



January 9, 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: **Duncan Retail Preliminary Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Duncan Retail. The submittal was prepared by Kimley-Horn and Associates, Inc. and was dated December 11, 2023.

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. Provide dimensions for easement widths to verify the meet requirements outlined in ordinance 10.105(5)
2. Per Denton county Fire Code, access route requires an interior turning radius of thirty (30) feet and exterior turning radius of fifty (50) feet. Provide fire lane radii for clarity.
3. Show existing street ROW per ordinance 10.104(C)(10).
4. Provide Table with site information per ordinance 10.104(c)(12).
5. Per the zoning ordinance, section 23.2 - Where the future development abuts a residential district, a solid screening wall, having a minimum height of 6 feet above the average grade of the residential property, shall be constructed.

**Preliminary Drainage Plan Comments**

1. Not enough information is provided to verify adequate drainage. Provide proposed drainage area maps/calculations, inlet calculations and hydraulic calculations, plan and profiles, etc.
2. It is unclear where improvement limits are located for existing pavement. Provide paving plan for review per 10.104(c)(14).
3. Detention facilities in parking areas greater than 6" shall have warning signs 10.106(d)(10).
4. Provide more information showing that detention pond meets the requirements in ordinance 10.106(d)(10).
5. Provide existing culvert flow line per 10.104(c)(10) and proposed culvert flow line to demonstrate positive flow.
6. Provide pipe and inlet sizes per ordinance 10.104(c)(14).

7. Provide pond maintenance agreement.
8. Provide landscaping plan meeting requirements outlined in the Zoning ordinance - Section 48.51.

#### **Preliminary Existing Drainage Area Map Comments**

1. Provide existing and proposed drainage area calculations per 10.106(d)(2).

#### **Preliminary Grading Plan Comments**

1. Provide proposed grading and future FF elevations 10.104(c)(10).
2. Per the zoning ordinance, section 23.2 - Where the future development abuts a residential district, a solid screening wall, having a minimum height of 6 feet above the average grade of the residential property, shall be constructed.
3. Provide pavement typical sections 10.104(c)(15).
4. Concrete sidewalks shall be constructed on both sides of streets and thoroughfares per ordinance 10.106(c).
5. Clarify proposed pavement limits. Provide a pavement plan,
6. Positive pond drainage cannot be verified and must meet requirements outlined in ordinance 10.106(d)(10).
7. Please note, per building code, supporting geotechnical and structural analysis may be needed if the wall, plus the height of the footing, of the proposed detention pond retaining wall is equal to or greater than 4-ft.

#### **Preliminary Utility Plan**

1. Provide sewer profile 10.104(f)(6).
2. The minimum diameter of sewer mains shall be eight inches (8"). Six-inch (6") diameter sewer mains may be acceptable only for short distances (not to exceed 400 feet) per ordinance 10.106(f)(1)(A)
3. Not that The Fire Department Connection (FDC) is required to be within 50 feet as the hose lays, of a fire hydrant per ordinance 5.704.

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

Sincerely,  
HALFF  
TBPELS Firm No. 312



Jamie Akomer, PE, PMP



Parker C. Moore, P.E., CFM

Attachments: Plat markups



LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N28°51'58"W	68.67'	C1	27°34'51"	65.00'	31.29'	S14°14'42"E	30.99'
L2	N86°21'59"W	72.88'	C2	24°53'48"	212.00'	92.12'	S15°35'13"E	91.40'
L3	N00°39'41"W	24.45'						
L4	N44°55'05"W	80.31'						
L5	S00°27'16"E	17.64'						
L6	S03°08'19"E	42.00'						

### BENCH MARK LIST

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on October 3, 2023 with an applied combined scale factor of 1.00015063.

BM#102 MAG NAIL WITH SHINER STAMPED "YP CONTROL POINT" SET IN CONCRETE ON THE NORTH WEST CORNER OF AN ELECTRIC VAULT ON THE SOUTH SIDE OF THE BRIDGE FOR KEATON ROAD ON THE EAST SIDE OF I-35, 12'± NORTH OF A LIGHT POLE, AND 16'± NORTHWEST OF A STOP SIGN.

