

# IPRR SOUTHPOINTE-1, LLC

6723 Weaver Road, Suite 108

Rockford, Illinois 61114

September 6, 2018

Art Wright  
City of Mansfield  
Engineering Department  
1200 E Broad St  
Mansfield, TX 76063

RE: **Detailed Site Plan for Southpointe Phase 4, 5, 7, 8A & 8B  
Deviation and Variance Request**

Dear Art:

As the developer for Southpointe, a Masterplanned community governed by the Southpointe Planned Development (PD) District Standards, Revised April 24, 2017, I respectfully request a deviation from the PD for specific cottage lots identified below.

The cottage lots that we request a deviation for are as follows:

## Phase 4

Lot	Block	Description of Deviation
1 thru 15	1	Cottage Lot Frontage Deviation
10 thru 13	6	Exception to BTL due to exist. Easement
18 thru 21	9	Cottage Lot Frontage Deviation
1 thru 4	14	Cottage Lot Frontage Deviation

## Phase 5

Lot	Block	Description of Deviation
1 thru 6	11	Cottage Lot Frontage Deviation

## Phase 7

Lot	Block	Description of Deviation
1 thru 4	4	Cottage Lot Frontage Deviation

**Phase 8A**

Lot	Block	Description of Deviation
10	5	Cottage Lot Frontage Deviation
11	5	Cottage Lot Frontage Deviation
12	5	Cottage Lot Frontage Deviation
13	5	Cottage Lot Frontage Deviation
14	5	Cottage Lot Frontage Deviation

**Phase 8B**

Lot	Block	Description of Deviation
42	1	Cottage Lot Frontage Deviation
43	1	Cottage Lot Frontage Deviation
15	7	Cottage Lot Frontage Deviation

I appreciate your consideration of the deviation request noted. If you have any additional questions or concerns, please don't hesitate to contact me at (815) 387-3183 [davidbranch@nrockre.com](mailto:davidbranch@nrockre.com) at your convenience.

Sincerely,



David Branch  
Director of Land Development