

October 26, 2017

City of McKinney
Planning Department
221 North Tennessee Street
P.O. Box 517
McKinney, TX 75070

RE: Letter of Intent – Preliminary Final Plat

To Whom it May Concern,

This Letter of Intent and attached Preliminary Final Plat covers an existing 10.822-acre tract of land in the Calvin Boles Survey, Abstract No. 28 and located in the McKinney ETJ at 3912 CR 318, McKinney, Texas. The property is being sub-divided into 3 lots. There are currently two structures on lot number two and no structures on the other two lots. However, one home is currently being planned for development on Lot number one. The east property line runs along line of CR 318 and is app 625 feet north of the intersection of county road 325.

The property is currently a single family residence with an agricultural tax exemption.

As shown on the Plat, the property line extends to the center of County Road 318.

Requested Variances:

Variance to Sec 142-103 and 142-105 of the Subdivision Ordinance waiving the requirement to dedicate right-of-way and construct public streets and related appurtenances; and construct public water and sanitary sewer lines and allowing the use of onsite septic facilities; and waiving the requirement to dedicate easements and construct public storm sewer and drainage facilities.

Variance to Sec 130-301 and 130-302 of the Stormwater Management Ordinance waiving the requirement that drainage facilities to be designed for fully developed 100-year flows; waiving the requirement that a downstream assessment be provided or that stormwater detention be provided; and waiving the requirement that surface runoff from an individual lot be conveyed to a public right-of-way or an underground drainage system contained in an easement.

Variance to Sec 42-23 and 42-26 of the Fire Prevention Code waiving the requirements of the 2012 International FireCode and local amendments that fire hydrants be provided and that minimum fire flows be provided.

Please contact me at 214-335-5810 or brian.yakman@wavecode.com should you have any questions.

Sincerely,

Brian Yakman

