



November 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: **Lake Ridge Drive and Phase 4 – Drainage Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Lake Ridge Drive Plat, Lake Ridge Phase 4 Preliminary Plat and Preliminary Drawings for the development located east of Sanger High School, between Lane Ranch Subdivision and McReynolds Rd. The site is located within the City of Sanger. The 1st submittal was prepared by Middleton & Associates, LLC and received on November 14, 2024.

We have finished our review and offer comments as follows. Please note that additional comments may be forthcoming after receipt of requested documents.

General Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are included in this letter since some comments are easier to show and explain on the markups.
2. Please note, an accepted flood study is required prior to plan acceptance.

Hydrology and Hydraulics

1. Please provide an Environmental Assessment if there's one already. If not, please acquire it.
2. Please provide the previously approved flood study for previous phases of Lake Ridge, which shall include the study report, the hydrologic/hydraulic calculations, and the digital models. Please note that the Lane Ranch Flood Study dated 4-22-2024 does not meet this requirement, as it only includes floodplain analysis in Lane Ranch Phase 1 and Addition, not Lake Ridge Phase 4. In addition, the Lane Ranch Flood Study has not been approved yet.
3. Please provide the as-built drawings from previous phases.
4. In Lake Ridge Drive plat, it appears that the proposed road is encroaching effective floodplain. Please note that a flood study incorporating the encroachment needs to be provided for review.
5. In Lake Ridge Phase 4 Preliminary Plat, it appears that the fully developed floodplain is within the lot. Please note that "Natural creeks including FEMA streams shall have a dedicated Floodplain Easement encompassing the 100-year fully developed floodplain plus ten (10) feet on each side of this floodplain." (Drainage Section 3.7) Please revise.
6. In Lake Ridge Phase 4 Preliminary Plat (PPT1), there are multiple locations showing fill in effective FEMA Flood Zone AE. Please note that it is required to:
 - a. incorporate the fill to the flood study model and provide the digital data for review.

- b. show and label cross-sections with existing and fully developed 100-yr flood elevations.
7. In Lake Ridge Phase 4 Preliminary Plat (PPT2), the 100-yr fully developed floodplain shall not cross a proposed road like shown here. Proposed road curb shall meet freeboard requirement from 100-yr fully developed flood elevation. (Section 3.6.3)
8. For Phase 4 Preliminary Civil Drawings, please provide existing and proposed drainage area maps for Phase 4 storm analysis.
9. Please provide hydraulic calculations.
10. Please include tailwater conditions for the proposed pipes to tie in with water surface elevations from the approved flood study.
11. Please provide grading plans to be reviewed. Please note that if grading plans shows additional fill in floodplain, it may require an update of previously approved hydraulic models.

The Engineer shall revise the hydrologic study and/or 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 (214) 937-3921.