ELEV: 675.82

BM#104 1/2-INCH IRON ROD SET ON THE EAST SIDE OF I-35, 22'± WEST OF THE CENTERLINE OF I-35 FRONTAGE ROAD, AND 53'± SOUTHWEST OF A BOX CULVERT DRAINAGE STRUCTURE.

ELEV: 672.05

### LOT ACREAGE TABLE

LOT 1	1.043 ACRES
LOT 2	1.399 ACRES
LOT 3	1.534 ACRES
LOT 4	1.281 ACRES
LOT 5	0.513 ACRES
TOTAL	5.770 ACRES

### LEGAL DESCRIPTION

**BEING** a 5.770 acre (251,351 square foot) tract of land situated in the Henry Tierwester Survey, Abstract No. 1241, City of Sanger, Denton County, Texas, and being part of a called 5.963 acre tract of land described in the General Warranty Deed to Yellow W Land Co., LLC, recorded in Instrument No. 2020-215605, Official Public Records, Denton County, Texas, said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for the north corner of a called 0.0412 acre tract of land (Parcel 59, Part 1) described in the Deed to the State of Texas recorded in Instrument No. 2021-82582, said Official Public Records, and being in the west line of the said called 5.963 acre tract, and being at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of Interstate Highway No. 35, a variable width right-of-way, and the north right-of-way line of South 5th Street, a variable width right-of-way;

**THENCE** along the said east right-of-way line, the following four (4) calls:

North 03°14'28" West, along the said west line, a distance of 256.47 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for the south corner of a called 0.1191 acre tract of land (Parcel 59, Part 2) described in the said Deed to the State of Texas recorded in Instrument No. 2021-82582;

North 12°52'01" East, along the east line of the said called 0.1191 acre tract, a distance of 108.24 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for corner;

North 03°15'57" West, continuing along the said east line, a distance of 90.03 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for corner;

North 28°51'58" West, continuing along the said east line, a distance of 68.67 feet to a point for corner, being the northwest corner of a called 5.932 acre tract of land described in the General Warranty Deed to Kenneth Charles Minihennett and wife, Linda A. Minihennett, recorded in Instrument No. 2010-59070, said Official Public Records, and being at the southwest corner of Block E, Gateway Addition, Section II, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet C, Page 93, Plat Records, Denton County, Texas, from which a 1/2-inch iron rod with cap stamped "ALLIANCE" found bears South 81°14'08" West, a distance of 0.47 feet;

**THENCE** with the north line of the said called 5.932 acre tract, and along the south line of said Block E, the following four (4) calls:

South 87°57'59" East, a distance of 205.00 feet to a 1/2-inch square tube found for corner;

North 83°03'51" East, a distance of 65.00 feet to a 1/2-inch square tube found for corner;

North 76°06'21" East, a distance of 142.30 feet to a 1/2-inch iron rod with cap stamped "RPLS 4857" found for corner;

South 87°49'59" East, a distance of 70.49 feet to a point for corner, being the northeast corner of the said called 5.932 acre tract, and being in the west right-of-way line of David Drive, a variable width right-of-way, from which a 1/2-inch iron rod with cap stamped "KAZ" found bears South 02°10'28" West, a distance of 0.29 feet;

**THENCE** South 02°10'28" West, departing the south line of Block E, and with the east line of the said called 5.932 acre tract, a distance of 613.81 feet to a point for the southeast corner of the said called 5.932 acre tract, being in the north right-of-way line of the aforementioned South 5th Street, from which a 1/2-inch iron rod with cap stamped "KAZ" found bears South 82°59'16" West, a distance of 0.32 feet, and from which a 1/2-inch iron rod with cap stamped "RPLS 4857" found bears South 02°10'28" West, a distance of 2.17 feet;

**THENCE** with the southerly line of the said called 5.932 acre tract of land, and along the said north right-of-way line, the following three (3) calls:

North 86°21'59" West, a distance of 72.88 feet to a 1/2-inch iron rod with cap stamped "KAZ" found for corner;

North 00°39'41" West, a distance of 24.45 feet to a 5/8-inch iron rod found for corner, from which a "x" cut in concrete found bears South 5°45'55" West, a distance of 3.49 feet;

South 86°51'41" West, a distance of 296.72 feet to a point for corner, being at the south end of a right-of-way corner clip at the intersection of the said north right-of-way line, and the aforementioned east right-of-way line of Interstate Highway No. 35, and being on the northeast line of the aforementioned called 0.0412 acre tract of land (Parcel 59, Part 1), from which a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found bears South 44°55'05" East, a distance of 4.31 feet;

**THENCE** North 44°55'05" West, along the said northeast line, and along said corner clip, a distance of 80.31 feet to the **POINT OF BEGINNING** and containing 251,351 square feet or 5.770 acres of land, more or less.

