



July 23, 2018

Brian Lockley
City of McKinney Planning Dept.
221 N. Tennessee St.
McKinney, TX 75069

RE: *Letter of Intent – Preliminary Final Plat for Trinity Falls Planning Unit 3 Phase 4*

Dear Mr. Lockley:

Please find attached the Preliminary-Final Plat for Trinity Falls Planning Unit 3 Phase 4. As a part of submitting this Preliminary-Final Plat, we would like to retract this area from the Trinity Falls Planning Unit 3 Preliminary-Final Plat dated 2/16/2016 (City Project No. 15-263PF). In addition, we would like to request a variance to Subpart B, Chapter 142, Article IV, Section 142.99 – 3 of the City of McKinney Code of Ordinances to allow Lots 53-62 in Block G to front common area G-3. The subject property is located at the northeast corner of CR 206 and Trinity Falls Parkway. Planning Unit 3 Phase 4 is bounded by existing Trinity Falls Parkway to the south, existing Sweetwater Cove to the east, future Planning Unit 3 Phase 3 to the North, and existing CR 206 to the west. The site is +/- 53.34 acres in size, contains 241 lots and 37 common areas for landscaping, and is located in the City of McKinney Extraterritorial Jurisdiction. If you have any questions regarding the Plat, please contact Russell L. Kennedy, P.E. at 972-335-3580.

Sincerely,

A handwritten signature in blue ink, appearing to read "RLK", written over a white background.

Russell L. Kennedy, P.E.



July 23, 2018

Andrew Barr
City of McKinney Fire Dept.
221 N. Tennessee St.
McKinney, TX 75069

RE: *Letter of Intent – Preliminary Final Plat for Trinity Falls Planning Unit 3 Phase 4*

Dear Mr. Barr:

Please find attached the Preliminary-Final Plat for Trinity Falls Planning Unit 3 Phase 4. As a part of submitting this Preliminary-Final Plat, we would like to request a variance to Chapter 5, Section 503.1.1 of the International Fire Code, adopted by the City of McKinney in Subpart A, Chapter 42, Section 42-43 of the Code of Ordinances to allow the maximum fire hose lay of 165 feet. The subject property is located at the northeast corner of CR 206 and Trinity Falls Parkway. Planning Unit 3 Phase 4 is bounded by existing Trinity Falls Parkway to the south, existing Sweetwater Cove to the east, future Planning Unit 3 Phase 3 to the North, and existing CR 206 to the west. The site is +/- 53.34 acres in size, contains 241 lots and 37 common areas for landscaping, and is located in the City of McKinney Extraterritorial Jurisdiction. If you have any questions regarding the Plat, please contact Russell L. Kennedy, P.E. at 972-335-3580.

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