



November 19, 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: **Windhaven Estates Re-Plat Review**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the re-plat for Windhaven Estates. The submittal was prepared by Homeyer Engineering, Inc. and was received on November 4th, 2024.

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 additional comments may be provided in subsequent reviews once additional data/responses is received.

Hydrology and Hydraulics

1. Please provide drainage report hydrographs and summary tables referenced in drainage report.
2. Please provide detention pond, storm sewer, culvert, street/alley capacity, open channel, and inlet calculations demonstrating Sanger drainage criteria are met. §10.106(d)(4-10)
3. Please provide documentation that the existing pond is not considered Waters of the US.
 - a. Please note that environmental assessment will be required prior to draining existing pond.
4. Please account for northern offsite flows in the detention pond size calculations. See pg. 11 of plans.
 - a. The Q100 entering the proposed detention pond (554 cfs) also does not appear to be equivalent to the total flow calculated in the existing drainage area calculations (271 cfs). Please provide additional calculations for the unaccounted for offsite 280 cfs.
5. Please provide drainage calculations in proposed drainage area map similar to existing drainage area map. §10.106(d)(2)(D). See pg. 11 of plans.
6. Runoff computations shall be based on fully developed watershed conditions. Please provide evidence that fully developed conditions were utilized in upstream offsite area when calculating proposed discharges §10.106(d)(2)(C)

7. Please revise single family run off coefficients to 0.55 per the Sanger Drainage criteria. §10.106(d)(2)(D)(i)
8. Please provide the cross section station for the referenced cross section on sheet C8. See pg. 11 of plans.
9. Please provide finished-floor elevations of all structures §10.106(d)(4)(C)
10. Please provide an explanation of how the 2 feet of sediment storage is accounted for in the detention pond calculations. §10.106(d)(10)(A)
11. Please label location of emergency overflow on detention pond
12. Please provide bottom slope of detention pond §10.106(d)(10)(C)
13. If detention pond fills up to 687', which is the current design, a portion of Lot 23 and Lot 22 will be used for that detention. Please revise or clarify that this is intentional. See pg. 9 of plans.
14. Please clarify which regulation is intended to be met with the placement of easement in center of detention pond. This may not be necessary. See pg. 9 of plans.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3953.

Sincerely,
HALFF
TBPELS Firm No. 312

A handwritten signature in black ink, appearing to read 'Randy Peterman', is written over a light gray rectangular background.

Randy Peterman, PE, CFM, ENV SP