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To: The City of McKinney  
Rhys Wilson, Planner  
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972 547-7403  
Aaron Bloxham, Planning Manager  
[abloxham@mckinneytexas.org](mailto:abloxham@mckinneytexas.org)  
972 547-7407

From: James West, Architect  
Date: May 17, 2019  
Ref: Letter of Intent  
RCI Office and Warehouse Facility  
121 and Highway 75 in McKinney ETJ

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City of McKinney,

Variance requests for the development of the RCI Office and Warehouse facility:

- 1.) We request a variance from construction of City of McKinney Water Lines.
- 2.) We request a variance from the construction of City of McKinney Sewer Lines
- 3.) We request a variance to allow the use of Site Septic Facility utilizing an anaerobic system as approved by Collin County
- 4.) Attached is a letter from North Collin SUD stating they can provide adequate flow from their 4" water line to our site for domestic use and a water meter east of the existing (retained) entry.
- 5.) Stating results of our meeting with Assistant Fire Marshall Andrew Barr that no fire suppression is foreseen for this facility nor are there any perceptible conflicts in our plat presentation at this time.

Please call me at 214 675-1559 or email [tao75070@tx.r.com](mailto:tao75070@tx.r.com) if you have any questions.

Yours truly,

*James West*

James West, architect

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City of McKinney,

We are planning a 3500 square foot Office and attached 7000 square foot warehouse for RCI Services on the south access road of 121 and Highway 75 north of McKinney in the McKinney ETJ. The office staff will be in charge of the Warehouse activity and 10 people are planned as staff although 35 people are possible under code for the office and 15 in the warehouse with a total occupancy of to under code of 50 which is not the planned or budgeted occupancy. The project is planned for a single phase utilizing the existing entry and another further east making a double entry.

Rear site drainage utilizing and existing improved swale which will serve the RCI development as well as adjacent property with a 10 foot easement at the rear of the property.

Please call me at 214 675-1559 or email [tao75070@tx.r.com](mailto:tao75070@tx.r.com) if you have any questions.

Yours truly,

*James West*

James West, architect