



March 31, 2023  
AVO 37449.005

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

**Re: Sanger Malouf Development Drainage Study/Downstream Assessment -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the preliminary plat for the Sanger Malouf development. The submittal was prepared by Eagle Surveying, LLC and is dated March 8, 2023. Plans to support the preliminary plat were prepared by Clay Moore Engineering and was received on March 17, 2023.

We have completed our review and offer the following comments:

**General Comments**

1. 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.
2. Please note preliminary plat will not be approved until civil drawings and drainage have been accepted.

**Preliminary Plat (1 of 3)**

1. Show existing road, its centerline and adjacent property lines. Belz Road is minor arterial with 90' ROW. This plat will need to provide a 45' ROW dedication from the centerline of the existing road. 10.105(1)(H)
2. Show setback lines for each Lot according to the type of development. 10.104(C)(11)(G)
3. Right of way widths need to be shown. 10.104(C)(10)(B) and 10.104(C)(11)(A)
4. Drainage and Utility Easements need to be shown, dimensioned and labeled. 10.104(C)(11)(A)
5. Per Chapter 10 of Subdivision Regulations provide the following:
  - 1) Right of Way acreage that is dedicated. 10.104(C)(11)(D)
  - 2) The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other

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- important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries. 10.104(C)(10)(B)
- 3) The layout, names, and widths (from centerline to both edges as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements. 10.104(C)(11)(A)

**Preliminary Plat (2 of 3)**

1. Call and show all existing easements. Provide document number. 10.104(C)(10)(B)
2. Show, label and dimension all proposed easements. 10.104(C)(11)(F)
3. Show existing road, its centerline and adjacent property lines. 10.104(C)(10)(B)
4. Call out, show and dimension all existing easements. Provide document number.  
10.104(C)(10)(B)

**Preliminary Plat (2 of 3)**

1. Distance does not match table.

The Surveyor shall revise the plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

**HALFF**

Firm No. 0312



Steven D. Templer P.E.  
Review Consultant for the City of Sanger

Attachments: Plans markups