
Belcheff & Associates, Inc.

Municipal Engineering & Management
TBPE Reg. No. F-368

1660 Keller Parkway., Ste. 103
Keller, Texas 76248

August 18, 2021

Via e-mail to cfarmer@pondertx.com

Matthew Poole, Mayor and
Chairman Planning & Zoning Commission
Town of Ponder
102 W Bailey St.
Ponder, TX 76259

Re: Replat of Lots 36-39 & 40X, Block C – Clairmont Estates

Dear Mayor:

A Replat dated August 5th, 2021 by J. Volk Consulting, Plano, Texas, representing Developer Don Dykstra, Bloomfield Homes, LP was received by the Town electronically and reviewed in accordance with Town Ordinances and Regulations.

As you recall, the Final Plat of Clairmont Estates was approved by the Town and recorded in Denton County Plat Records earlier this year.

The purpose of this Replat is to amend 4 residential lots and 1 open space lot to allow for all-weather temporary access to the sanitary sewer facilities and an open drainage channel located within a public off-site drainage and utility easement. A permanent all-weather access to these facilities will be provided when the adjacent commercial property fully develops.

As a result of this Replat, a 20 ft. wide drainage and utility easement located within the residential lots as defined by the current Final Plat will now be part of the open space lot. A gravel road will be constructed within the limits of that open space lot to allow for access and its layout is shown on the attached Clairmont Estates Flex Base Road Exhibit.

This Replat meets the requirements of the Town's Code of Ordinances Chapter 153.031 and 153.032, and can be processed without public notice and hearing.

It is recommended that this Replat be approved as submitted.

Sincerely,

o/s
Roman Boitsov, P.E.
Belcheff & Associates, Inc.
Town Engineer for Ponder

Attachments: Replat of Lots 36-39 & 40X, Block C, Clairmont Estates dated August 5, 2021
Clairmont Estates Flex Base Road Exhibit

Mayor Mathew Poole

August 18, 2021

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cc: Planning & Zoning Commission/Town Council Members *via meeting packets*
Sheri Clearman, Town Secretary *via e-mail*
Gary Morris, Director of Public Works *via e-mail*
Carolyn Farmer, Planning & Zoning Director *via e-mail*
Tom Dayton, PE, J. Volk Consulting *via e-mail*
Don Dykstra, Bloomfield Homes, LP *via e-mail*