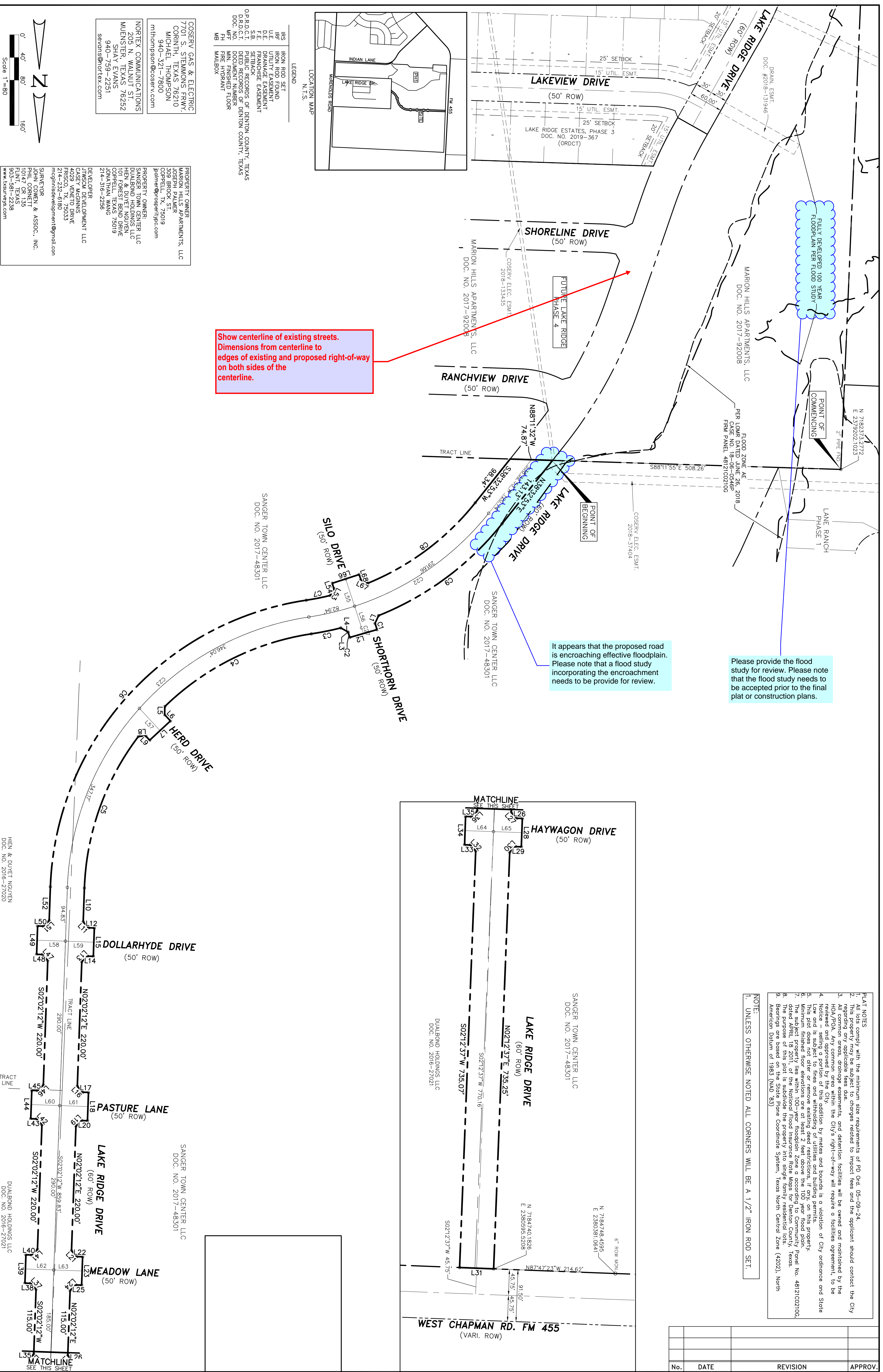
Sincerely,
HALFF
TBPELS Firm No. 312

A handwritten signature in black ink, appearing to read "Y. Tong".

Yangbin Tong, PE, CFM
Project Manager

Attachments:

- Preliminary Plans markups



LEGEND

- IRF IRON ROD SET
- IRF IRON ROD FOUND
- U.E. UTILITY EASEMENT
- P.E. PRIMAIRE EASEMENT
- S.B. SETBACK EASEMENT
- P.R. PUBLIC RECORDS OF DENTON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- M.F. MIN. FINISHED FLOOR
- M.H. MAIL BOX

PROPERTY OWNER
 SANGER TOWN CENTER, LLC
 DOC. NO. 2017-48301

PROPERTY OWNER
 MARION HILLS APARTMENTS, LLC
 DOC. NO. 2017-92008

PROPERTY OWNER
 SANGER TOWN CENTER, LLC
 DOC. NO. 2017-48301

PROPERTY OWNER
 DUALBOND HOLDINGS, LLC
 DOC. NO. 2016-27021

PROPERTY OWNER
 MARION HILLS APARTMENTS, LLC
 DOC. NO. 2017-92008

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Show centerline of existing streets.
 Dimensions from centerline to
 edges of existing and proposed right-of-way
 on both sides of the
 centerline.

It appears that the proposed road
 is encroaching effective floodplain.
 Please note that a flood study
 incorporating the encroachment
 needs to be provide for review.

Please provide the flood study for
 review. Please note
 that the flood study needs to
 be accepted prior to the final
 plat or construction plans.

- PLAT NOTES**
1. All lots comply with the minimum size requirements of PD Ord. 05-09-24.
 2. This property may be subject to charges related to impact fees and the applicant should contact the City.
 3. 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 noticed and approved by the City.
 4. Notice of encroachment 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.
 5. This plat does not alter or remove existing deed restrictions, if any, on this property.
 6. The subject property is within the 100-year floodplain Zone as shown on the Flood Insurance Rate Map dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 7. The subject property lies within 100-year floodplain Zone according to Community Panel No. 48121002105, as published by the State Flood Insurance System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
- NOTE:**
 1. UNLESS OTHERWISE NOTED ALL CORNERS WILL BE A 1/2" IRON ROD SET.

No.	DATE	REVISION	APPROV.

