



May 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: Oasis at Sanger Addition Preliminary Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for the Oasis at Sanger. The submittal was prepared by Middleton and Associates, LLC and was dated May 15, 2024.

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. Dedicate the fire lane as an access/water easement per 10.105(5)(C).
2. Show the full sewer easement to be dedicated by separate instrument.
3. Provide additional water easement per the utility plans.
4. Provide a preliminary grading plan to give more detail about the site drainage. The FF Elevation given is much lower than the existing grade and adjacent to the floodplain.

#### **Preliminary Utility Plan Comments**

1. Provide additional water easement. See plan comment.
2. Eight-inch (8") diameter and larger mains shall be installed in zoning districts commonly referred to as "commercial", "industrial," or "multifamily" per ordinance 10.106(e)(2)(B).

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

1. Provide a grading plan and demonstrate that the FF is at least 2' above the existing floodplain.
2. The given Finished floor is  $\approx -10'$  below existing grade. it appears that a retaining wall is necessary.
3. Will additional drainage easement be required for grading around the proposed storm outfalls? Provide more information.

Ms. Ramie Hammonds

July 14, 2023

Page 2 of 2

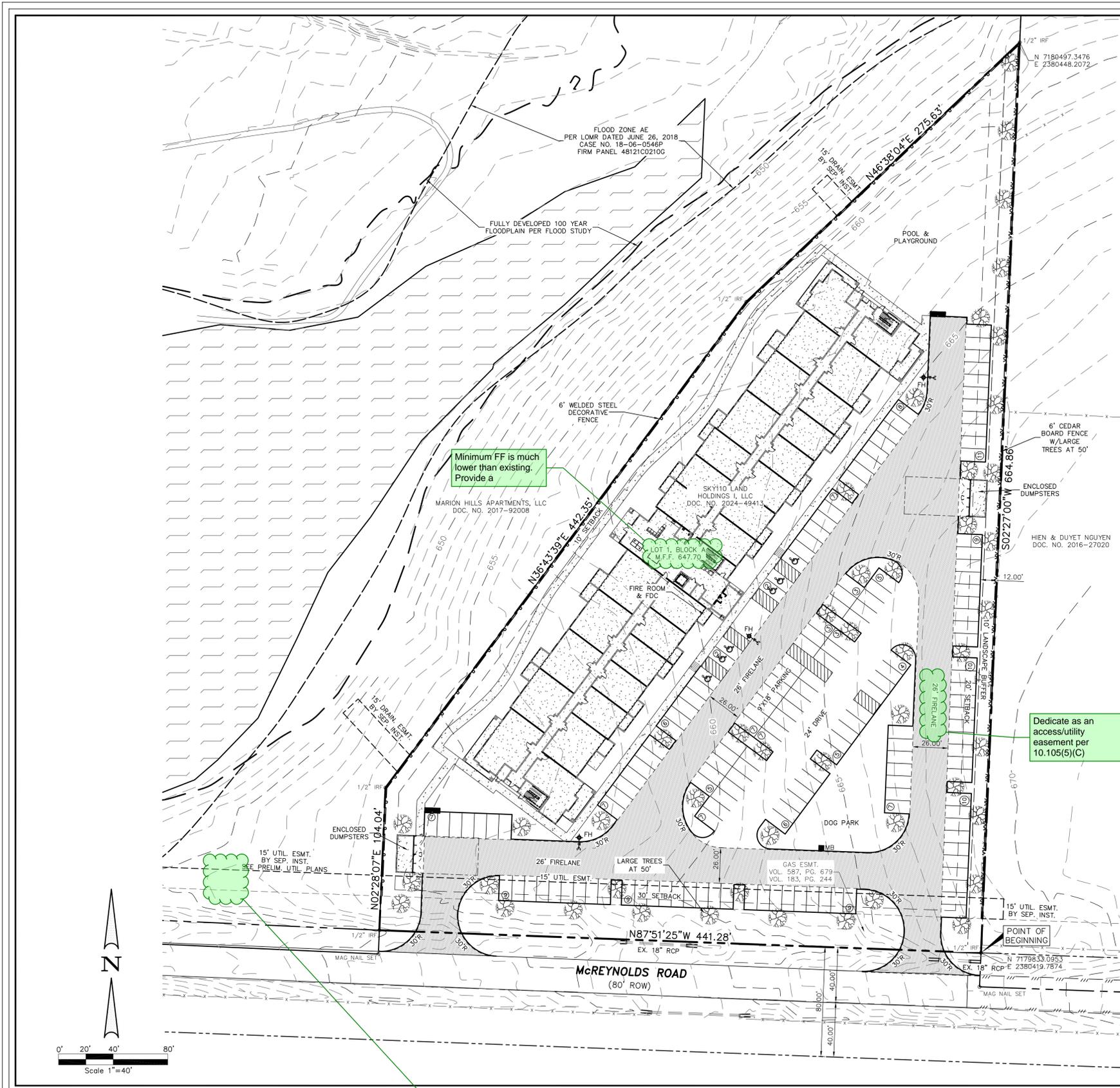
4. Note that Final Plat acceptance will require further analysis of pre and post project conditions.

