

October 10, 2017

Brian Lockley  
Director of Planning  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75070

Re: McKinney Redbud Pump Station

Dear Mr. Lockley:

Freese and Nichols, Inc. (FNI) has contracted with the City of McKinney to design the Redbud Pump Station and Ground Storage Tanks. We have developed an overall master plan and will shortly proceed with construction phase for the Redbud Pump Station and the first Ground Storage Tank. The Redbud Pump Station is located at the intersection of McLarry Drive and Redbud Boulevard in the John R. Jones Survey Abstract No. 497 and the Tola Dunn Survey Abstract No. 284 for a gross area of 54.112 acres. The physical location is 3601 Redbud Boulevard which is approximately 1,500 feet south of Bloomdale Road along McLarry Drive. The zoning for the site is Agriculture and a specific use permit is required to allow a water pumping station in this classification. The project is broken into two separate construction contracts. CIP Project WA-8312 is to construct the Redbud Pump Station and the first Ground Storage Tank. CIP Project ST-1612/ST-1613 is to construct the Redbud Boulevard widening and reconstruct McLarry Drive from the intersection of Redbud Boulevard and McLarry Drive to the terminus of the project, approximately 1,100 feet north. Three Lots are being platted. Lot 1 is for the Redbud Pump Station and Ground Storage Tanks and is owned by the City of McKinney. Lot 2 is owned by North Texas Municipal Water District for construction of their water meter vault and future pump station. Lot 3 is owned by the City of McKinney and does not have any permanent construction planned now.

We are requesting that a variance be granted to not provide the required screening for the overhead door on the north side of the pump station building. This door is required for maintenance vehicle access into the pump room. Due to the number and proximity of buried infrastructure north of the pump building (this includes large diameter water pipes, underground electrical, communications, and chemical lines), the installation of piers for a screen wall foundation was not recommended. A screen wall may also prohibit excavation for maintenance of buried lines in the future. Several steps are being taken to address the intent and provide screening of the overhead door. During the initial phase of the site development, this door will be screened from McLarry Drive by the existing trees to be left in place and by new trees to be planted along the initial fence line. In addition, the chemical building will obscure visibility of the overhead door from McLarry Drive. In the future phases, the addition of tanks will also provide screening. The existing trees and landscaping will remain in place until construction of the future tanks.

We are requesting a variance be granted to not provide screening along the McLarry Drive right-of-way and a portion of the Redbud Boulevard right-of-way. The project team, including City staff, reviewed options for masonry fence, ornamental metal fence, or a living screen for the entire site. Any of these screening improvements would need to be removed and replaced during future construction of tanks B, C, and D as well as the 850 Pressure Zone waterline to Trinity Falls. An ornamental fence and living screen will be built with the first phase of project to screen the initial phase of site improvements. This will extend

about 540-feet along Redbud Blvd and about 260-feet from Redbud Blvd north into the site. This ornamental fence will include a living screen. At a point east of future Tank C, the initial construction will transition from the ornamental fence to a chain-link fence for site security. As described above, the existing trees north of the McLarry driveway to the overhead electrical easement will be left in place to serve the purposes of a living screen for this part of the site. In the future when these trees must be cleared for tanks B and C, an ornamental fence and living screen will be constructed along the McLarry Drive right-of-way. When tank D is built, the ornamental fence and living screen will be extended for the remaining portion of Redbud Boulevard right-of-way. As indicated on the landscape plans and site plans, the necessary landscape buffer, fence, and trees have been included as part of the site master plan.

Freese and Nichols, Inc. is happy to be a part of this project and capital improvements for the City of McKinney. Please let me know if you have any questions. FNI looks forward to working with you and your staff on this project.

Sincerely,



Sam Meisner, P.E.  
Freese and Nichols, Inc.  
Associate

cc: Paul Tucker, P.E. City of McKinney Senior Utility Engineer