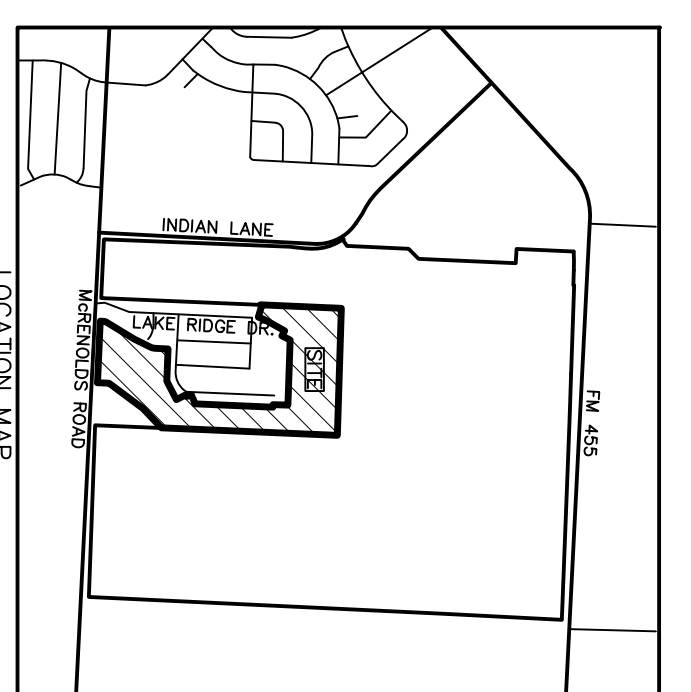
Date: 10-30-24
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 Vert.
 Dwg File: 0001045ROW.DWG
 Project No. 0001045

FINAL PLAT - LAKE RIDGE DRIVE
 4.165 ACRES
 4.165 AC. RIGHT-OF-WAY DEDICATION
 REUBEN BEBEE SURVEY, ABST. NO. 29
 CITY OF SANGER, DENTON COUNTY, TEXAS

SURVEYOR
JOHN COWAN & ASSOCIATES, INC.
 10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238
 WWW.JCA-SURVEYS.COM
 FIRM REGISTRATION CERTIFICATION NO. 10025500

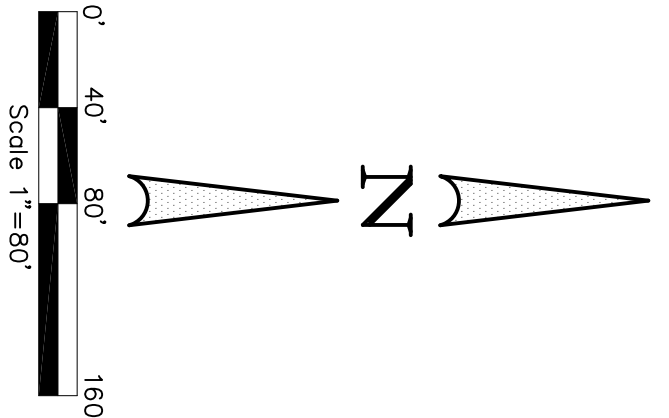
Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900 © Copyright 2024
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

ROW1



There are multiple locations showing fill in effective FEMA Flood Zone AE. Please:
 1. incorporate the fill to the flood study model.
 2. show and label cross-sections with existing and fully-developed 100-yr flood elevation.

Natural creeks including FEMA streams shall have a dedicated Floodplain Easement encompassing the 100-year fully developed floodplain plus ten (10) feet on each side of this floodplain. (Drainage Section 3.7). It appears that the fully developed floodplain is within the lot.