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".

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



LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
AC	Air Conditioner
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
ST	Storm Drain
MB	Mailbox

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that certain called 4.31 acre tract of land described in a deed to Sky110 Land Holdings I, LLC, recorded in Document No. 2024-49413 of the Real Property Records of Denton, County, Texas (RPRDCT) being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) for the southeast corner of the Sky110 Land Holdings I, LLC tract, the west line of that certain called 151.67 acre tract of land described in a deed to Hien T. Nguyen and Duyet Nguyen recorded in Document No. 2016-27020 (RPRDCT) and the north right of way line of McReynolds Road (an 80' right of way);

THENCE North 87°51'25" West with the north right of way line of McReynolds Road a distance of 441.28 feet to a 1/2" iron rod (found) for the southwest corner of the Sky110 Land Holdings I, LLC tract;

THENCE North 02°28'07" East a distance of 104.04 feet to a 1/2" iron rod (found) for corner;

THENCE North 36°43'39" East a distance of 442.35 feet to a 1/2" iron rod (found) for corner;

THENCE North 46°38'04" East a distance of 275.63 feet to a 1/2" iron rod (found) for the north corner of the Sky110 Land Holdings I, LLC tract in the west line of the Hien T. Nguyen and Duyet Nguyen tract;

THENCE South 02°27'00" West with the west line of the Hien T. Nguyen and Duyet Nguyen tract a distance of 664.86 feet to the place of beginning, containing 4.135 acres, or 180,127 square feet of land.

SITE DATA TABLE

GROSS SITE AREA	4.135 ACRES (180,127 S.F.)
PROP. USE	MULTI-FAMILY
CURRENT USE	VACANT
ZONED	PD ORD. 05-06-18 MF2
<b>BUILDING DATA</b>	
BUILDING S.F.	36,521 (3 FLOORS=109,563 S.F.)
TOTAL UNITS	82
TOTAL BEDROOMS	125
MAX. HEIGHT	35'

PARKING SUMMARY

1 BEDROOM	42 X 1.5 SPACES	=63
2 BEDROOM	37 X 1.75 SPACES	=64.75
3 BEDROOM	3 X 2 SPACES	=6
TOTAL REQUIRED		133.75 (134)
TOTAL PROVIDED		168

LOT SETBACKS

FRONT	30'
EAST SIDE	20' (FUT. RESIDENTIAL)
REAR	10'

REQ. LANDSCAPE BUFFERS

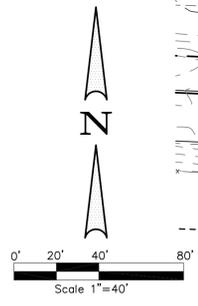
EAST SIDE	10' (FUT. RESIDENTIAL)
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OWNER:  
 SKY110 LAND HOLDINGS I, LLC  
 2349 GLENDA LANE  
 DALLAS, TX 75229-3318  
 IQBAL MUTABANA  
 617-417-1014  
 ike@sky110group.com

