



Received by  
Planning 1/20/15

January 19, 2015

Michael Quint  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Letter of Intent – Preliminary Final Plat**  
**Approximately 146 Acres**  
**146 acre tract on the south side of US 380 approximately 1,400 feet east of FM**  
**1827;**  
**S&A Project Number: 02111001**

Dear Mr. Quint:

Please accept this correspondence as the formal Letter of Intent for the submittal of a Preliminary Final Plat for the above mentioned property on behalf of my Client. The subject property is approximately 146 acres. It is the intention of my Client to develop the property as a Type IV Landfill.

Considering the proposed use of the site and lack of substantial discharge points of sanitary waste water, my Client does not feel that it is needed nor preferred to have sanitary waste water from the site be discharged into a public utility system. Therefore, in conjunction with the proposed development discussed above, my Client is proposing sanitary sewer service for the on-site building via the installation and use of an on-site septic system. This proposal has been discussed and generally approved by City Engineering Staff. Furthermore, there is an existing North Collin Water Supply Corporation water meter in the University Drive right-of-way along the northern property line of the subject property. My client will be utilizing this service and providing upgrades to the NCWSC system in order to provide a fire hydrant onsite. This proposal has also been generally accepted by both Engineering Staff and the Fire Marshal's office.

Per discussions with City Staff and the City Master Utility Plan, our client will be installing sanitary sewer along the western and northern boundaries of the site consistent with the City's master utility plan. My client does not intend to connect this system back to the existing sanitary sewer system because we do not plan to utilize the City's sanitary sewer system to provide service to our property. These lines can be utilized in the future and will function as intended on the Master Utility Plan. My client will be escrowing the appropriate funds for the required water line along University Drive. In discussions with the Fire Marshal's Office and the Engineering Department, it is not preferred to connect the water service for the site to the City's main system

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because the water demand of the proposed development will be minimal (there will be one bathroom in the main guard house – this will be the only water demand for the site). With the low demand, water will stagnate within the line and become unsafe for the public. Per discussions with the engineering department, it is preferred that this water line not be installed and left “dry” to avoid deterioration of the facility.

We are requesting a variance to install/escrow facilities adjacent to our property, but to not install the offsite extensions as we will be serving our site by other means.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [levi.wild@sanchezassociates.net](mailto:levi.wild@sanchezassociates.net) if this is more convenient.

Regards,

Levi Wild, P.E.

CC: Tom Noons, British American Properties of Texas, Inc.  
File