

May 1, 2025

City of Sanger Development Services  
P.O. Box 1729  
Sanger, TX 76266

Re: Springer Commons Addition

## Written Description

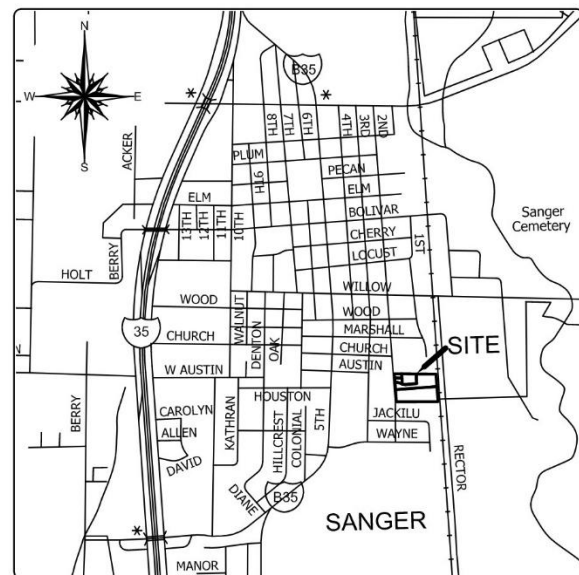
### **Project Description/Summary and Site History**

Springer Family Rentals, LLC, is proposing to plat a portion of the Henry Tierwester Survey, Abstract #1241 into five lots. This new plat is located on the west side of the 600 block of Second St. The Owner is also proposing to develop Lot 2 of this new addition into a daycare center with concrete parking and a driveway in a 24' wide fire lane, access, & water easement.

Owner will tap existing 8" water line in second street and run a 6" water line onto the site, ending in a fire hydrant. Water services will be installed on new 6" line.

Owner will tap existing 6" sanitary sewer line on site for sewer services.

Current zoning is I-1. Adjacent zoning is SF-10 and 2F.



### **Site Conditions**

The existing area currently consists of vacant land adjacent to single family residential.

Infrastructure includes:

- Public Water – Existing 8" along Second Street.
- Public Sanitary Sewer – Existing 6" on south side of plat in Lot 2
- Existing drainage channel on site will be cleaned and cleared and used for site detention and to account for any additional runoff.

Respectfully Submitted,  
**Allison Engineering Group**