



June 25, 2020

Ms. Kathy Wright
Planning Dept.
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

Re: Site Plan
NWC of HWY 380 & Auburn Hills Parkway
Letter of Intent

Dear Ms. Wright,

Please let this letter serve as the Letter of Intent for the Site Plan request associated with the proposed multi-building office development located at the NWC of Highway 380 and Auburn Hills Parkway. The Site Plan is associated with 9 office buildings of an approximate 4,908 square feet each, located on a tract of approximately 5.46 acres. The total square footage of office space proposed on the site is 44,172 square feet. Offices are allowed by the zoning and the offices will be built in one phase.

A variance is requested that no screening wall be required adjacent to residential zoned property. This would apply to the north and west property lines that are adjacent to the existing retention pond. This variance is warranted due to the existence of the permanent retention pond, that is approximate 15' below the proposed building pad sites. This 15' difference will provide and exceed the screening that would be provided with a screening wall. With the addition of the proposed trees, sufficient screening is being provided to the residential lots which are more than 200' from the proposed building pads.

Should you have any questions, please feel free to contact me.

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

Sincerely,

A handwritten signature in blue ink that reads "Drew Donosky". The signature is fluid and cursive.

Drew Donosky, P.E.