

Preliminary- Final Plat Letter of Intent for Development in City of McKinney (ETJ)

Owner- Jesse and Nicole Oquist
Address- 2918 County Road 407
McKinney, Texas 75069

Subject Property- 2.8808 Acres located in the Hardin J. Chenoweth Survey A-157
Collin County, Texas

Property Location- Approximately 250' East of Songbird Lane on the North side of County Road 407. Proposed Cell Tower location located approximately 480' North of County Road 407 at the North East corner of the Oquist 2.8808 acres.

Development Phase- Phase 1 of Development

Subdivision Name- Oquist Subdivision

Screening/Buffering Plan- N/A- Tree Survey submitted

Lots/Common Areas- 1 Lot and No Common Areas

Requested Variances and Requirements -

- Dedicate 30' ROW from centerline of CR 407
- No easements are required for existing or future water, sewer, or stormwater facilities. Future water, sewer and stormwater facilities will be located in the CR 407 ROW.
- Request variance from reconstruction of CR 407 to meet City standard (concrete curb & gutter, underground drainage, sidewalk, lighting, etc), including +/- 900 feet of offsite roadway capable of serving the site.
- Request variance from construction of water lines to meet City standard (min 8" diameter), including +/- 14,000 feet of offsite water lines capable of serving the site.
- Request variance to not meet the minimum requirements of the City of McKinney Fire Code in regards to minimum fire flow and fire hydrant locations.
- Request variance from construction of sewer lines to meet City standard (min 8" diameter), including +/- 8,500 feet of offsite sewer lines capable of serving the site.
- Request variance to allow the use of an On Site Septic Facility on the site.
- Request variance to not meet the minimum requirements of the City of McKinney Stormwater Ordinance in regards to stormwater studies, conveyance and lot to lot drainage.

Type of Plat- Preliminary- Final Plat

Proposed Plat- For non-residential Extraterritorial Jurisdiction Development

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