



May 27, 2024
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Oasis at Sanger Addition Preliminary Plat -Review #1

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for the Oasis at Sanger. The submittal was prepared by Middleton and Associates, LLC and was dated May 15, 2024.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

Preliminary Plat Comments

1. Dedicate the fire lane as an access/water easement per 10.105(5)(C).
2. Show the full sewer easement to be dedicated by separate instrument.
3. Provide additional water easement per the utility plans.
4. Provide a preliminary grading plan to give more detail about the site drainage. The FF Elevation given is much lower than the existing grade and adjacent to the floodplain.

Preliminary Utility Plan Comments

1. Provide additional water easement. See plan comment.
2. Eight-inch (8") diameter and larger mains shall be installed in zoning districts commonly referred to as "commercial", "industrial," or "multifamily" per ordinance 10.106(e)(2)(B).

Preliminary Drainage Area Map Comments

1. Provide a grading plan and demonstrate that the FF is at least 2' above the existing floodplain.
2. The given Finished floor is \approx -10' below existing grade. it appears that a retaining wall is necessary.
3. Will additional drainage easement be required for grading around the proposed storm outfalls? Provide more information.

Ms. Ramie Hammonds

July 14, 2023

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4. Note that Final Plat acceptance will require further analysis of pre and post project conditions.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

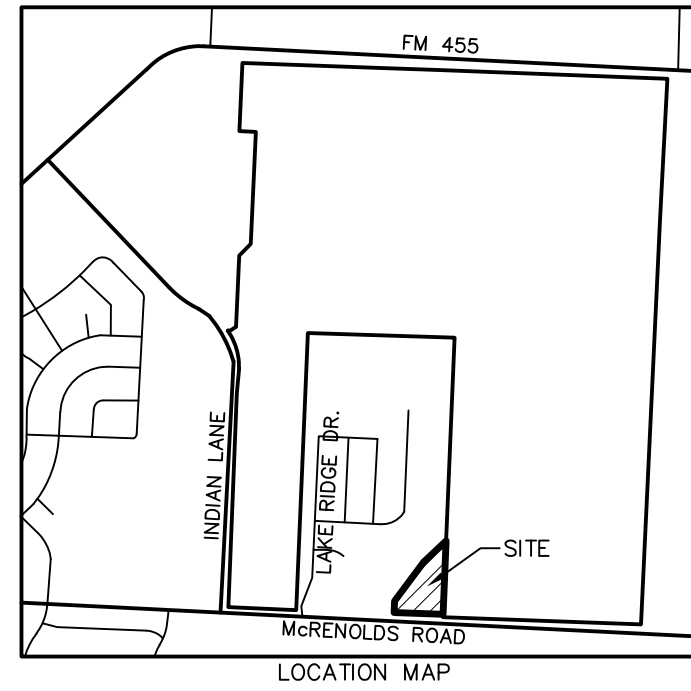
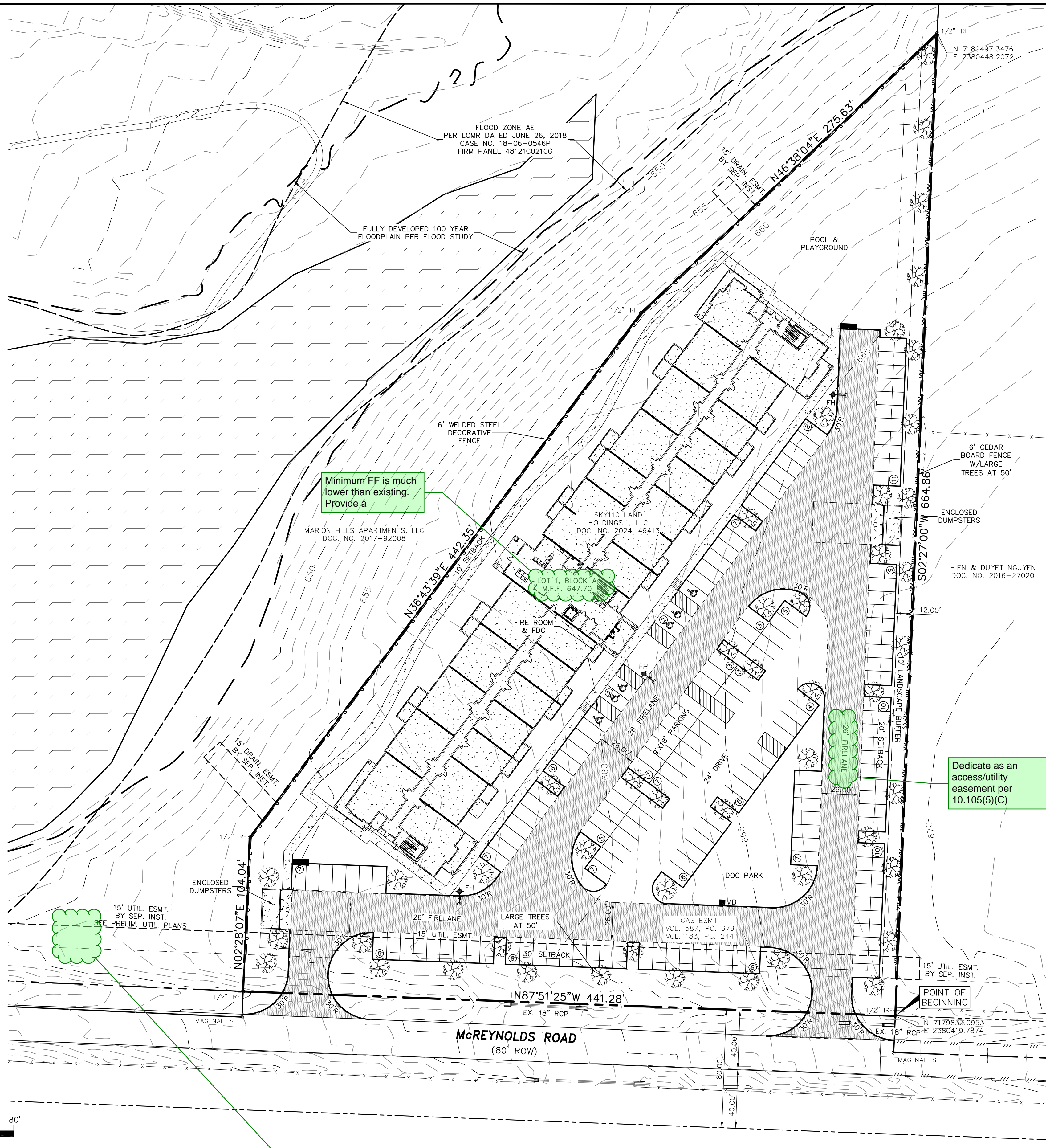
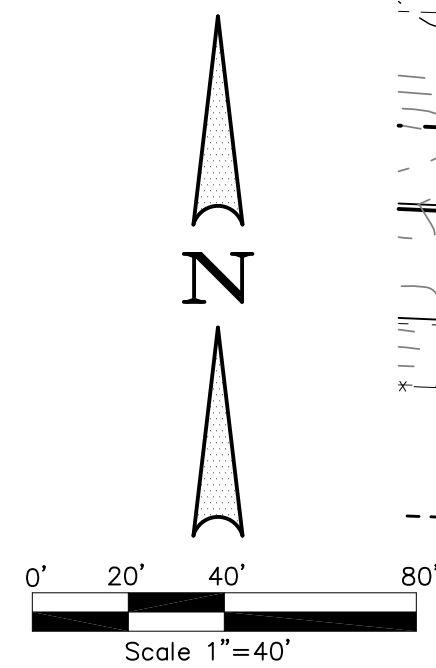
Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Akomer".

