



McKinney Fire Department
Fire Marshal's Office

Andrew Barr, CFPS
Deputy Fire Marshal
2200 Taylor-Burk
McKinney, TX 75071
972-547-2862 Tel
972-547-2870 Fax
abarr@mckinneytexas.org

Lori Lusk, P.E.
Project Manager
Kimley-Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
972-335-3580 (office)
Via Email: lori.lusk@kimley-horn.com

**Re: Meridian at Gateway / 17-162PF
Code Modification Request
150 ft. Hose Lay Requirement Variance Request**

You have requested a variance from the 2012 International Fire Code (IFC) Section 503.1.1, which requires that all portions of the exterior of a building are within an unobstructed hose lay distance of 150 ft. from an approved fire apparatus access road. As noted in the variance letter, the development consists of a mix of detached single family homes and attached single family homes (townhomes). The total distance requested to exceed the 150 ft. hose lay requirement is 50 ft. maximum.

***503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.*

The Fire Department has reviewed your request and approved your request with the following conditions:

1. **An NFPA 13D sprinkler system will be required with the following modifications:**
 - A. **4 head hydraulic calculation at 0.10 gpm/ft².**
2. **The attic floor/ceiling assembly shall be sealed as practical and be constructed to achieve a 1 hour rating as practical.**
3. **Walls/ceilings separating the garage from the remainder of the structure shall use minimum 5/8 inch Type X and constructed to achieve the equivalent of a 1 hour rating.**
4. **The walls separating the townhome units from each other shall be constructed to a minimum 2 hour fire rated construction to deck (2 1-hr rated walls), or greater as required by the 2012 IRC as amended.**
5. **The 10 ft. clear space between townhome units shall be subject to the following:**
 - A. **Only AC condensers shall be permitted and shall be staggered such that obstructions are minimized. See attached Exhibit 2.**
 - B. **Landscaping, fencing, or other obstructions within townhome separation space shall not be permitted. See attached Exhibit 3.**
 - C. **The restrictions obstructions outlined above shall be reflected and included within the HOA documents and shall not be altered without written approval from the Fire Department.**
6. **See markups on Exhibit 4 (attached) with respect to the access from the adjacent multi-family development.**
7. **Traffic calming shall be subject to review and approval of the Fire Department, in addition to the Engineering Department as outlined in Note 5 of the Plat.**

8. **Locations of the franchise utilities within the alley shall be so located as to minimize any obstructions to firefighter access.**
9. **Permits for the automatic fire sprinkler system and fire alarm system will be required to be issued by the Fire Department.**
10. **All other requirements of the 2012 IFC shall be met, unless modified herein.**

The Fire Department does not accept, approve, or permit of your plans or request, to sanction a violation of code, for items included and not included within this letter. All provisions of the 2012 IFC, as amended by the City of McKinney shall be met, except as outlined herein.

Should you have any questions about the above comments, please contact me at 972-547-2862.

In the Interest of Fire Safety,

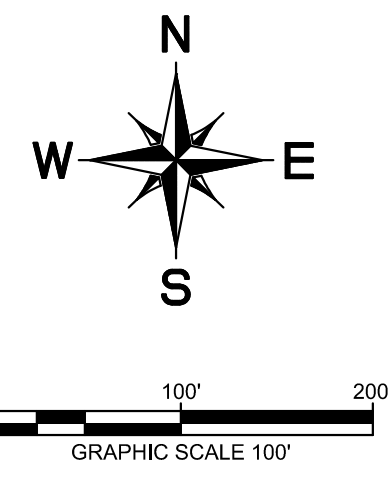


Andrew Barr, CFPS
Deputy Fire Marshal

Cc: File/Variance 17-015
File/Planning Case 17-162PF
File/Melissa Spriegel, Planner I

Attachments:

1. Exhibit 1. Hose Lay Exhibit
2. Exhibit 2. Letter of Understanding from Buildings Representative
3. Exhibit 3. AC Condenser Location Exhibit
4. Exhibit 4. 4th Submittal Plat
5. Exhibit 5. Variance Request Letter



LOT 2R, BLOCK A
PROVIDENT ADDITION
CABINET M, PG. 803
P.R.C.C.T.

