

February 6, 2013

City of McKinney Development Services  
222 N. Tennessee Street  
McKinney, Texas 75069

**Re: Preliminary-Final Replat of Lots 12R & 18, Bloomdale Farms**

To whom it may concern,

This plat covers a 10.840 acre tract known as Lot 12 of Bloomdale Farms in the Joel Steward Survey, Abstract No. 838. It is further known as 6290 County Road 123. This will be the only phase of development for this plat and it is for residential purposes.


The purpose of this plat is to subdivide the existing lot into two lots. The existing house will remain on Lot 12R and the current owner will sell Lot 18. The existing drive accessing Lot 12R will be removed and a new driveway will be installed on Lot 12R to access the existing house and other structures.

The owner (Mr. Harper) would like to request the following variances:

- 1) Approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct public streets including the associated street lighting and sidewalks adjacent to the subject property.
- 2) Approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent upstream property.
- 3) Approval of a variance to Section 142-105 of the Subdivision Ordinance allowing the use of individual septic systems.
- 4) Approval of a variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm water system.
- 5) Approval of a variance to the 2006 Edition of the International Fire Code, including local amendments, waiving the requirement that fire hydrants and minimum fire flows be provided.

If there are any other questions, feel free to contact me at (903) 355-8105 or by email at [john@rplsinc.com](mailto:john@rplsinc.com).

Sincerely,



John Glas  
R.P.L.S.