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.

Firm No. 0312

Attachments: Plat markups



LEGEND	
PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
AC	Air Conditioner
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
ST	Storm Drain
MB	Mailbox

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that certain called 4.31 acre tract of land described in a deed to Sky110 Land Holdings I, LLC, recorded in Document No. 2024-49413 of the Real Property Records of Denton, County, Texas (RPRDCT) being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) for the southeast corner of the Sky110 Land Holdings I, LLC tract, the west line of that certain called 151.67 acre tract of land described in a deed to Hien T. Nguyen and Duyet Nguyen recorded in Document No. 2016-27020 (RPRDCT) and the north right of way line of McReynolds Road (an 80' right of way);

THENCE North 87°51'25" West with the north right of way line of McReynolds Road a distance of 441.28 feet to a 1/2" iron rod (found) for the southwest corner of the Sky110 Land Holdings I, LLC tract;

THENCE North 02°28'07" East a distance of 104.04 feet to a 1/2" iron rod (found) for corner;

THENCE North 36°43'39" East a distance of 442.35 feet to a 1/2" iron rod (found) for corner;

THENCE North 46°38'04" East a distance of 275.63 feet to a 1/2" iron rod (found) for the north corner of the Sky110 Land Holdings I, LLC tract in the west line of the Hien T. Nguyen and Duyet Nguyen tract;

THENCE South 02°27'00" West with the west line of the Hien T. Nguyen and Duyet Nguyen tract a distance of 664.86 feet to the place of beginning, containing 4.135 acres, or 180,127 square feet of land.