COVENTRY POINT PHASE 1
CABINET J, PG. 456
P.R.C.C.T.
ZONING: PD
LAND USE: SF

LOT 3, BLOCK A
MINOR PLAT OF LOTS 1, 2 & 3, BLOCK A,
THE GREENS OF MCKINNEY, SECTION 2
VOL. 2006, PG. 173
P.R.C.C.T.
ZONING: PD
LAND USE: GOLF COURSE

THE GREENS OF MCKINNEY, PHASE 2
VOL. 2006, PG. 178
P.R.C.C.T.
ZONING: PD
LAND USE: SF

REMAINDER OF LOT 4R, BLOCK A
AMENDING PLAT OF BLOCK A, LOTS 1R,
2R, 3R & 4R,
THE GREENS OF MCKINNEY, SECTION 3
CABINET O, PAGE 176
P.R.C.C.T.

LOT 4R1, BLOCK A
THE GREENS OF MCKINNEY, SECTION 3,
LOTS 2R1, 4R1 & 5, BLOCK A
VOL. 2008, PG. 194
P.R.C.C.T.
ZONING: PD
LAND USE: MF

REMAINDER OF LOT 4S, BLOCK A
AMENDING PLAT OF BLOCK A, LOTS 1R,
2R, 3R & 4R,
THE GREENS OF MCKINNEY, SECTION 3
CABINET O, PAGE 176
P.R.C.C.T.

REMAINDER OF LOT 2R1, BLOCK A
THE GREENS OF MCKINNEY, SECTION 3,
LOTS 2R1, 4R1 & 5, BLOCK A
VOL. 2008, PG. 194
P.R.C.C.T.

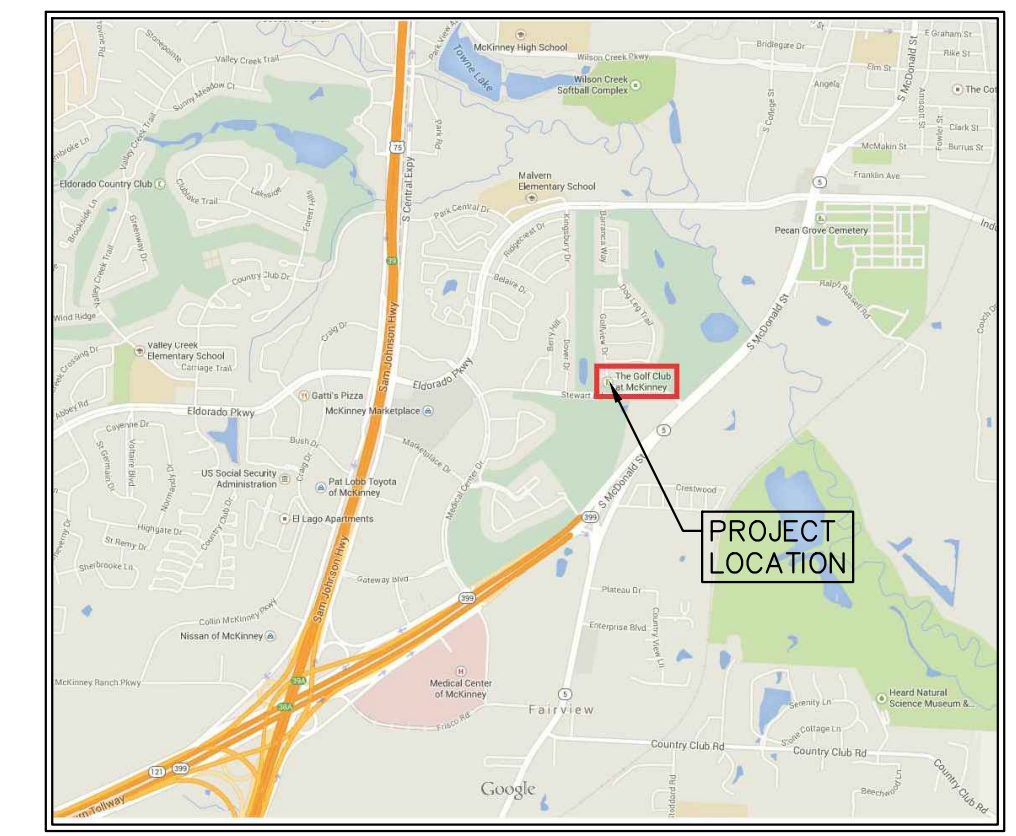
LOT 3R, BLOCK A
AMENDING PLAT OF BLOCK A, LOTS 1R, 2R, 3R & 4R,
THE GREENS OF MCKINNEY, SECTION 3
CABINET O, PAGE 176
P.R.C.C.T.
ZONING: PD
LAND USE: MF

