

May 17, 2021

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Tx 75069

Re: Plat/Replat Letter of Intent for Preliminary-Final Plat for R-6741-001-0320-1 (a called 14.00 acre tract)

The subject property being a 14.0354 acre tract (a called 14.00 acre tract), located on the West side of County Road 409, the northeast corner of subject tract lies approximately 553 feet South of the intersection of County Road 341 and County Road 409, and the southeast corner of the subject tract lies approximately 1204 feet north of the intersection of County Road 409 and Double Lake Drive.

This is a mapping event – to go from unplatted land to a single platted lot. There are no plans for development and as such no planned phases. This a single event – plat only.

For platting purposes, the name of this one (1) lot subdivision is Rothermel Addition.

There are no construction activities or development plans related to this platting of unplatted land. Preliminary screening or buffering plans are not applicable; Common areas are not being created with this plat; no facilities agreement is needed.

We are requesting the following variances with this submittal:

Tree Survey with Tree Permit Application – The proposed plat lies within the ETJ and the only purpose for this platting event is to create a single platted lot. There are no planned development activities or construction related to this platting event.

Setback Exhibit – This is not a residential development (not a single family nor a duplex residential subdivision). There are no development activities associated with this platting event.

Preliminary Utility Plans – There are no development plans related to this platting event and as such there is no need to propose water, sanitary sewer lines and related facilities as connections to utilities are not needed for this mapping event.

Preliminary Drainage Plans – There are no improvements being planned for or constructed with this platting event. The topography of the land is not changing. The tract of land is staying unimproved.

Topography with contours – This is a mapping event to go from unplatted land to platted land. No development, no improvements.

Owner contact information

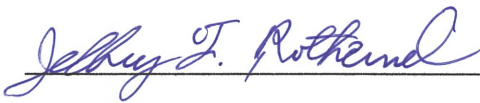
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Applicant contact information

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