



April 26, 2016

City of Denton
City Hall West
221 N. Elm Street
Denton, Texas 76201

Re: Pre-Application Submittal – 3205 Medpark Drive
Project Narrative

To Whom it May Concern,

Please let this letter serve as the project narrative for the Alternative Development Plan being submitted today for the approximate 0.90-acre tract located along Medpark Drive. The purpose of this Alternative Development Plan is to provide for a medical office building adjacent to the existing facility located at 3205 Medpark Drive. The existing medical office building was approved previously through the ADP process.

This application is accompanied with the Site Plan/Landscape Plan with the proposed layout of the 0.90 acre parcel zoned RCC-N. The site layout at this time indicates one 5500sf building, fire lanes, parking, and landscape areas. Based on the information obtained from the City, there is adequate water/sewer/drainage facilities in MedPark Drive and at the rear of this platted lot. The site slopes from Medpark Drive to the rear of the property where the drainage channel is located.

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

Sincerely,

Claymoore Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Matt Moore", is written over a light blue horizontal line.

Matt Moore, P.E.