### NOTES

- The bearings and coordinates shown on this survey are based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on October 3, 2023 with an applied combined scale factor of 1.00015063.
- According to Map No. 48121C0210G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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 surveyor.
- 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/or withholding of utilities and building permits.

### SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on October 3, 2023 and that all corners are shown hereon.

### PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Joshua D. Wargo  
Registered Professional Land Surveyor  
No. 6391

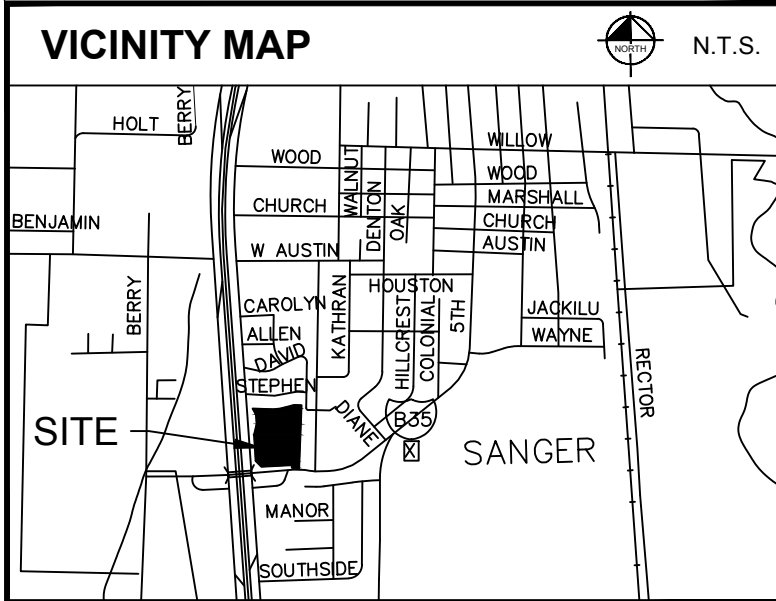
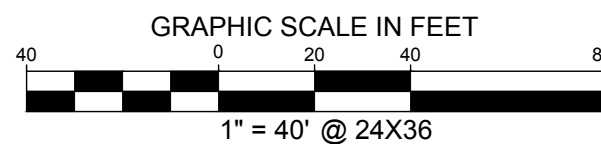
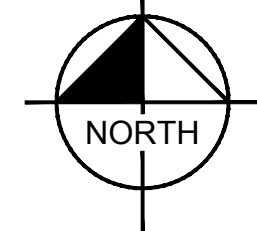
"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

Provide Table with site information per ordinance 10.104(c)(12)

OWNER/DEVELOPER  
Yellow W Land Co., LLC  
1425 Turtle Creek Dr.  
Lufkin, Texas 75904

ENGINEER  
Chris Taube, P.E.  
Kimley-Horn and Associates, Inc.  
801 Cherry Street,  
Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-335-6511

SURVEYOR  
Joshua D. Wargo, RPLS  
Kimley-Horn and Associates, Inc.  
801 Cherry Street,  
Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-770-6511



### LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MARKER	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS VALVE	UNIDENTIFIED MANHOLE
GAS MANHOLE	UNIDENTIFIED MANHOLE FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GUY ANCHOR	UNIDENTIFIED VAULT
GUY ANCHOR POLE	UNIDENTIFIED VALVE
ELECTRIC HANDHOLE	WATER BOX
ELECTRIC MANHOLE	WATER VALVE
ELECTRIC MARKER FLAG	WATER WELL
ELECTRIC MARKER SIGN	WATER VAULT
ELECTRIC POLE	WATER VAULT
ELECTRIC TRANSFORMER	WATER VAULT
ELECTRIC VAULT	WATER VAULT
HANDICAPPED PARKING	WATER VAULT
SIGN	WATER VAULT
MARQUEE/BILLBOARD	WATER VAULT
BORE LOCATION	WATER VAULT
FLAG POLE	WATER VAULT
GREASE TRAP	WATER VAULT