SITE DATA TABLE

GROSS SITE AREA	4.135 ACRES (180,127 S.F.)
PROP. USE	MULTI-FAMILY
CURRENT USE	VACANT
ZONED	PD ORD. 05-06-18 MF2
BUILDING DATA	
BUILDING S.F.	36,521 (3 FLOORS=109,563 S.F.)
TOTAL UNITS	82
TOTAL BEDROOMS	125
MAX. HEIGHT	35'

PARKING SUMMARY

1 BEDROOM	42 X 1.5 SPACES	=63
2 BEDROOM	37 X 1.75 SPACES	=64.75
3 BEDROOM	3 X 2 SPACES	=6
TOTAL REQUIRED		133.75 (134)
TOTAL PROVIDED		168

LOT SETBACKS

FRONT	30'
EAST SIDE	20' (FUT. RESIDENTIAL)
REAR	10'

REQ. LANDSCAPE BUFFERS

EAST SIDE	10' (FUT. RESIDENTIAL)
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OWNER:
SKY110 LAND HOLDINGS I, LLC
2349 GLENDA LANE
DALLAS, TX 75229-3318
IQBAL MUTABANA
617-417-1014
ike@sky110group.com

PLAT NOTES

- All lots comply with the minimum size requirements of MF-2 multi-family residential.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice - selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- The purpose of this plat is to create one multi-family lot.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)

Preliminary Plat for Review Purposes Only
Approved for Preparation of Final Plat

City of Sanger, TX Date
Planning & Zoning Commission

PRELIMINARY PLAT

LOT 1, BLOCK 4 - OASIS AT SANGER ADDITION
LOT 1, 4.135 ACRES, 1 MULTI-FAMILY LOT
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS

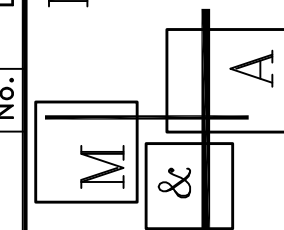
Date: 5-15-24
Dwg Scale: 1"=40'

Dwg File: 0123001PPT.DWG
Project No. 0123001

PPT1

SURVEYOR
JOHN COWAN & ASSOCIATES, INC.
10147 CR 135 FURNACE, TEXAS 75762 PH: (903) 581-2236
FIRM REGISTRATION CERTIFICATION NO. 10025500

Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TYPE #F-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800



FLOOD NOTE

provide additional
water line easement


UTIL	Date:	5-15-24	PRELIMINARY UTILITY PLAN	SURVEYOR	<div><div><div>M</div><div>&</div><div>A</div></div><div>Middleton & Assoc., LLC</div><div>CONSULTING CIVIL ENGINEERS & LAND PLANNERS</div><div>TYPE #F-10900 © Copyright 2024</div><div>2785 ROCKBROOK DRIVE, SUITE 105</div><div>LEWISVILLE, TEXAS 75067 (972) 393-9800</div></div>
	Dwg Scale:	1"=40'			
	Dwg File:	0123001PUTILDWG			
	Project No.	0123001			
LOT 1, BLOCK A - OASIS AT SANGER ADDITION 4.135 ACRES, 1 MULTI-FAMILY LOT REUBEN BEBEE SURVEY, ABST. NO. 29 CITY OF SANGER, DENTON COUNTY, TEXAS			JOHN COWAN & ASSOCIATES, INC. 10147 CR 135 FLINT, TEXAS 75782 PH: (903) 581-2238 WWW.TKSURVEYS.COM FIRM REGISTRATION CERTIFICATION NO. 10025500		



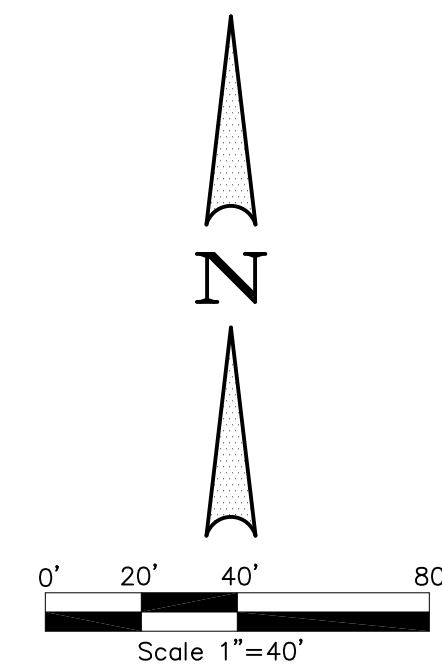
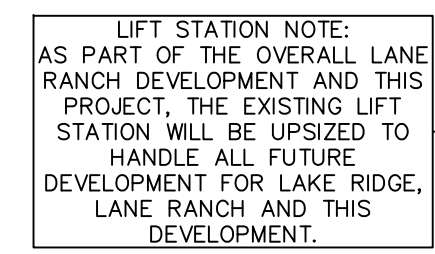
No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC

CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TYPE #F-109000 © Copyright 2024
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800



A



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0210G dated APRIL 18 2011. This property does not lie within Flood Zone A.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Engineer.

<p>PRELIMINARY UTILITY PLAN</p> <p><i>LOT 1, BLOCK A - OASIS AT SANGER ADDITION 4.135 ACRES, 1 MULTI-FAMILY LOT REUBEN BEBBE SURVEY, ABST. NO. 29 CITY OF SANGER, DENTON COUNTY, TEXAS</i></p>	<p>JOHN COWAN & ASSOCIATES, INC. 10147 OR 135 FLINT, TEXAS 75762 PH: (903) 581-2238 FIRM REGISTRATION CERTIFICATION NO. 10025500</p> <p>SURVEYOR</p>
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UTIL2

