



December 14, 2015

Mr. Aaron Bloxham
Planning Department – City of McKinney
221 N. Tennessee St.
McKinney, Texas 75069

**Reference: Letter of Intent – Preliminary-Final Plat Submittal
D&L Feed Store and Warehouse
1502 N. Church Street, McKinney, TX 75069**

Dear Mr. Bloxham:

This is our letter of intent for the preliminary-final plat submittal for D&L Feed Store and Warehouse site improvements owned by MacElroy Land Management, LLC. The intended improvements include the extension of an 8-inch waterline within the City's right-of-way on N. Church Street, the extension of an 8-inch sanitary sewer main within the City's right-of-way on N. Church Street, two agricultural storage facilities and an agricultural retail store and driveway, parking and drainage improvements on site. Details are included below and in the attached documentation.

- The acreage of the property is 3.036 acres.
- The property is located at 1502 N. Church Street, McKinney, Texas 75069. The site is located adjacent to the intersection of Tower Lane and N. Church Street, approximately 1,025 feet north of US 380 (University Drive)
- The property is split in half by a high voltage overhead Oncor transmission easement. We are working with Oncor to complete an encroachment permit and that is currently ongoing.
- There is only one single phase planned for the development of this property at this time, which was indicated in the Site Plan submitted and approved by the City.
- The preliminary-final plat is being completed for one (1) 3.036 acre lot.
- MacElroy Land Management is not requesting consideration of a facilities agreement.
- Requested variances and justification are described in detail below.
- The type of plat submission is of a preliminary-final plat.

Based on previous correspondence with the City's Development Engineering Department, we are requesting one variance for the work to be done onsite. The grades to achieve positive minimum flow slopes to the existing 8" sanitary sewer manhole located north of the existing site can be achieved only if we can utilize a minimum cover requirement of 3.5'. It was also decided by the Development Engineering Department to place the 5' sidewalk and proposed 8" waterline extension within the landscape buffer to allow future widening of N. Church Street. A proposed easement location is included for the 8" waterline extension. That is reflected in our preliminary-final plat that is attached. Should this application and/or variance require approval by the Planning & Zoning Commission, we would anticipate going before the Commission on January 12, 2016.

Sincerely,
VERDUNITY

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