

Hickman Consulting Engineers, Inc.

3094 County Road 1024
Farmersville, Texas 75442
(972) 784-2499 • fax (972) 793-8654

Civil Engineering

Land Development

Consulting

August 13, 2014

Variance Request

1. Cul-De-Sac Length Variance - This site is inundated with large mature trees. The proposed street has been configured to avoid most of these trees. Also, the site is long and narrow and drops 86' in elevation from the entry to the back of the property. Because there is no sewer service in the area the lots are forced to be 1+ acre in size therefore, it is impossible to develop this property without a long cul-de-sac. The fire department has approved this cul-de-sac length if the homes are sprinkled which they will be. Request approval of a variance to Section.

2. Two Points of Access Variance - Country Club Road is FM Hwy 1378, a TxDot managed right-of-way. With a posted speed of 50 MPH on FM 1378 and the adjacency of existing roads to the west and east TxDot would be unlikely to approve a second access point without a true hardship. Builder will construct a fire sprinkler system in all homes within the development. Additionally, the entry has a divided median with two 24' fire lanes.

3. Horizontal Radius Variance - The proposed road is engineered with a street centerline radius of 128.64' on one section. The City currently mandates a 250' minimum centerline radius. Due to the proliferation of mature trees and very steep grades the decision was made to emulate an existing driveway through the property which facilitated avoiding several large trees and was able to hug an existing 15' drop-off adjacent to the proposed road along lot 2. Given the low proposed speed limit of 20 MPH this radius should be well within safe operating limits. Request approval of a variance to Section 3.3.1 of the Street Design Manual waiving the requirement to provide a minimum radius of 250'.

4. Common Area Buffer Variance - A Screening Wall has been proposed against the right-of-way of Country Club Road (FM 1378) to line up with the existing developments on either side of this property. We propose to eliminate the Common Area Buffer adjacent to FM 1378 and allow a screening wall within a wall maintenance easement to be maintained by the HOA. Request approval of a variance to Section 142-106 of the Subdivision Ordinance waiving the requirement to provide a buffer where a residential lot will back or side a street.

5. Screening Wall Design - Since this is a rural development the developer would like to construct 6' stone columns with a 5' horizontal steel (wrought iron appearance) fence.

6. Water Service Variance - Water will be provided by the City of Fairview since they have an existing waterline within the north right-of-way of FM 1378 adjacent to the proposed tract.

7. Utility Extensions - Request approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent upstream property.

8. Lot Size Variance - Request approval of a variance to construct 1.0 acre lots in lieu of the 1.5 acre lots required by the City of McKinney.

9. Sewer Variance - Currently, there is no available sewer service anywhere in the immediate area. A variance is requested for 1+ acre lots to meet the Collin County septic system requirements and 1.5 acre lots to meet City of McKinney septic system requirements. Request approval of a variance to Section 142-105 of the Subdivision Ordinance allowing the use of individual septic systems.

Variance Letter
August 13, 2014
Page 2

10. Lot-to-Lot Drainage - Since the property has 86' of vertical drop it will be very difficult to avoid lot-to-lot drainage. The lots are very large with considerable tree coverage. Because the lots are very large with considerable slopes it would be impossible to engineer them without regrading a large portion of the lot and directing the proposed storm water flows into the proposed street. Regrading would remove the majority of the mature trees which make up much of the character of the subdivision. Request approval of a variance to the Storm Water Management Ordinance prohibiting lot-to-lot drainage.

11. Sidewalks - This is a private subdivision with no sidewalks in either existing subdivision to the east and west and no sidewalks within the contributing adjacent road (FM 1378). Also, the lots are very large (1+ acres each), therefore, in order to maintain consistency, a sidewalk variance is requested. Request approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct sidewalks within or adjacent to the subject property.

12. Minimum Fire Flows - Request approval of a variance to the 2006 Edition of the International Fire Code, including local amendments, waiving the requirement that minimum fire flows be provided.

Thank you for your consideration,

Mark H. Hickman, P.E.
Vice President