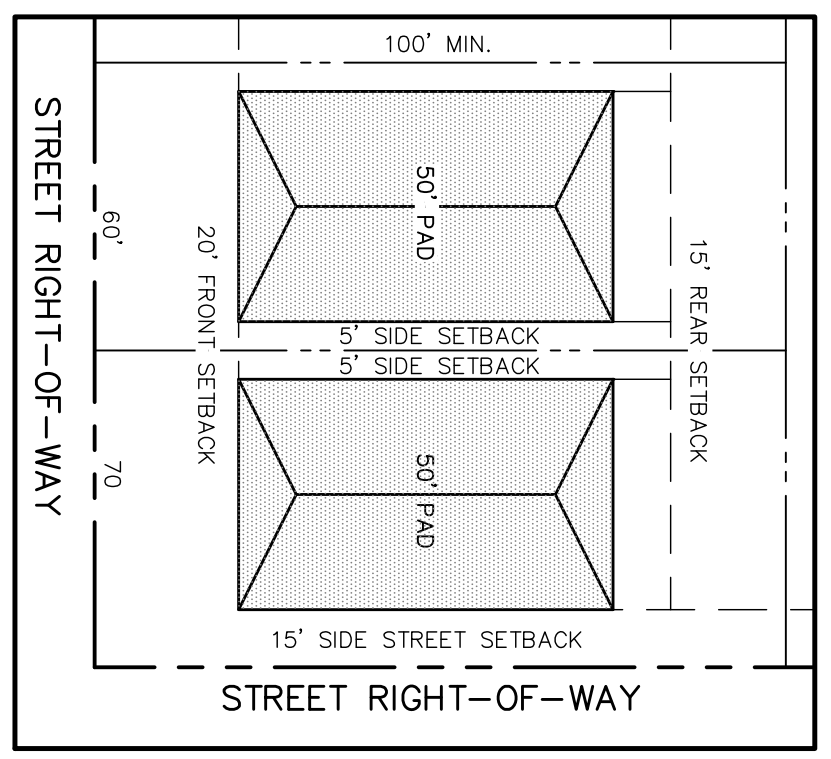


LEGEND

- IRG 1' IRON ROD SET
- IRF IRON ROD FOUND
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- F.E. FLOODPLAIN EASEMENT
- S.B. SETBACK
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- M.F.F. MIN. FINISHED FLOOR
- M.H. MIN. HEADROOM
- M.B. MATCHLINE

PLAT NOTES

1. DEDICATED RIGHT-OF-WAY AREA IS 4620 ACRES.
2. AS PARCEL AND TO THE CITY WILL EITHER BE DEDICATED TO THE HOA OR
3. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE
4. THE 100-YEAR FLOOD PLAN. CARBONAL STRATEGIES FOR LAKE RANCH
5. DATED 4-22-24 FOR ALL FULLY DEVELOPED FLOODPLAINS AND
6. HYDROLOGY INFORMATION.
7. THE DRAINAGE EASEMENTS SHOWN IN THE FLOOD ZONE IS MEANT TO
8. ENCOMPASS THE FULLY DEVELOPED 100 YEAR FLOODPLAIN PER THE
9. FLOOD STUDY.



THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

SANGER ELECTRIC UTILITIES
 202 RALPHARD STREET
 SANGER, TEXAS 76788
 940-458-2064
 sanger@seu.com

COSEYV GAS & ELECTRIC
 7701 S. STEWARTS HWY.
 WICHITA, TEXAS 76798
 940-321-7800
 mthompson@coseyv.com

NONTEK COMMUNICATIONS
 205 N. WALNUT ST.
 WICHITA, TEXAS 76792
 940-759-2251
 saron@nontek.com

PROPERTY OWNER
 MARION HILLS APARTMENTS, LLC
 309 BROOK STREET
 COPPELL, TX 75019
 info@marionhills.com

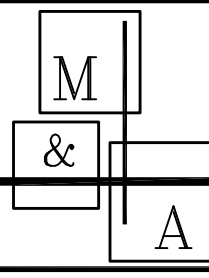
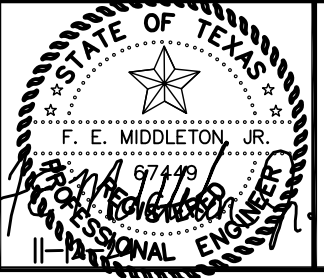
DEVELOPER
 CIVICOM DEVELOPMENT LLC
 4029 VENTURO DRIVE
 FRISCO, TX 75033
 214-232-6160
 mgm@civicomdevelopment.com

REGISTERED PROFESSIONAL ENGINEER
 F.E. MIDDLETON JR.
 10147 OR 135
 GLENVIEW DRIVE
 SANGER, TEXAS 76788
 www.femiddleton.com