### LINE TYPE LEGEND

BOUNDARY LINE	BOUNDARY LINE
ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
W	W
SS	SS
GAS	GAS
CH	CH
UG	UG
CBL	CBL
FENCE	FENCE
ASPHALT PAVEMENT	ASPHALT PAVEMENT

APPROVED FOR PREPARATION OF FINAL PLAT

CITY OF SANGER, TX  
PLANNING & ZONING COMMISSION

DATE

**PRELIMINARY PLAT**  
**DUNCAN RETAIL**  
**LOTS 1-5, BLOCK 1**  
**HENRY TIERWESTER SURVEY**  
**ABSTRACT NO. 1241**  
**5.770 ACRES**  
**CITY OF SANGER**  
**DENTON COUNTY, TEXAS**

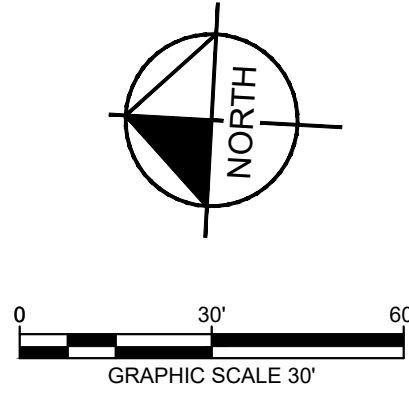
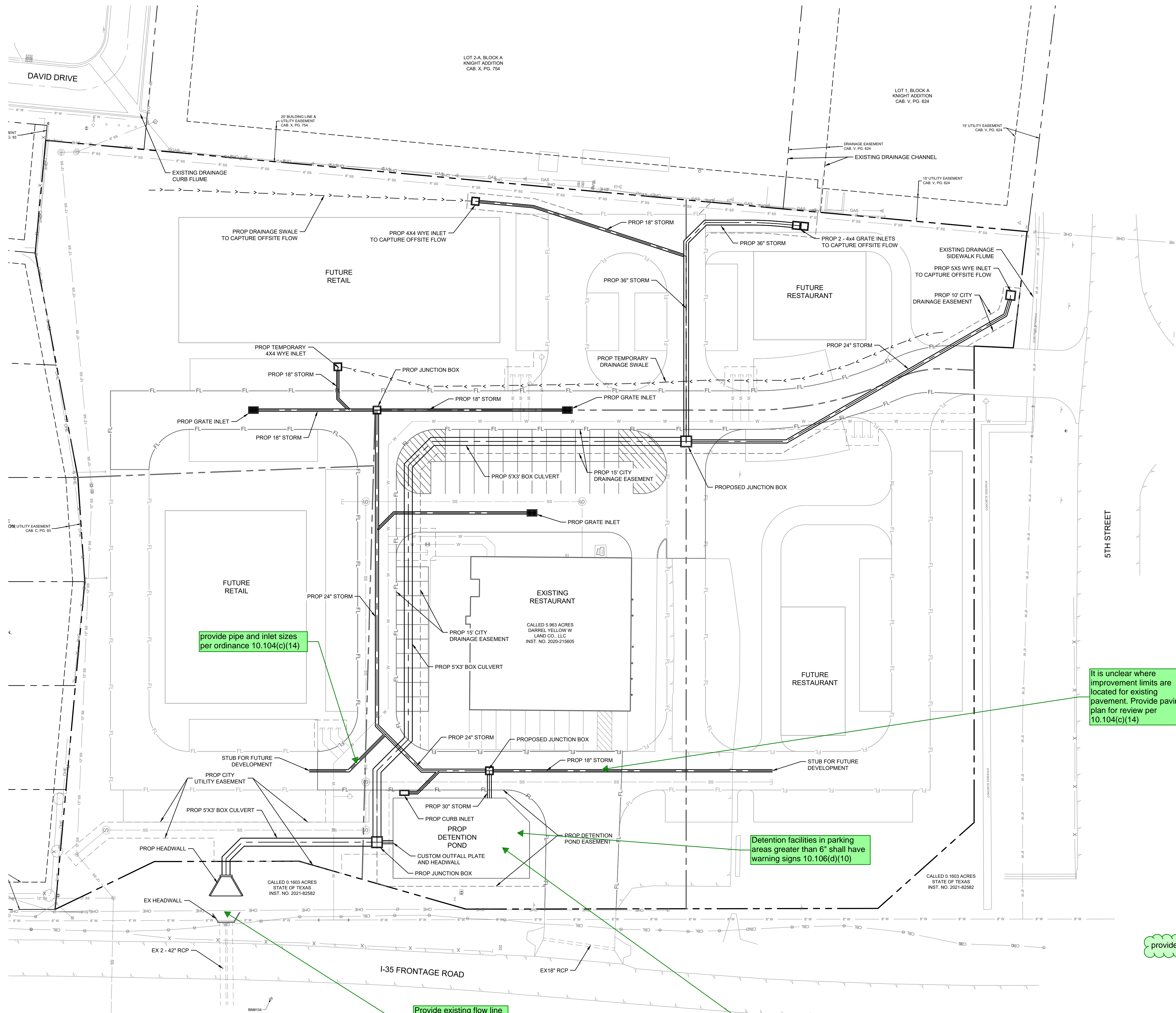
**Kimley»Horn**  
801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	12/11/2023	061290080	1 OF 1



