

June 8, 2017

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

RE: Letter of Intent – Preliminary-Final Plat of Swim Addition

To Whom It May Concern,

This Letter of Intent and attached Preliminary-Final Plat covers an existing 11.995-acre tract of land in the Buford Clements Survey, Abstract No. 226 and located in the McKinney ETJ at 2172 CR 338, McKinney, Texas. The property is being sub-divided as 2 lots for the current owner to build a home. The west property line runs along CR 338 and the south property line of the tract is located approximately 2,900 feet north of the center line of County Road 331.

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 338.

Right-of-way dedications and easements shall be added per the request of the City.

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; waiving the requirement to dedicate easements and construct public water and sanitary sewer utilities 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 Fire Code and local amendments: Fire hydrants shall be provided and spaced as required by the fire code, Fire flow shall be provided as required by the code and Two points of approved fire apparatus access into the development shall be provided as required by the code.

Please contact me at 972-423-4372 or mike@roomeinc.com should you have any questions.

Sincerely,



Michael Cuzzo

Roome Land Surveying, Inc.