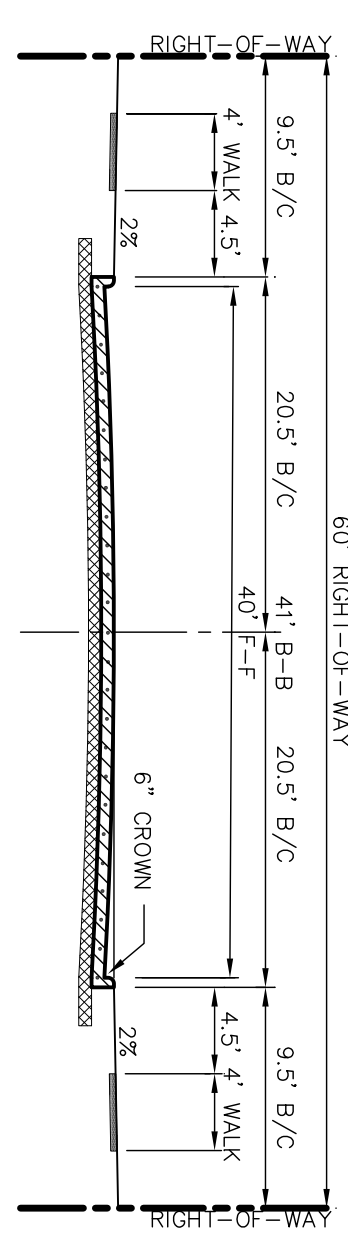
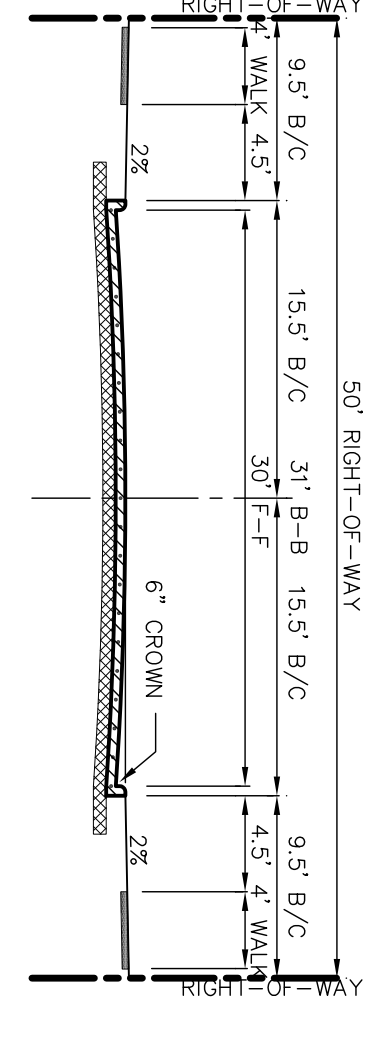
Date: 11-12-24
 Dwg Scale: Hor. 1"=80'
 Vert. 1"=80'
 Dwg File: 0001047PPT.DWG
 Project No. 0001047

PRELIMINARY PLAT
 LAKE RIDGE, PHASE 4
 100 RESIDENTIAL LOTS - 2 HOA LOTS
 RUEBEN BEBEE SURVEY, ABST. NO. 29
 37.128 ACRES - 4.620 ACRES ROW
 CITY OF SANGER DENTON COUNTY TEXAS

LAKE RIDGE, PHASE 4
 CITY OF SANGER DENTON COUNTY, TEXAS
 MARION HILLS APARTMENTS, LLC
 309 BROOK STREET
 COPPELL, TEXAS 75019



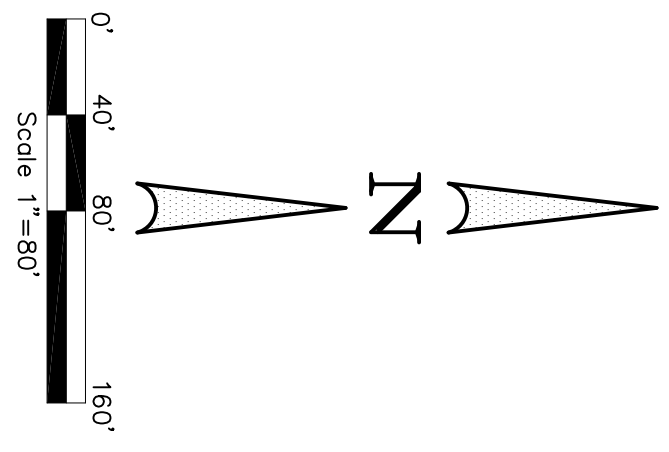
Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #1-10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800



No.	Data	Radius	Length	Ch. Dist.	Bearing
C1	2840.42'	38.00'	19.02'	18.82'	N16°57'18"E
C2	514.08'	110.00'	10.05'	10.05'	N28°40'38"E
C3	2333.38'	110.00'	45.24'	44.92'	N14°22'32"E
C4	1819.46'	308.87'	98.81'	98.39'	N63°36'31"E
C5	615.15'	779.99'	85.14'	85.10'	S26°16'36"W
C6	1403.00'	572.68'	140.43'	140.08'	S24°55'07"W

The 100-yr fully developed floodplain shall not cross a proposed road like shown here. Proposed road curb shall meet freeboard requirement from 100-yr fully developed flood elevation. (Section 3.6.3)

LIFT STATION NOTE:
AS PART OF THE OVERALL LANE IMPROVEMENTS, THE EXISTING LIFT STATION WILL BE UP-SIZED TO HANDLE ALL FLOOD FLOW FROM THE LAKE RIDGE DRIVE RANCH AND THE 413 A.C. APARTMENT SITE.



