

# PLANNING & ZONING COMMISSION



## MEETING AGENDA

**MAY 13, 2024, 7:00 PM**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

### **INVOCATION AND PLEDGE**

### **CITIZENS COMMENTS**

*This is an opportunity for citizens to address the Commission on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker’s Form and include the topic(s) to be presented. Citizens who wish to address the Commission with regard to matters on the agenda will be received at the time the item is considered. The Commission is not allowed to converse, deliberate or take action on any matter presented during citizen input.*

### **CONSENT AGENDA**

*All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Commissioner to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.*

- 1. Consideration and possible action of the minutes from March 11, 2024, meeting.

### **PUBLIC HEARING ITEMS**

- 2. Conduct a public hearing on an amendment to Ordinance No. 04-11-22 to extend the boundaries of Planned Development (PD 04-11-22) and rezone said tract from (A) Agricultural to PD Planned Development for approximately 21.17 acres of land described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane, and to further amend certain requirements with the Planned Development.
- 3. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Solar Farm, located on approximately 25.35 acres of land described as A0029A R. BEEBE, TR 73, 25.35 ACRES, OLD DCAD SHT 3, TR 27, and generally located on the east side of Utility Rd.

### **ACTION ITEMS**

- 4. Consideration and possible action on the Final Plat of the Church Street Addition, being 1.01 acres described as A1241A TIERWESTER, TR 175, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.

5. Consideration and possible action on an amendment to Ordinance No. 04-11-22 to extend the boundaries of Planned Development (PD 04-11-22) and rezone said tract from (A) Agricultural to PD Planned Development for approximately 21.17 acres of land described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane, and to further amend certain requirements with the Planned Development.
6. Consideration and possible action for a Specific Use Permit (SUP) for a Solar Farm, located on approximately 25.35 acres of land described as A0029A R. BEEBE, TR 73, 25.35 ACRES, OLD DCAD SHT 3, TR 27, and generally located on the east side of Utility Rd.
7. Consideration and possible action on the Preliminary Plat of Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

## **FUTURE AGENDA ITEMS**

*The purpose of this item is to allow the Chairman and Commissioners to bring forward items they wish to discuss at a future meeting, A Commissioner may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Commission or at the call of the Chairman.*

## **ADJOURN**

**NOTE:** The Commission reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

## **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on May 10, 2024 at 9:00 AM

*Stefani Dodson*

Stefani Dodson, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** May 13, 2024  
**FROM:** Stefani Dodson, Planning Technician  
**AGENDA ITEM:** Consideration and possible action of the minutes from March 11, 2024, meeting.

**SUMMARY:**  
N/A

**FISCAL INFORMATION:**

Budgeted: N/A                      Amount: N/A                      GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Minutes from March 11, 2024

# PLANNING & ZONING COMMISSION

## MEETING MINUTES

MARCH 11, 2024, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

### CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 7:00 P.M

### BOARD MEMBERS PRESENT:

- Commissioner, Place 2            Sally Amendola
- Commissioner, Place 3            Jackie Turner
- Commissioner, Place 4            Allen McAlister
- Commissioner, Place 6            Jason Miller
- Commissioner, Place 7            Lisa Freeman

### BOARD MEMBERS ABSENT:

- Commissioner, Place 1            Shane Stone
- Commissioner, Place 5            Jacob Gastelum

### STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Planning Technician Stefani Dodson

### INVOCATION AND PLEDGE

### CITIZENS COMMENTS

No citizens came forward.

### CONSENT AGENDA

1. Consideration and possible action of the minutes from February 12, 2024, meeting.  
  
Commissioner Miller makes a motion to approve the consent agenda.  
Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Turner, Commissioner McAlister, Commissioner Amendola.  
The motion passes unanimously.

## **ACTION ITEMS**

2. Consideration and possible action on the Final Plat of Marley Meadows being 19.653 acres, located in the City of Sanger's ETJ, and generally located on the west side of Sam Bass Road and approximately 1307 feet north of the intersection of FM 455 and Sam Bass Road.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are met by City Council.

Commissioner Amendola makes a motion to approve with the condition all comments are met by City Council. Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Turner, Commissioner McAlister, Commissioner Miller. The motion passes unanimously.

## **FUTURE AGENDA ITEMS**

No items were discussed.

## **ADJOURN**

There being no further items Commissioner Miller adjourns the meeting at 7:03 P.M.



