



December 8, 2023
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: **Mallard Estates Minor Plat -Review #2**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Minor Plat for Mallard Estates. The submittal was prepared by Landmark Surveyors, LLC and was dated October 26, 2023.

We have completed our review and offer the following comments:

Minor Plat Comments

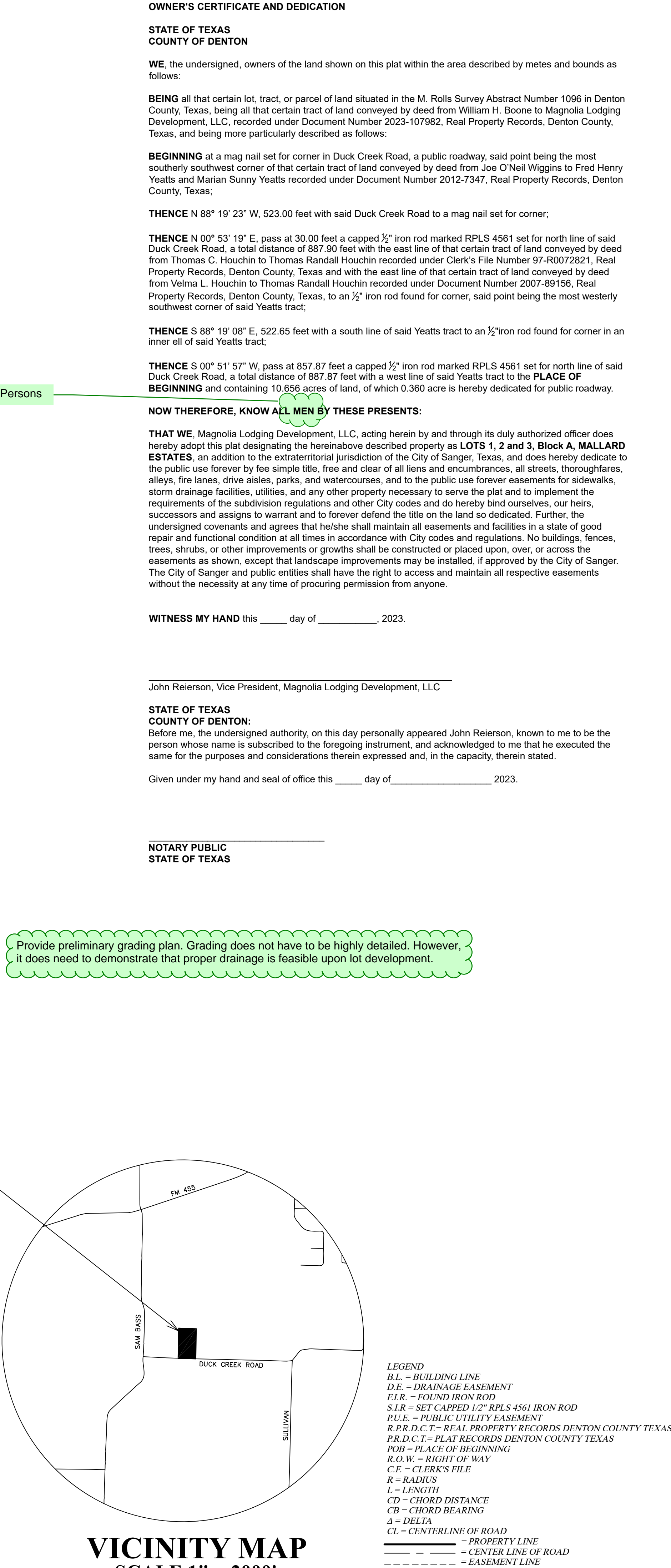
1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Provide a preliminary grading plan. Grading does not have to be highly detailed. However, it does need to demonstrate that proper drainage is feasible upon lot development with no adverse impacts to proposed lots or adjacent properties.
3. Additional 10' (minimum) of ROW needed. Per Denton County Master thoroughfare plan, Duck Creek Road is classified as a Minor arterial requiring at least 80' total in ROW.


The surveyor shall revise the plat 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 (214) 937-3928.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Akomer", is written above the printed name.

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups




LANDMARK SURVEYORS, LLC.
 TX FIRM REGISTRATION NO. 10098600