



January 16, 2012

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

Re: Concept Plan – Letter of Intent
Parcel 506 - Phase 2
Salons of Volterra at McKinney

Subject property is situated in the J.R. Gray Survey, Abstract No. 343, City of McKinney, Collin County, Texas, and contains a total of 4.63 acres, more or less. Parcel 506 Phase 2 as recorded in Volume 2006, Page 816, Map Records Collin County, Texas.

The subject property is currently zoned through PD-1621, with an R1-retail base.

The proposed layout calls for subdividing into two lots to allow for the present development of lot 1, while allowing for either the sale and/or development of lot 2 in the future. Lot 1 proposes a two-story building, grossing 11,333 square feet. The preliminary site layout calls for 90 parking spaces, two proposed driveways and concrete pavement parking lot. Utility extensions for both water and sanitary sewer will tie in with existing utility lines. A Storm Drain system will carry drainage from the site and outfall to the existing creek to the north of the building location. Requirements of both the City of McKinney and the Stonebridge Ranch Association will be followed throughout the design, construction, and maintenance of the development. This includes signage, landscaping, and the replatting process, among others.

Subject property is located approximately 75 feet East of Parcel 506 A, Fire Station, as recorded in Cabinet L, Page 475, approximately 1,480 feet West of Ridge Road, and fronts along Virginia Parkway.

Requested Planning & Zoning Commission consideration date: February 14, 2012
Requested City Council consideration date: March 6, 2012

BARRON-STARK CONSULTING ENGINEERS, LP
Texas Registered Engineering Firm F-10998

Chuck Stark, PE
Managing Principal