LEGAL DESCRIPTION

All that section 1st, 2nd, or 3rd of land being part of the Greater Sanger Survey, Abstract 28, County of Denton, Texas, and being part of that certain land conveyed in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-92008 filed in the Public Records of Denton County, Texas (PRDOC), being more completely described as follows, to-wit:

TRACT 1
BEGINNING at a 1/2" iron rod set for the southwest corner Lake Ridge Estates, Phase 1 on addition to the City of Sanger recorded in Cabinet V, Page 792 Plat Records of Denton County, Texas (ORDCT) the north-south line of McErvolds Road;

THENCE North 23°07' East a distance of 42.79 feet to the beginning of a curve to the right having a radius of 380.00 feet, a chord of North 16°57'18" East - 18.82 feet, a distance of 19.02 feet to a 1/2" iron rod set for corner;

THENCE North 31°17'39" East a distance of 351.86 feet to a 1/2" iron rod set for the beginning of a curve to the left having a radius of 1100.00 feet, a chord of North 28°40'38" East - 10.05 feet, a distance of 10.05 feet to a 1/2" iron rod set for corner;

THENCE North 36°02'58" East a distance of 175.04 feet to a 1/2" iron rod set for the beginning of a curve to the left having a radius of 1100.00 feet, a chord of North 4°22'32" East - 44.92 feet, a distance of 45.24 feet to a 1/2" iron rod set for corner;

THENCE North 23°33'38" East a distance of 136.04 feet to a 1/2" iron rod set for corner;

THENCE South 67°33'21" East a distance of 335.60 feet to a 1/2" iron rod set for corner;

THENCE North 62°29'45" East a distance of 217.44 feet to a 1/2" iron rod set for the beginning of a curve to the right having a radius of 51.08 feet, a chord of North 68°56'31" East - 98.39 feet, a distance of 98.81 feet to a 1/2" iron rod set for corner;

THENCE North 2°26'09" East a distance of 815.28 feet to a 1/2" iron rod set for corner;

THENCE North 89°06'08" West a distance of 27.01 feet to a 1/2" iron rod set for corner;

THENCE North 1°52'31" East a distance of 155.00 feet to a 1/2" iron rod set for corner;

THENCE North 89°05'14" West a distance of 678.52 feet to a 1/2" iron rod set for the beginning of a curve to the right having a radius of 170.52 feet, a chord of South 28°16'38" West - 85.10 feet, a distance of 85.14 feet to a 1/2" iron rod set for corner;

THENCE South 29°24'13" West a distance of 10.59 feet to a 1/2" iron rod set for corner;

THENCE North 60°35'47" West a distance of 60.00 feet to a 1/2" iron rod set for corner;

THENCE South 29°24'09" West a distance of 170.52 feet to a 1/2" iron rod set for the beginning of a curve to the left having a radius of 572.68 feet, a chord of South 25°57'07" West - 140.08 feet, a distance of 140.43 feet to a 1/2" iron rod set for corner;

THENCE North 73°15'04" West a distance of 125.18 feet to a 1/2" iron rod set for corner;

THENCE South 29°38'53" West a distance of 16.65 feet to a 1/2" iron rod set for corner in the west line of the Marion Hills Apartments, LLC tract;

THENCE with the west line of the Marion Hills Apartments, LLC tract North 2°50'37" East a distance of 845.55 feet to a 2" iron pipe found for northwest corner of the Marion Hills Apartments, LLC tract;

THENCE with the north line of the Marion Hills Apartments, LLC tract South 88°11'55" East a distance of 1325.24 feet to a 1/2" iron rod set for the northeast corner of the Marion Hills Apartments, LLC tract;

THENCE with the east line of the Marion Hills Apartments, LLC tract South 22°7'00" West a distance of 1,835.95 feet to a 1/2" iron rod found for the north corner of that tract 2018-13037 (PRDOC);

THENCE with the west line of the Winston Grove Apartments, LLC tract South 46°38'04" West a distance of 275.63 feet to a 1/2" iron rod found for corner;

THENCE South 36°43'39" West a distance of 442.35 feet to a 1/2" iron rod found for corner;

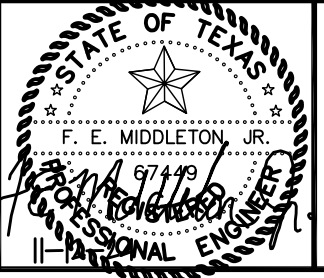
THENCE South 22°8'07" West a distance of 121.40 feet to a 1/2" iron rod found for corner;

THENCE with the north-south line of McErvolds Road North 87°25'25" West a distance of 641.96 feet to the place of beginning, containing 37,128 acres, or 1,617,281 square feet of land.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