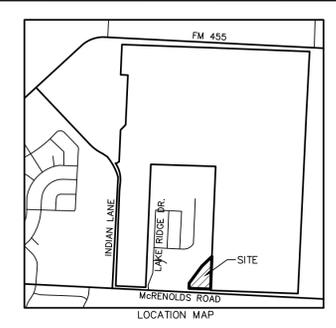
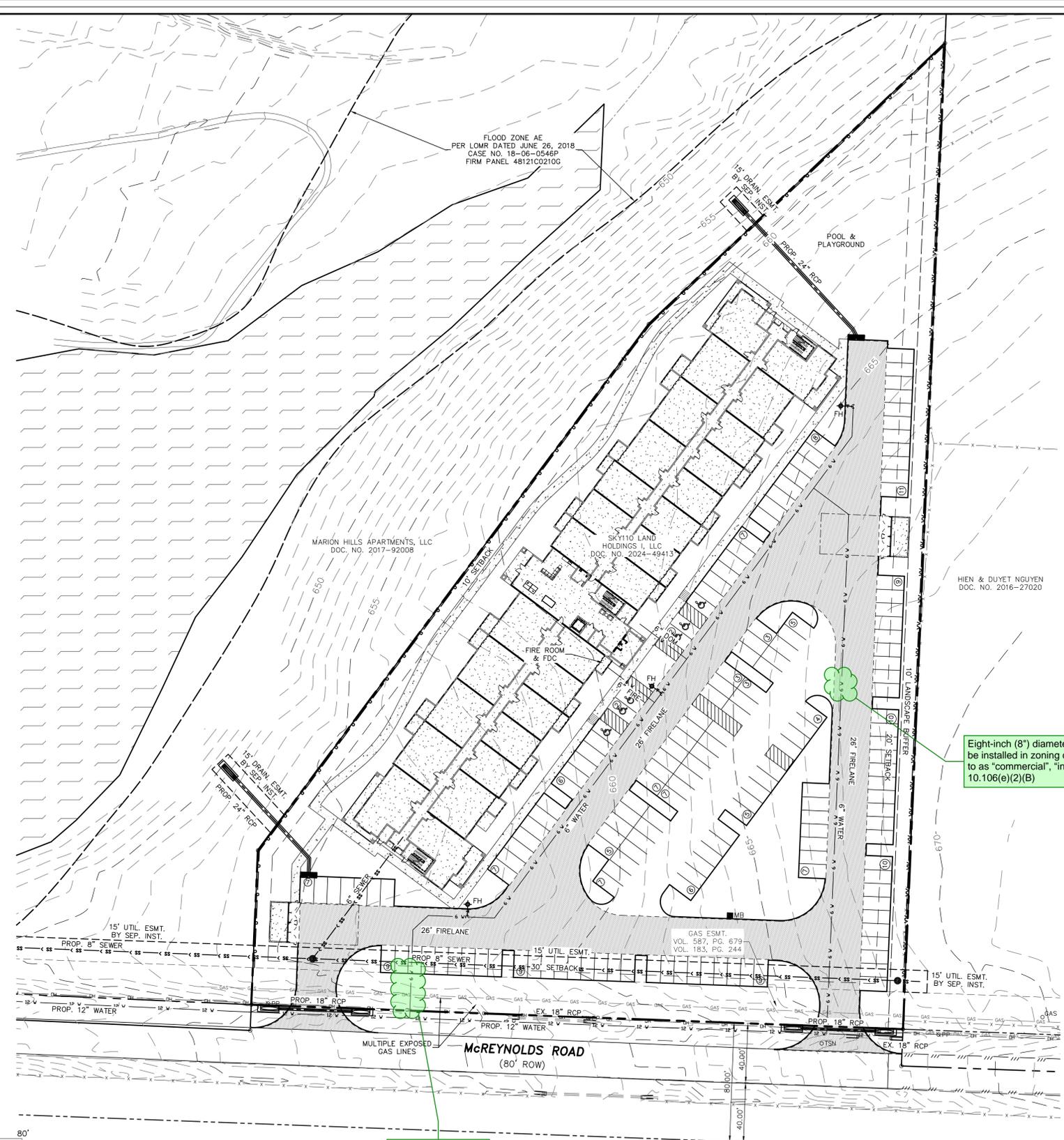
Preliminary Plat for Review Purposes Only  
 Approved for Preparation of Final Plat  
 City of Sanger, TX Date  
 Planning & Zoning Commission

PLAT NOTES

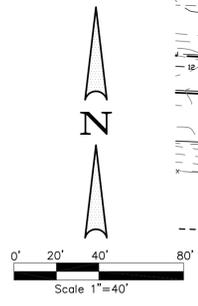
- All lots comply with the minimum size requirements of MF-2 multi-family residential.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice - 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 withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210g, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- The purpose of this plat is to create one multi-family lot.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)



