



T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

Date: 11.15.2024

Attn: City of McKinney – Planning & Development
211 N. Tennessee St.
McKinney, TX 75069

Ref: Preliminary Plat for Single Family Subdivision

STATEMENT OF INTENT

Application For Preliminary Plat – City of McKinney

To Whom It May Concern:

Triangle Engineer on behalf Cottage Hill Investments, LLC (the “Owner and Developer”) writing this letter to inform the City of McKinney of the intent to construct a Single-Family Subdivision with OSSF in the 20.00-acre tract of land, located on the South side of W. Cottage Hill Pkwy, and approximately 1500 feet East of CR 169 in McKinney, TX. Property details are listed as below:

- This property is currently unplatted:
 - ABS A0199 ALFRED CHANDLER SURVEY, TRACT 20
- Site Area: 20 Acres
- Zoning District: City of McKinney ETJ
- Proposed Use: Single Family Subdivision Lots
 - Lot Size: 1.0+ Acres
- Special considerations: None

The site development is proposed to comply with all the required improvements that are set-forth in the “Article 3: Subdivision Regulations” “Section 307 C: Improvements of Design Standards” of the city’s development code unless noted otherwise.

The following improvements are being developed as a part of this development:

Improvements Provided:

- Per Section 307-C (Improvements) of the Subdivision Ordinance - Franchise Utilities shall be provided for each lot.
- Per Section 307-C (Improvements) of the Subdivision Ordinance - Streets, Sidewalks, and Lighting shall be provided as referenced in the Engineering Design Manual
- Per Section 307-C (Improvements) of the Subdivision Ordinance- Storm Sewer and Storm Drainage Facilities shall be provided as referenced in the Engineering Design Manual

Variiances Needed:

- Per Section 307-C (Improvements) of the Subdivision Ordinance- Not to Extend/Install City Water system, identified in a Facility Agreements (Water to be provided by 3rd party supplier)
- Per Section 307-C (Improvements) of the Subdivision Ordinance - Not to Extend/Install City Sanitary Sewer System identified in a Facility Agreements (Septic to be used)



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- Per Section 307-C (Improvements) of the Subdivision Ordinance – Waiving requirement to install Roadway improvements to Cottage Hill Pkwy identified in a Facility Agreement and per Thoroughfare Plan (Pavement & Lighting)
- Section 301-E (Improvements Required) of the Subdivision Ordinance to not escrow or construct Public Improvements, identified in a Facilities Agreement
- Per Section 308D of the Subdivision Ordinance – Waiving the requirement to install Buffering Standards in the form of a Common Area along Cottage Hill Pkwy

The owner/developer has determined to develop the property to meet the rising need of housing demand in the City of McKinney. The Preliminary Plat plan shall be designed to comply with the city of McKinney Zoning Ordinance, Master Thoroughfare Plan and Comprehensive Plan. We look forward to working with the city staff towards successful completion of our project.

Sincerely,

A handwritten signature in blue ink, appearing to be "Kartavya (Kevin) Patel", written over a horizontal line.

Kartavya (Kevin) Patel