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



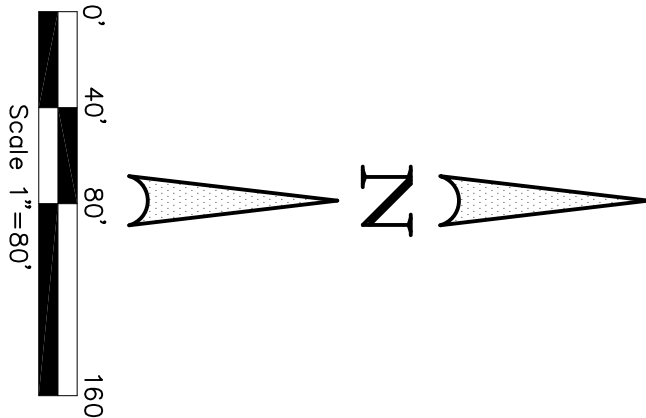
LAKE RIDGE, PHASE 4
CITY OF SANGER DENTON COUNTY, TEXAS
MARION HILLS APARTMENTS, LLC
309 BROOK STREET
COPPELL, TEXAS 75019

PRELIMINARY PLAT
LAKE RIDGE, PHASE 4
100 RESIDENTIAL LOTS - 2 HOA LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
37.128 ACRES - 4.620 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

Date: 11-12-24
Dwg Scale: Hor. 1"=80'
Vert.
Dwg File: 0001047PPT.DWG
Project No. 0001047

PP12

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY
APPROVED FOR PREPARATION OF FINAL PLAT
CITY OF SANGER, TEXAS DATE
PLANNING & ZONING COMMISSION



The storm drain layout and contours indicate high point here. Please label.

The drainage arrows are pointing away from curb inlet. This is misleading. Please revise.

This is a low point according to the contours. Suggest to put an inlet here to avoid ponding water

LEGEND

	Ex. Storm Drain
	Prop. Storm Drain Centerline
	Prop. Storm Drain Inlet
	Prop. Storm Drain
	Flow Arrows

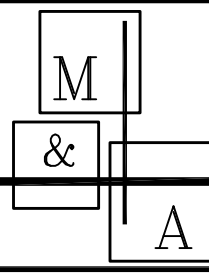
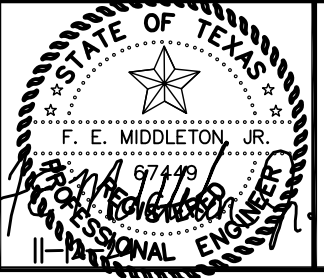
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No.	DATE	REVISION	APPROV.

Date: 11-12-24
 Dwg Scale: Hor. 1"=80'
 Vert. 1"=80'
 Dwg File: 0001047PPT-STM.DWG
 Project No. 0001047