NO.	DATE	REVISION	APPROV.
SURVEYOR			<b>Middleton &amp; Assoc., LLC.</b> CONSULTING CIVIL ENGINEERS & LAND PLANNERS TYPE #10900 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800
<b>JOHN COWAN &amp; ASSOCIATES, INC.</b> 10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238 FIRM REGISTRATION CERTIFICATION NO. 10025500			
<b>PRELIMINARY PLAT</b> LOT 1, BLOCK A - OASIS AT SANGER ADDITION 10147 ACRES, 1 MULTI-FAMILY LOT REUBEN BEEBE SURVEY, ABST. NO. 29 CITY OF SANGER, DENTON COUNTY, TEXAS			
Date:	5-15-24	Dwg Scale:	1"=40'
Dwg File:	0123001PPT.DWG	Project No.:	0123001
<b>PPT1</b>			



- LEGEND
- PP Power Pole
  - GW Guy Wire
  - MH Manhole
  - WV Water Valve
  - TP Telephone Pedestal
  - WM Water Meter
  - FH Fire Hydrant
  - LP Light Pole
  - IV Irrigation Valve
  - CO Clean Out
  - AC Air Conditioner
  - TV Cable Box
  - SB Signal Box
  - SP Signal Pole
  - SN Sign
  - IRF Iron Rod Found
  - IRS Iron Rod Set
  - SS Sanitary Sewer
  - ST Storm Drain



provide additional water line easement

Eight-inch (8") diameter and larger mains shall be installed in zoning districts commonly referred to as "commercial", "industrial," or "multifamily" 10.106(e)(2)(B)

**FLOOD NOTE**  
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 4812C0210G dated APRIL 18 2011. This property does not lie within Flood Zone A.

This flood statement does not imply that the property and/or the structure 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 Engineer.

UTIL1

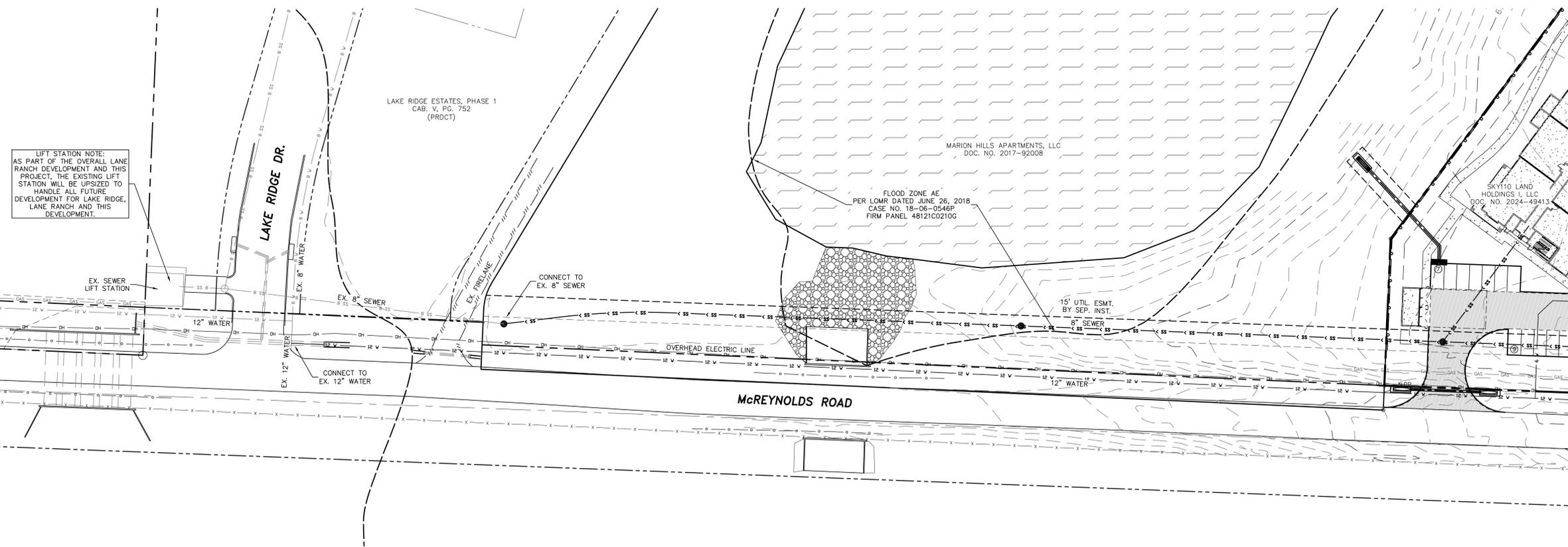
Date: 5-15-24  
 Dwg Scale: 1"=40'  
 Dwg File: 0123001PUTIL.DWG  
 Project No. 0123001