Single City Logo  
KIMLEY-HORN  
12/12/2023 10:05 AM  
LAST SAVED  
K:\P\K\KIMLEY-HORN\PROJECTS\2023\1005 AM  
DWG PATH  
FILED C:\P\K\KIMLEY-HORN\PROJECTS\2023\1005 AM

This document, together with the concepts and designs presented herein, is an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED CURB INLET
	PROPOSED GRATE INLET
	PROPOSED JUNCTION BOX OR WYE INLET
	PROPOSED HEADWALL

\*REFERENCE STRUCTURE LABELS FOR DETAILS

provide landscaping plan meeting requirements outlined in the Zoning ordinance - Section 48.51

Not enough information is provided to verify adequate drainage. Provide proposed drainage area maps/calculation, inlet calculations and hydraulic calculations, plan and profiles, etc

provide pipe and inlet sizes per ordinance 10.104(c)(14)

It is unclear where improvement limits are located for existing pavement. Provide paving plan for review per 10.104(c)(14)

Detention facilities in parking areas greater than 6" shall have warning signs 10.106(d)(10)

Provide existing flow line per 10.104(c)(10) and proposed flow line to demonstrate positive flow

Provide more information showing that detention pond meets the requirements in ordinance 10.106(d)(10)

provide pond maintenance agreement



Know what's below.  
Call before you dig.

**BENCH MARK LIST**

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on October 3, 2022 with an applied combined scale factor of 1.00015063.

BM#102 MAG NAIL WITH SHINER STAMPED "YP CONTROL POINT" SET IN CONCRETE ON THE NORTH WEST CORNER OF AN ELECTRIC VAULT ON THE SOUTH SIDE OF THE BRIDGE FOR KEATON ROAD ON THE EAST SIDE OF I-35, 12± NORTH OF A LIGHT POLE, AND 16± NORTHWEST OF A STOP SIGN.

ELEV: 675.82

BM#104 1/2-INCH IRON ROD SET ON THE EAST SIDE OF I-35, 22± WEST OF THE CENTERLINE OF I-35 FRONTAGE ROAD, AND 53± SOUTHWEST OF A BOX CULVERT DRAINAGE STRUCTURE.