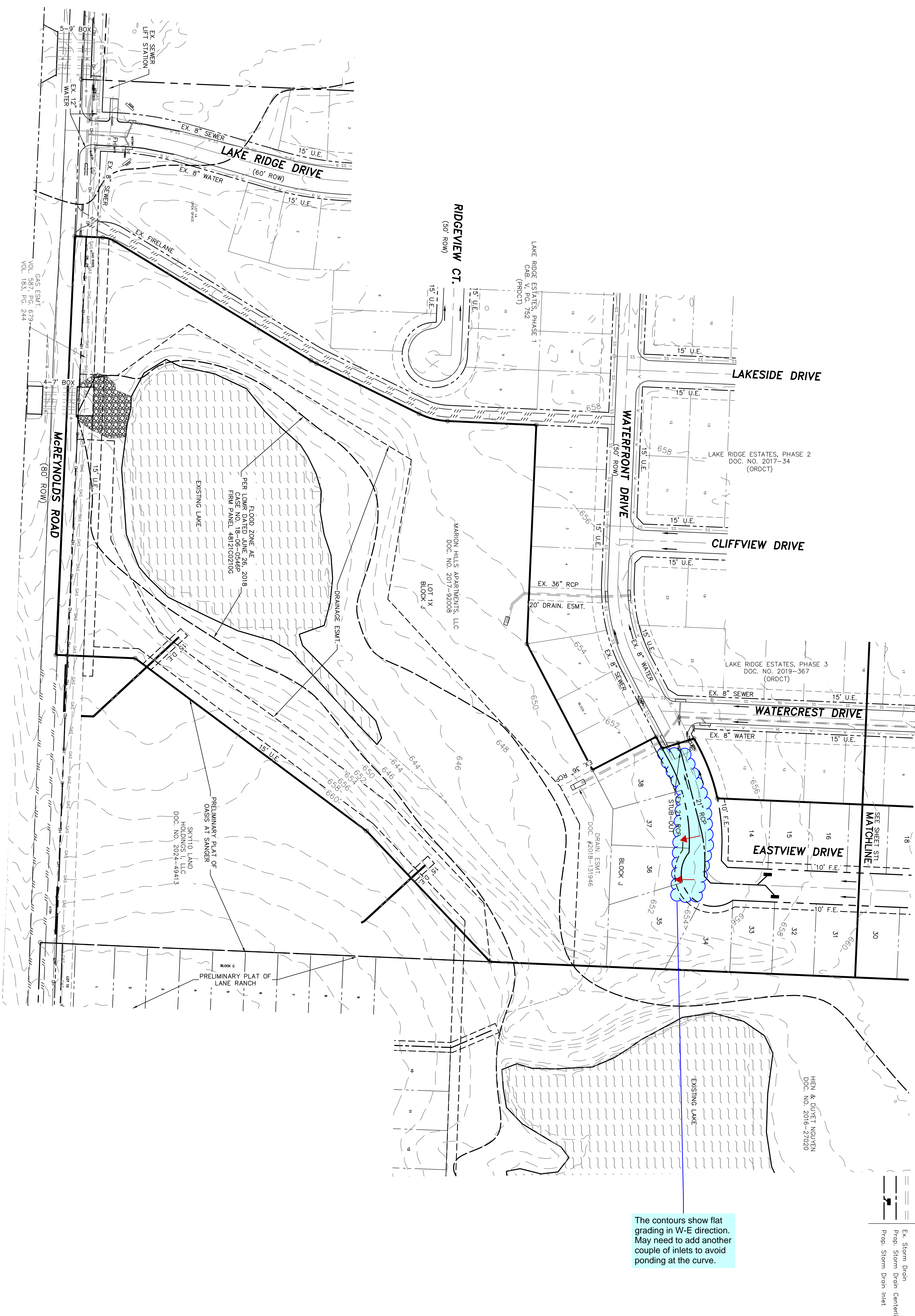
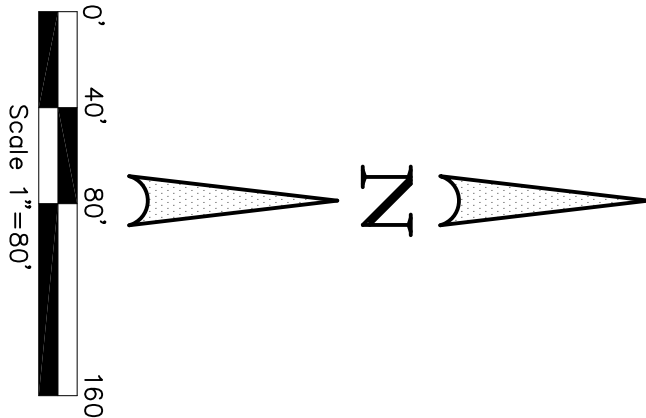
PRELIMINARY STORM DRAIN PLAN
 LAKE RIDGE, PHASE 4
 100 RESIDENTIAL LOTS - 2 HOA LOTS
 RUEBEN BEBEE SURVEY, ABST. NO. 29
 37.128 ACRES - 4.620 ACRES ROW
 CITY OF SANGER DENTON COUNTY TEXAS

LAKE RIDGE, PHASE 4
 CITY OF SANGER DENTON COUNTY, TEXAS
 MARION HILLS APARTMENTS, LLC
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Middleton & Assoc, LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

STM1



The contours show flat grading in W-E direction. May need to add another couple of inlets to avoid ponding at the curve.

LEGEND

	Ex. Storm Drain
	Prop. Storm Drain Centerline
	Prop. Storm Drain Inlet

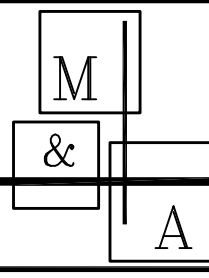
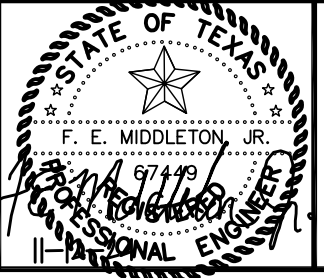
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No.	DATE	REVISION	APPROV.

ST12
 Date: 11-12-24
 Dwg Scale: Hor. 1"=80'
 Vert.
 Dwg File: 0001047PPT-STM.DWG
 Project No. 0001047

PRELIMINARY STORM DRAIN PLAN
 LAKE RIDGE, PHASE 4
 100 RESIDENTIAL LOTS - 2 HOA LOTS
 RUEBEN BEBEE SURVEY, ABST. NO. 29
 37.128 ACRES - 4.620 ACRES ROW
 CITY OF SANGER DENTON COUNTY TEXAS

LAKE RIDGE, PHASE 4
 CITY OF SANGER DENTON COUNTY, TEXAS
 MARION HILLS APARTMENTS, LLC
 309 BROCK STREET
 COPPELL, TEXAS 75019



Middleton & Assoc, LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
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 LEWISVILLE, TEXAS 75067 (972) 393-9800