



April 29, 2022

Mr. Jacob Bennett, Planner 1
City of McKinney
Development Services Division
221 N. Tennessee St.
McKinney, TX 75069

Re: PDM2022-0054 | REC Switch Station
Preliminary-Final Plat of New Hope Switchyard Addition

Dear Mr. Bennett,


The subject six-acre site is situated on County Road No. 336 east of Farm to Market No. 2933 at the southwest corner of the Jordan Straughan Survey. I have attached the Correction Special Warranty Deed as evidence of title from North Texas Municipal Water District (NTMWD) to Rayburn Country Electric Cooperative. The site will be developed as an electrical substation to serve adjacent NTMWD facilities as well as Grayson-Collin Electric Cooperative customers.

We request variances from the following requirements for this project:

- The requirement to construct a minimum twenty-four foot (24') wide concrete curb and gutter pavement section for County Road No. 336 including the associated street lighting, sidewalks, underground drainage systems, and other appurtenances; and
- The requirement to construct on-site and, if necessary, off-site storm drainage facilities to capture storm water runoff upon and across the property to the nearest waterway with adequate capacity; and
- The requirement to construct a 12-inch diameter water line along County Road No. 336, together with approximately two (2) miles of offsite 12-inch and 30-inch minimum diameter water lines and appurtenances capable of supplying adequate domestic water service and fire flow to and through the property from the nearest City of McKinney water line; and
- The requirement to construct a 10-inch diameter sanitary sewer line to the property, together with approximately two (2) miles of offsite 15-inch and 21-inch minimum diameter sanitary sewer lines and appurtenances capable of providing adequate wastewater service to and through the property from the nearest City of McKinney sewer line.

We propose that the entire six-acre site be a single-lot non-residential, Minor Subdivision Plat for the New Hope Switchyard at the southeast terminus of the proposed Rayburn Electric New Hope Transmission Line.

Applicant:
Respectfully yours,


Wayne C. Terry, RPLS, LSLs
Manager of Surveying Services