**PRELIMINARY UTILITY PLAN**  
 LOT 1, BLOCK A - OASIS AT SANGER ADDITION  
 4.135 ACRES, 1 MULTI-FAMILY LOT  
 REUBEN BEBEE SURVEY, ABST. NO. 29  
 CITY OF SANGER, DENTON, COUNTY, TEXAS

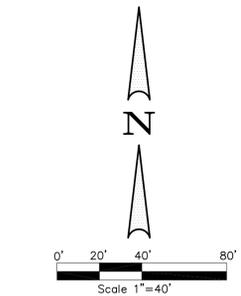
**SURVEYOR**  
**JOHN COWAN & ASSOCIATES, INC.**  
 10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238  
 FIRM REGISTRATION CERTIFICATION NO. 10025500

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

NO.	DATE	REVISION	APPROV.



LIFT STATION NOTE:  
AS PART OF THE OVERALL LAKE RANCH DEVELOPMENT AND THIS PROJECT, THE EXISTING LIFT STATION WILL BE UPSIZED TO HANDLE ALL FUTURE DEVELOPMENT FOR LAKE RIDGE, LAKE RANCH AND THIS DEVELOPMENT.



- LEGEND
- PP Power Pole
  - GW Guy Wire
  - MH Manhole
  - WV Water Valve
  - TP Telephone Pedestal
  - WM Water Meter
  - FH Fire Hydrant
  - LP Light Pole
  - IV Irrigation Valve
  - CO Clean Out
  - AC Air Conditioner
  - TV Cable Box
  - SB Signal Box
  - SP Signal Pole
  - SN Sign
  - IRF Iron Rod Found
  - IRS Iron Rod Set
  - SS Sanitary Sewer
  - ST Storm Drain

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

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

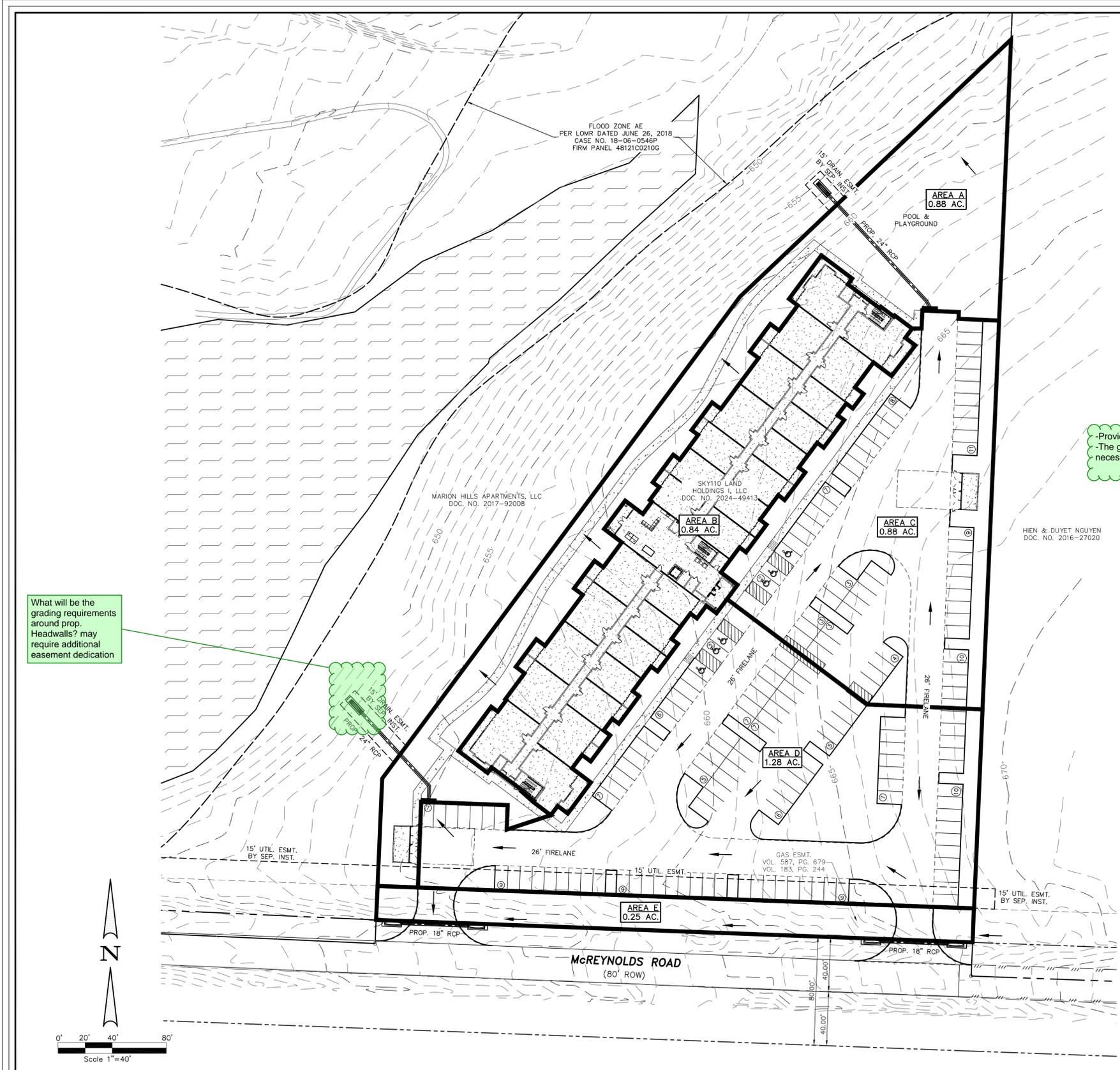
**PRELIMINARY UTILITY PLAN**  
LOT 1, BLOCK A - OASIS AT SANGER ADDITION  
LOT 1, 4.135 ACRES, 1 MULTI-FAMILY LOT  
REUBEN BEBEE SURVEY, ABST. NO. 29  
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 5-15-24  
Dwg Scale: 1"=40'  
Dwg File: 0123001PUTIL.DWG  
Project No. 0123001