REMAINDER OF LOT 1R, BLOCK A
AMENDING PLAT OF BLOCK A, LOTS 1R,
2R, 3R & 4R,
THE GREENS OF MCKINNEY, SECTION 3
CABINET O, PAGE 176
P.R.C.C.T.

STEWART ROAD
(80' R.O.W.)

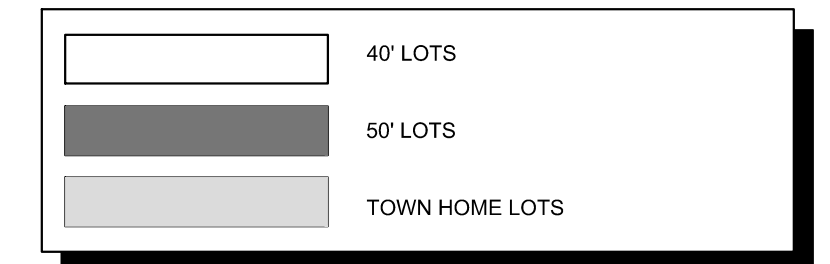
MEDICAL CENTER DRIVE
(100' R.O.W.)

STATE OF TEXAS
CALLED 18.47 ACRES
VOL. 443, PG. 348
D.R.C.C.T.

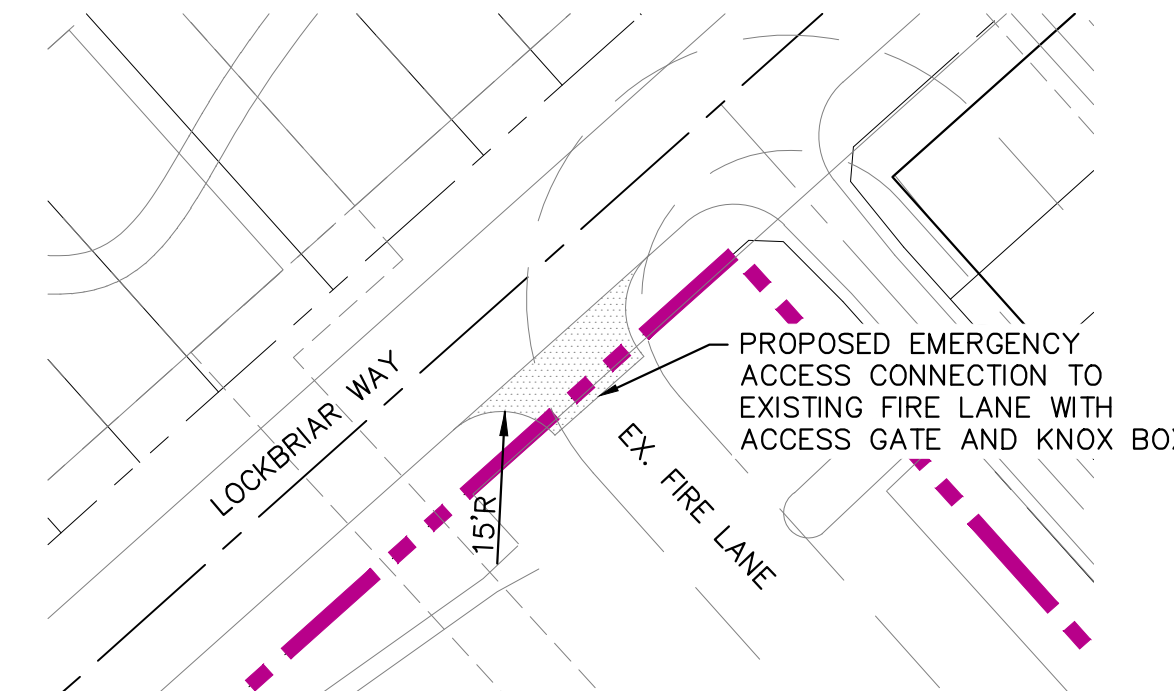


VICINITY MAP
N.T.S.

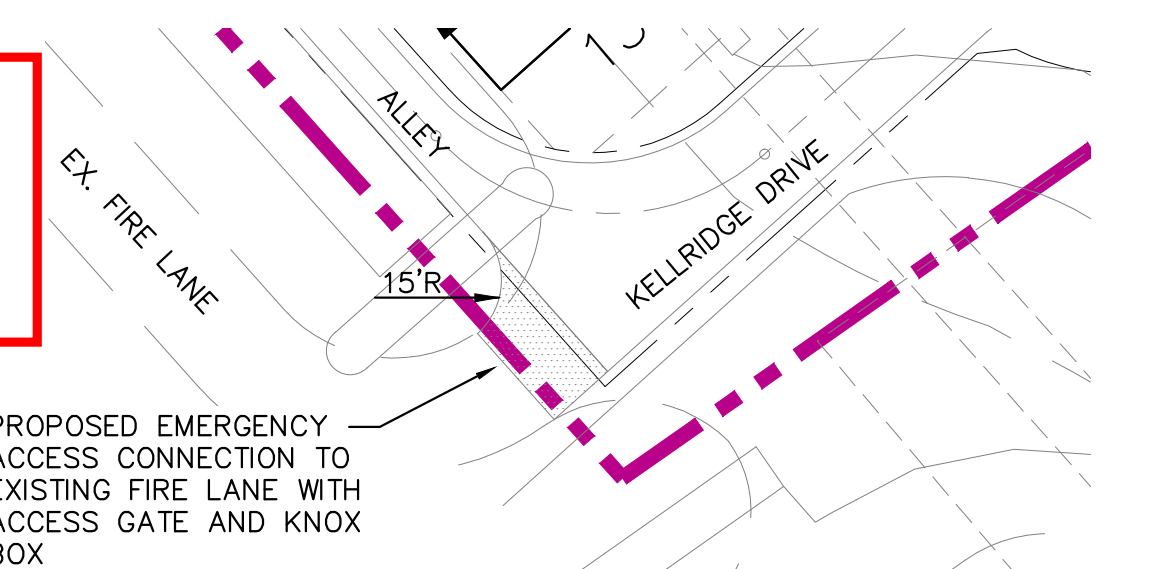
LEGEND



FIRE LANE CONNECTION TO LOCKBRIAR WAY



FIRE LANE CONNECTION TO KELLRIDGE DRIVE



Fire Marshal's Office Review
Andrew Barr, CFPS
Deputy Fire Marshal
(972) 547-2862 | abarr@mckinneytexas.org

**No gates or obstructions
to the access pathway
shall be provided.**

REMOVAL OF EXISTING PAVEMENT TO ALLEY

EXISTING CONCRETE PAVEMENT TO BE REMOVED
BACKFILL, COMPACT AND SEED. CONSTRUCT
NEW CONCRETE CURB AT FACE OF EXISTING FIRELANE
10' CLEAR ACCESS PATH TO BE MAINTAINED

CITY PROJECT NUMBER: 17-162PF

HOSE LAYOUT EXHIBIT
FOR
MERIDIAN AT GATEWAY

183 RESIDENTIAL LOTS / 6 OPEN SPACES
BEING 47.004 ACRES
OUT OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449 AND
THE JOAB BUTLER SURVEY, ABSTRACT NO. 68

IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: McKinney Fairways, LLC c/o Lynd Residential Properties 8000 IH 10, West, Suite 1200 San Antonio, TX 78230 Tel: (210) 733-6125 Contact: Michael J. Lynd Jr.	APPLICANT/DEVELOPER: Willow Corporation 4151 N. Central Expressway, Suite 990 Dallas, TX 75204 Tel: (972) 965-1343 Contact: Jennifer Rabon, VP Development	ENGINEER/SURVEYOR: Kimley-Horn 5750 Gemini Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: LORI LUSK, P.E.
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RECEIVED
By the Planning Department at 4:11 pm, Jul 24, 2017

DESIGNED JHG	DRAWN JHG	CHECKED KHA	SCALE AS SHOWN	DATE JUNE 2017	KH PROJECT NO. 067125006	H-1
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K:\STREETS\17-162PF\17-162PF_045.dwg
 DWGNAME: K:\STREETS\17-162PF\17-162PF_045.dwg
 LAST SAVED: 17-07-2017 10:51 AM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RECEIVED

By the Planning Department at 4:11 pm, Jul 24, 2017



July 24, 2017

Mr. Andrew Barr, CFPS
Deputy Fire Marshall
McKinney Fire Department
2200 Taylor-Burk
McKinney, TX 75071

RE: Meridian at Gateway Townhome Side Yard Restriction

Mr. Barr:

The ten (10) feet between townhome buildings at the Meridian at Gateway project shall have the following restrictions:

- AC condensers shall be staggered.
- Landscaping and fencing shall not be allowed.

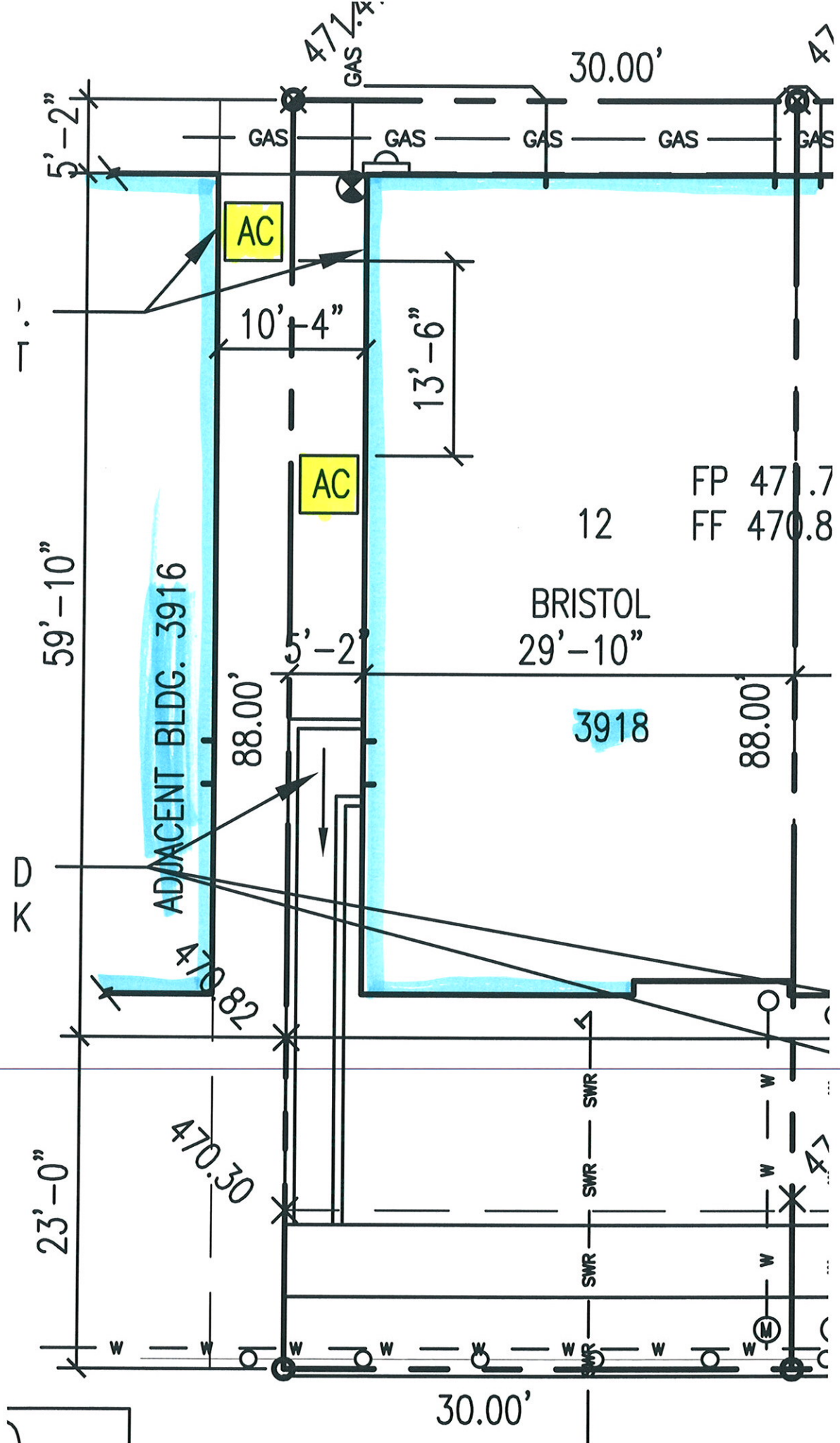
Wilbow will incorporate this language into all builder contracts.

