

November 11, 2021

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Proposed SF Development
Preliminary Plat
Letter of Intent
Request for Variances from the Subdivision Ordinance

AEG No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary.

Variance Requests:

Below is a list of the variances. As the review proceeds, additional variance needs may be identified.

- 10.105 General Plat Requirements, (3) (L), Sidewalks and Bikeways
 - Request to not require sidewalks.
- 10.106 Improvements, (c) Sidewalks
 - Request to not require sidewalks
- 10.106 Improvements, (b) Street Paving (1) (A) Concrete Curb and Gutter
 - Request to not have curb and gutter.
- 10.106 Improvements, (b) Street Paving (2) (A) Residential/Local Street, Residential/Estate Street and Alley Construction



- Request to construct a Residential/Estate Street.
- 10.106 Improvements, (d) Drainage and Storm Sewer Improvements
 - Request to use borrow ditches, driveway culverts, low water crossings and road culverts in accordance with Denton County Subdivision Standards.
- 10.106 Improvements, (d) Drainage and Storm Sewer Improvements, (12) Grading and Drainage
 - Request to allow drainage patterns to remain similar to the natural drainage patterns, directing flows to and on to adjacent properties in a manner equivalent to existing conditions and patterns and to provide drainage easements on site when flows cross a second lot and proceed onto the third lot. The easements will start on the third lot. Easements will not be required for offsite drainage unless the proposed drainage conditions are not equivalent to existing; if point discharges are created where there is now sheet flow.
- 10.106 Improvements, (e) Water Systems
 - Water systems will be designed as a public water supply system in accordance with the requirements of the Bolivar Water Supply Corporation (BWSC).
- 10.106 Improvements, (f) Sanitary Sewers
 - Sanitary sewer service will be provided as On Site Sanitary Sewer Facilities (OSSF) as permitted by Denton County.

Contacts:

Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this request.

We eagerly look forward to working with the City to help shape the future of Sanger.

Respectfully Submitted,
Allison Engineering Group

Lee Allison, P.E.