

May 2, 2022

Planning Department
City of McKinney
222 N Tennessee St
McKinney, Tx 75069

Letter of Intent: Preliminary Plat, A-Affordable Boat, and RV Storage McKinney ETJ

Planning Department,

Baird, Hampton, and Brown (BHB), on behalf of A-Affordable LLC, present the following submittal in accordance with the city's regulations for a proposed Boat and RV Storage facility located at 3484 County Road 406. A pre-development conference was held on 1-19-2022 (PDM2022-0003) to discuss the development. The portion of the property fronting County Road 406 is within North Collin SUD service district and the back portion of the property is in the city's service area. There are no city services in the area. It was agreed the developer would provide a 15' water line easement and a 15' sewer line easement along the back portion of the property. Additionally, a 30' ROW dedication would be required. These items are shown on the submitted plat.

The developer has also agreed to enter into a Facilities Agreement with the city stating the subject property will remain a Boat and RV storage facility. Any development other than a Boat and RV Storage facility would require extension of public water and sewer services to the site. A variance to not provide water and sewer service is requested. The site will be serviced by onsite septic approved through the county. The existing house on site is served by public water with North Collin SUD and that service will be used for the proposed 400 SF office.

Submitted with the plat are the Civil Construction Plans. The development is private and requires no public infrastructure. A Detention Pond is included in the plans to offset the increased runoff from the development as required by the city and the county. A drainage easement for the pond is shown on the plat.

Please feel free to contact me if you have any questions or concerns at 817-338-1277.

Sincerely,

Baird, Hampton & Brown



Chad Wallace, P.E.
Civil Engineer