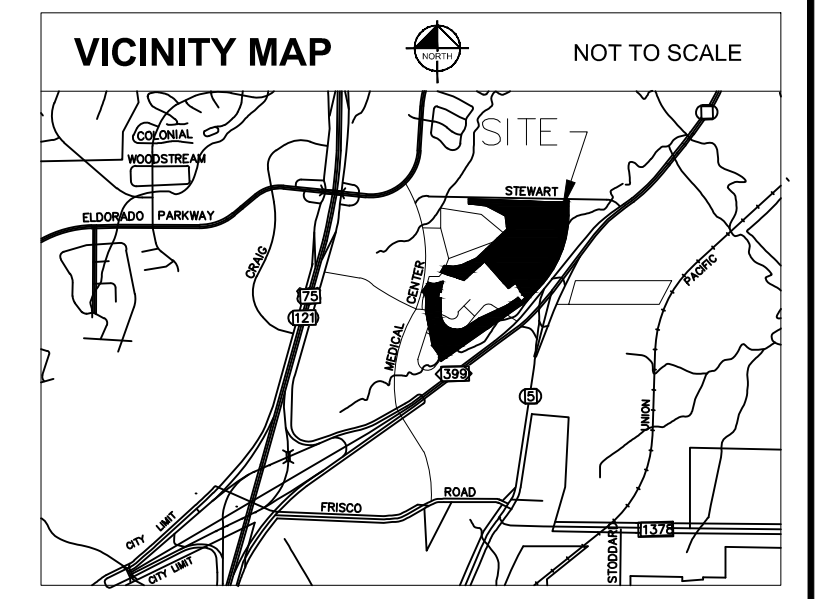
Feel free to contact me at 972.865.1343 or jrabon@wilbowusa.com should you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Rabon'.

