

Sudheer Vootkuri
3201 Trailing Vines Bnd
Wylie, TX 75098

City of Wylie Building Inspection Department
300 Country Club Rd., Building 100, 2nd Floor
Wylie, TX 75098

Subject: Request for Approval for Retaining wall.

Building Inspection Department,

I hope this message finds you well. I am writing to request for variance, to construct a retaining wall within the utility easement located at 3201 Trailing Vines Bnd Wylie TX 75098.

The purpose of this retaining wall is to address several key concerns:

Erosion Control: The natural slope of the land in this area will lead to soil erosion, particularly during periods of heavy rainfall or storms. This has been identified by a certified home inspector in his report (page#10 of attached appendix-1). The Grading for closest distance from foundation to fence/boundary is approximately 25% (attached appendix-2). We also noticed small cracks in the foundation near this corner. This will stop the cracks from growing (Page#58 of attached appendix-1). By constructing a retaining wall, we aim to stabilize the soil and prevent further erosion, thereby safeguarding the integrity of the surrounding landscape.

Safety Enhancement: In addition to protecting property, the construction of a retaining wall will contribute to enhanced safety for my kids playing in the yard by preventing slippage and injuries during play. The retaining wall will create a secure environment within the vicinity.

Aesthetic Improvement: The proposed retaining wall will be designed to complement the surrounding landscape, utilizing materials and finishes that blend harmoniously with the natural environment. This will not only serve a functional purpose but also contribute to the overall aesthetic appeal of the area.

Supporting Material:

- We submitted a request to texas811.org (ticket # 2453626938 and 2454440290) to locate the underground cables/pipes in the easement area. As per the markings, the underground cables

or pipes are not in this easement area. The ticket received responses from the following utility companies.

- Atmos Energy (Natural Gas) has located the pipes and marked the area "clear" indicating there are no pipes in the easement area .
- Farmers Electric Co-op(Electricity) located cables in the yard and marked it "clear" indicating that there are no cables in the direction of the marked arrows.
- Spectrum Communications (Internet) located cables in the yard and marked it "clear" indicating that there are no cables in the direction of the marked arrows.
- The City of Wylie (Water and Sewer) has marked the area "clear" indicating there are no pipes in the easement area .

I also spoke to USIC regarding these locate requests. They confirmed the above findings that the area has been marked "clear" by the Farmers Electric Co-op and Spectrum.


- The Woodbridge Homeowners Association approved our request for permission to build the retaining wall. (attached appendix-3)
- The property in the adjacent street (corner of Wedgewood way and Amber waves ln) is in a similar situation, with a 10 ft utility easement, and has a retaining wall. This wall was built by the developer. (attached appendix-4)

We understand the importance of adhering to regulations and guidelines set forth by the city regarding construction within utility easements. I want to take this opportunity to assure that, if necessity arises in future, for utility companies to access this area. The utility companies or the city are not responsible for correcting the yard/wall after the access is completed. We are also committed to ensuring that the proposed retaining wall complies with all necessary standards and regulations, and we are prepared to work closely with the appropriate authorities to obtain any required permits and approvals.

We would be grateful for the opportunity to apply for variance. Please let us know if there are any additional steps or procedures we need to follow in order to proceed with this request.

Thank you!

Warm regards,



Sudheer Vootkuri,

3201 Trailing Vines Bnd Wylie TX 75098

214.797.7743

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

(C) determine the adequacy of the draft.

TREC Limitations. The inspector is not required to inspect or comment on chimney structures located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the scope of this inspection

Glass Enclosure In Place:

Due to the enclosed glass front the unit was not able to be tested. Accessible gas valve was not observed or located.

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) exhaustively measure every porch, balcony, deck, or attached carport components; or

(B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

1: Patio/Porch Cracking

🔴Recommendation

There is cracking noted at the patio/porch surfaces. The crack is going from edge to edge at the rear left of the back patio.



2: Mortar Cracks

🔴Recommendation

There are mortar cracks in the bricks at the porch.

Recommendation: Contact a qualified professional.



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I	NI	NP	D
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2: Steep Grading

 Handyman/Maintenance Item

The grade is excessively steep in areas around the home. This can lead to erosion and the soil around the home should be monitored.

Recommendation: Recommend monitoring.



3: Flat Grading

 Recommendation

All surface runoff water should empty to the street and / or alleyway as is practical. There should be a positive slope away from the building on ALL sides.



Elevation Grade Calculator

Calculate the grade of an elevation in degrees or grade percentage and estimate the horizontal or vertical distance needed to support an incline to an elevation.

Grade

Vertical Change

Horizontal Change

Rise:

30



in

Run:

127



in

CALCULATE

Results:

Elevation

$$\frac{7.0368744177664E+14}{2.9789434096961E+15}$$

Grade

0.2362

Decimal

23.62%

Percentage

13.29°

Degrees

