entirely clear, so the proposed parking count has been derived from study of similar facilities in the DFW market, input from City staff, and consideration for the surrounding park uses. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney for Building and Engineering Design. Project details are listed in detail below:

- Subject Property is 162.63 acres
- Property is located at the southeast corner of Alma Road and Eldorado Parkway
- No variances are being sought for the development at this time.

Thank you for your consideration of this Site Plan. Please call if you have any questions.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.



Bill Robinson