



March 21, 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: Sanger High School – Plat  
Second Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Preliminary Plat for the Sanger High School located at FM 455 and Indian Lane. The property is located within the City of Sanger limits. The preliminary plat was prepared by Crowley Surveying and is dated March 15, 2023.

A preliminary review of the document was performed and the following comments apply:

1. Previous comments have been addressed with exception to the below:
  - a. Was a LOMR or LOMR-F executed to modify the flood plain?
  - b. Provide an easement per Section 10.105.5:  
Where a subdivision is bounded by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, or of such width to provide for any future anticipated construction, plus a minimum to ten feet (10') on each side.
2. The previous plat was reviewed under the premise it was just a plat of the current site. We were not aware of proposed improvements that may impact the platting procedure. The recently submitted plat shows the following proposed improvements:
  - a. 33,334 SF Proposed Field House
  - b. Proposed Detention Area.Civil drawings will need to be submitted that includes Site Plan, Grading Plan, Existing and Proposed Drainage conditions, Drainage Plans, and Paving Plans.

It is our recommendation that the plat does not move forward until the above documents are received, reviewed, and approved.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764 7480.

Sincerely,  
HALFF

A handwritten signature in blue ink, appearing to read "SDT", is written over a horizontal line.

Steven D. Templer, P.E.  
Senior Project Manager