

William W. DuCharme
6931 Cottage Hill Lane
Celina, Texas 75009-5109

August 23, 2021

City of McKinney

To whom it may concern:

RE: DuCharme Plat

Honey Creek Venues Addition

Lot 1, Block A

This is a letter of intent for the above stated addition.

The acreage of the subject property is 25.51 acres. The northwest corner of the subject property is at the intersection of West Cottage Hill Parkway and Honey Creek. The subject property is located on the south side of West Cottage Hill Parkway. This is phase one of the development. The name of the subdivision is "DuCHARME PLAT-HONEY CREEK VENUES ADDITION, LOT 1, BLOCK A". There will be 1 lot in this addition. Requested variances are as follows:

- 1) Variance waiving the requirement to construct public streets including associated street lighting and sidewalks adjacent to the subject property.
- 2) Variance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent upstream property.
- 3) Approval of variance to allow the use of individual septic systems.
- 4) Variance waiving the requirement to collect drainage in an underground storm water system.
- 5) Variance waiving the requirement that fire hydrants shall be provided and spaced as required by the fire code.
- 6) Variance waiving the requirement that fire flow shall be provided as required by the fire code.
- 7) Variance waiving the requirement that two points of approved fire apparatus access into the development shall be provided as required by the fire code.

Regarding fire protection, we plan on drilling a water well with a 2-inch service line to the building, building to have an interior Wet fire protection system in accordance with NFPA 13R fire codes.

This plat is to be a Preliminary-Final Plat.

If you have any questions, please email me at bill.honeycreek@gmail.com.

Thank you,


Bill DuCharme

MEMBER/MANAGER HONEY CREEK VENUES, LLC