Jennifer Rabon
Vice President of Development

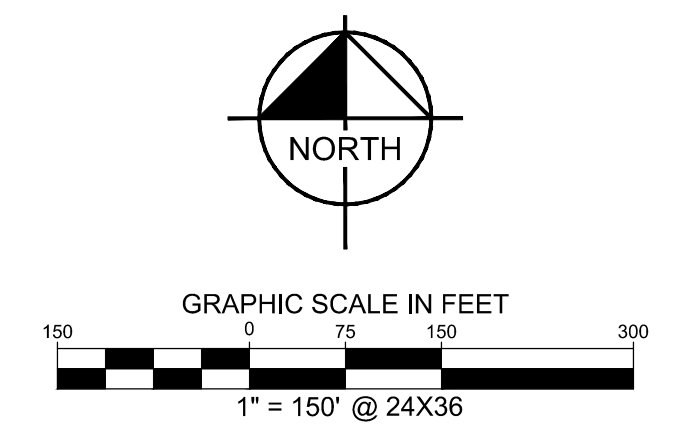




- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985146047.
 - All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
 - See Sheet 2 for Line and Curve Data.
 - Traffic calming devices to be provided along this street. The selected devices shall be specified, reviewed and approved through the engineering design process.
 - All common areas hereby dedicated to and will be owned and maintained by the Meridian at Gateway Homeowner's Association.
 - The owners of Block B, Lot CA-B1 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

FLOOD STATEMENT:

According to Panel No. 48085C0270J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone A, which is defined as a special flood hazard area inundated by 100-year flood, no base flood elevations determined. For the portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LEGEND

ADS	ALUMINUM DISK IN CONCRETE SET
IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "KHA" SET
IRF	IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
MFFE	MINIMUM FINISHED FLOOR ELEVATION
W.E.	WATER EASEMENT
P.W.E.	PRIVATE WATER EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING

**PRELIMINARY-FINAL REPLAT
MERIDIAN AT GATEWAY**

BEING A REPLAT OF LOT 2R1, BLOCK A OF THE GREENS OF MCKINNEY, SECTION 3, RECORDED IN VOL. 2008, PAGE 194, PLAT RECORDS, COLLIN COUNTY, TEXAS
AND
BEING 64.025 ACRES SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449 AND THE JOAB BUTLER SURVEY, ABSTRACT NO. 68
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

- 183 RESIDENTIAL LOTS**
- 4 COMMON AREAS**
- 1 REMAINDER LOT**

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	APS	KHA	JULY 2017	067125006	1 OF 1

**PRELIMINARY FINAL REPLAT
FOR REVIEW PURPOSES ONLY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER:
MCKINNEY FAIRWAYS, LLC
C/O LYND RESIDENTIAL PROPERTIES
8000 IH-10 West, Suite 1200
San Antonio, Texas 78230
Tel. No. (210) 733-6125
Fax No. (210) 733-6178
Contact: Samuel Kasparck

APPLICANT:
WILBOW CORPORATION
4131 N. Central Expressway, Suite 990
Dallas, Texas 75204
Tel. No. (972) 865-1343
Contact: Jennifer Rabon, VP Development

ENGINEER:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Craig Mallan, PE

RECEIVED
By the Planning Department at 4:11 pm, Jul 24, 2017

D:\WORK\PROJECTS\2017\25006-GREENS OF MCKINNEY\DWG\FINAL REPLAT.DWG PLOTTED BY: STENDON\J.LABEL/24/07/2017 4:11 PM LAST SAVED: 7/27/2017 11:32 AM

Kimley»»Horn

July 10, 2017

Mr. Andrew Barr
City of McKinney, Fire Department
222 N. Tennessee Street
McKinney, Texas 75069

**Re: Meridian at Gateway (17-162PF)
Fire Department Hose Lay Variance Request
City of McKinney, Collin County, Texas**

Dear Mr. Barr:

Kimley-Horn (KHA) hereby requests a variance to the 150' hose lay requirement on Lots 8-38, Block G; Lots 1-41, Block D; Lots 1-21, Block E related to the townhome section of the proposed Meridian at Gateway development. Attached is an exhibit showing the hose lay distances from the edge of pavement to the farthest point at the rear of all units in the proposed development. Please note that the distances shown are consistent with the distances previously discussed in our meetings throughout the zoning application process. Note that the attached plan is conceptual and that the actual final layout and distances may vary slightly from that shown on the exhibit. Thank you for your consideration of this request.

Please contact me at (972-704-1176) or lori.lusk@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Lori Lusk, PE
Project Manager