ELEV: 672.05

No.		REVISIONS		DATE	BY
<div><p>601 CHERRY ST. SUITE 1300, UNIT 11, SANGER, TEXAS 76788 PHONE: 817-335-6511 FAX: 817-335-5070 TEXAS REGISTERED ENGINEERING FIRM F-328</p></div>					
<div><p><b>PRELIMINARY</b></p><p>FOR REVIEW ONLY Not for construction or permit purposes.</p><p><b>Kimley-Horn</b></p><p>Engineer: CHRISTOPHER TAUBE, P.E. P.E. No. 148965 Date</p></div>					
KHA PROJECT 061290080	DATE DEC 2023	SCALE AS SHOWN	DESIGNED BY CAT	CAT	JDA
RETAIL INFRASTRUCTURE			SANGER, TEXAS		
<div><p><b>PRELIMINARY DRAINAGE PLAN</b></p></div>					
SHEET NUMBER <b>PDP-1</b>					

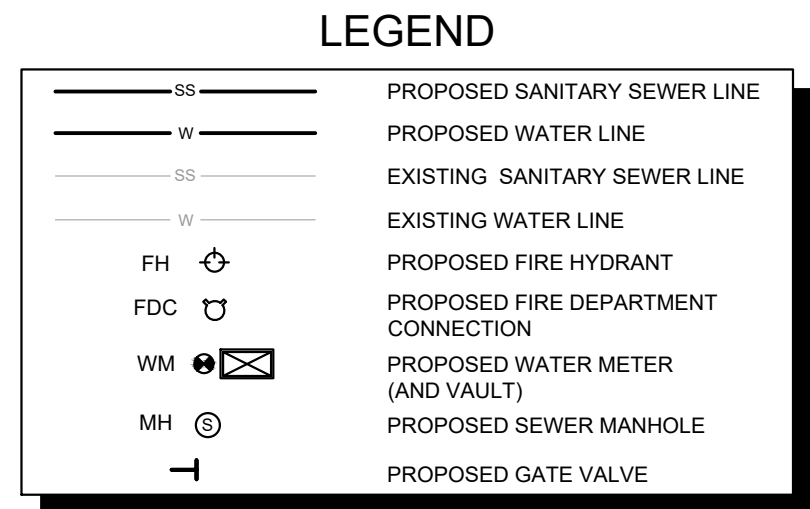












0 30' 60'

GRAPHIC SCALE 30'

## LEGEND

PROPOSED SANITARY SEWER LINE  
PROPOSED WATER LINE  
EXISTING SANITARY SEWER LINE  
EXISTING WATER LINE  
PROPOSED FIRE HYDRANT  
PROPOSED FIRE DEPARTMENT  
CONNECTION  
PROPOSED WATER METER  
(AND VAULT)  
PROPOSED SEWER MANHOLE  
PROPOSED GATE VALVE

**Kimley»Horn**

**PRELIMINARY**

FOR REVIEW ONLY  
Not for construction or permit purposes.

**Kimley»Horn**

Engineer CHRISTOPHER TAUBE, P.E.

P.E. No. 148665 Date \_\_\_\_\_

KHA PROJECT 061290080	DATE DEC 2023	SCALE	AS SHOWN
		DESIGNED BY	CAT
		DRAWN BY	CAT
		CHECKED BY	JDA

RETAIL  
INFRASTRUCTURE

Know what's **below**.  
**Call** before you dig.

## BENCH MARK LIST

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on October 3, 2022 with an applied combined scale factor of 1.00015063.

BM#102 MAG NAIL WITH SHINER STAMPED "YP  
CONTROL POINT" SET IN CONCRETE ON THE NORTH  
WEST CORNER OF AN ELECTRIC VAULT ON THE  
SOUTH SIDE OF THE BRIDGE FOR KEATON ROAD ON  
THE EAST SIDE OF I-35, 12'± NORTH OF A LIGHT  
POLE, AND 16'± NORTHWEST OF A STOP SIGN.

ELEV: 675.82

BM#104 1/2-INCH IRON ROD SET ON THE EAST SIDE OF I-35, 22'± WEST OF THE CENTERLINE OF I-35 FRONTAGE ROAD, AND 53'± SOUTHWEST OF A BOX CULVERT DRAINAGE STRUCTURE.

ELEV: 672.05

# PRELIMINARY UTILITY PLAN

SHEET NUMBER  
**PUP-1**

IMAGES  
XREFS  
LAST SAVED  
PLOTTED BY  
DWG PATH  
DWG NAME

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.