**FLOOD NOTE**  
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0210G dated APRIL 18 2011. This property does not lie within Flood Zone A.

This flood statement does not imply that the property and/or the structure 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 Engineer.

**UTIL2**



LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
ST	Storm Drain

LEGEND

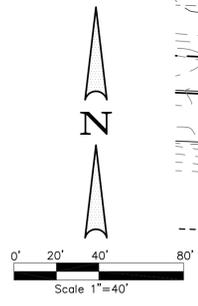
---	PROP. STORM $\epsilon$
---	PROP. STORM SEWER
---	PROP. INLET
---	EX. CONTOURS
AREA #	PROP. AREA DESIGNATION
ACRES	AREA IN ACRES
→	FLOW ARROW
---	DRAINAGE BOUNDARY

-Provide a grading plan to demonstrate that the FF is at least 2' above the existing floodplain.  
 -The given Finished floor is +/-10' below existing grade. It appears that a retaining wall is necessary.

Note that Final Plat acceptance will require further analysis of pre and post project conditions.

What will be the grading requirements around prop. Headwalls? may require additional easement dedication

**FLOOD NOTE**  
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 4812C0210G dated APRIL 18 2011. This property does not lie within Flood Zone A.  
 This flood statement does not imply that the property and/or the structure 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 Engineer.



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M & A	SURVEYOR	Middleton & Assoc., LLC.
		CONSULTING CIVIL ENGINEERS & LAND PLANNERS TYPE #10900 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800
M & A	SURVEYOR	JOHN COWAN & ASSOCIATES, INC.
		10147 CR 135 FULTON, TEXAS 75762 PH: (903) 581-2238 FIRM REGISTRATION CERTIFICATION NO. 10025500
PRELIMINARY DRAINAGE AREA MAP		
LOT 1, BLOCK A - OASIS AT SANGER ADDITION		
LOT 1, 4.135 ACRES, 1 MULTI-FAMILY LOT		
REUBEN BEBEE SURVEY, ABST. NO. 29		
CITY OF SANGER, DENTON, COUNTY, TEXAS		
Date: 5-15-24	Dwg Scale: 1"=40'	
Dwg File: 0123001PDAM.DWG		
Project No. 0123001		
<b>DAM1</b>		