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** May 13, 2024

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Conduct a public hearing on an amendment to Ordinance No. 04-11-22 to extend the boundaries of Planned Development (PD 04-11-22) and rezone said tract from (A) Agricultural to PD Planned Development for approximately 21.17 acres of land described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane, and to further amend certain requirements with the Planned Development.

### **SUMMARY:**

- The applicant has acquired additional acreage adjacent to PD 04-11-22
- The applicant is proposing to rezone the additional acreage of approximately 21.17 acres from Agricultural (A) to Planned Development (PD).
- The applicant has amended some of the language and requirements in PD 04-11-22. Below are the changes the applicant is proposing:
  - Added language to Community Features to allow metal or wood as accent materials for entry monuments, screening walls, and community signage. Originally was only brick or stone.
  - Decreased the Garden lot depth from 120 feet to 110 feet and the overall size of the lot from 4800 square feet to 4400 square feet.
  - Decreased the depth of the cul-de-sac lots from the original 120 feet to 95 feet. The minimum lot square footage still applies.
  - Decreased Manor Lot housing square footage from minimum 1800 square feet to minimum 1650 square feet.
  - For Manor Lots increased the maximum total lot count below 2000 square feet from 15% to 20%.
  - For Garden Lots increased the maximum total lot count below 1650 square feet from 15% to 20%.
  - Increased maximum height for single family attached from 35 feet to 40 feet.
  - Added language to single family attached that all dwellings will be either front entry from a public street or rear entry from an alleyway.
  - In Single Family attached reduced side yard setback adjacent a street on a corner from 20 feet to 10 feet.
  - Added language for single family attached that end units abutting a common area will have a side yard setback of 5 feet.

- Single family attached add language that the minimum rear yard setback for front entry lots shall be 10 feet excluding porches and architectural features and all rear entry lots shall be 20 feet. Porches and architectural features may extend 5 feet into rear setback.
  - Amended parking text to state 2 parking spaces per unit within required garage and a minimum 20-foot driveway for additional parking beyond the garage.
  - Added language to single family attached that guest parking will be provide within site at a ratio of 1 space per 4 units.
  - Added language in Multi-family that the maximum building height shall be 3 stories or 45 feet.
  - In lieu of side yard walls on corner lots requiring the 25% doors and windows they will require minimum 2 windows or doors totaling 25 square feet. Side yard fencing facing residential streets and the adjacent gate return shall be stained cedar board-on-board fencing with a decorative top cap and metal posts with posts and hardware on the internal side of the fence. The fence will be set back a minimum of 10' and a maximum of 15'. If a window of any size is not installed on the side of the house between the front build line and the fence return, a minimum 3 gallons shrubs at a spacing of 4' on center will be planted. In addition one 3" caliper eastern red cedar or other evergreen tree species shall be planted at the midpoint between the front build line and fence.
- The parkland/open space was increased from 83.78 acres to 86.69.
  - The dedicated parkland was decreased from 59.7 acres to 38.50 acres.
  - The Multi-family acreage was decreased from 18.469 acres to 15 acres.
  - The added 21.17 acreage will increase Garden lots (40' x110') from 158 to 299, Manor Lots (50' x 120') from 541 to 603, and Estate Lots (60' x 120') from 46 to 54. This increases the total lot count from 875 to 1086. Townhomes remained the same at 130 lots.
  - The trail system increased from 2.56 miles to 3.02 miles.
  - Altered roadway configuration on concept plan.
  - Staff mailed out 65 public hearing notices to owners of properties within 200 feet of the subject property and received 4 responses at the time of this report. One in favor and three opposed.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map

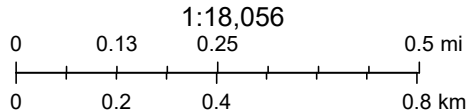
# Denton CAD Web Map

Item 2.



5/9/2024, 11:36:05 AM

Parcels



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# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** May 13, 2024

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Solar Farm, located on approximately 25.35 acres of land described as A0029A R. BEEBE, TR 73, 25.35 ACRES, OLD DCAD SHT 3, TR 27, and generally located on the east side of Utility Rd.

**SUMMARY:**

- The applicant is requesting to add a solar photovoltaic generation facility to the property.
- The property is zoned Agricultural and electric generation is an allowed use with a SUP.
- The property is owned by the City of Sanger.
- This area was used as a landfill in the past that has since been closed.
- There is one building on the site that is used to store materials and supplies.
- The applicant is not planning to construct any buildings on the site
- The property is adjacent to the Sanger Circle Phase 6 subdivision.
- The site will have access from Utility Road and Avion Drive
- Staff sent out 32 notice letters and at the time of this report had not received any responses.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

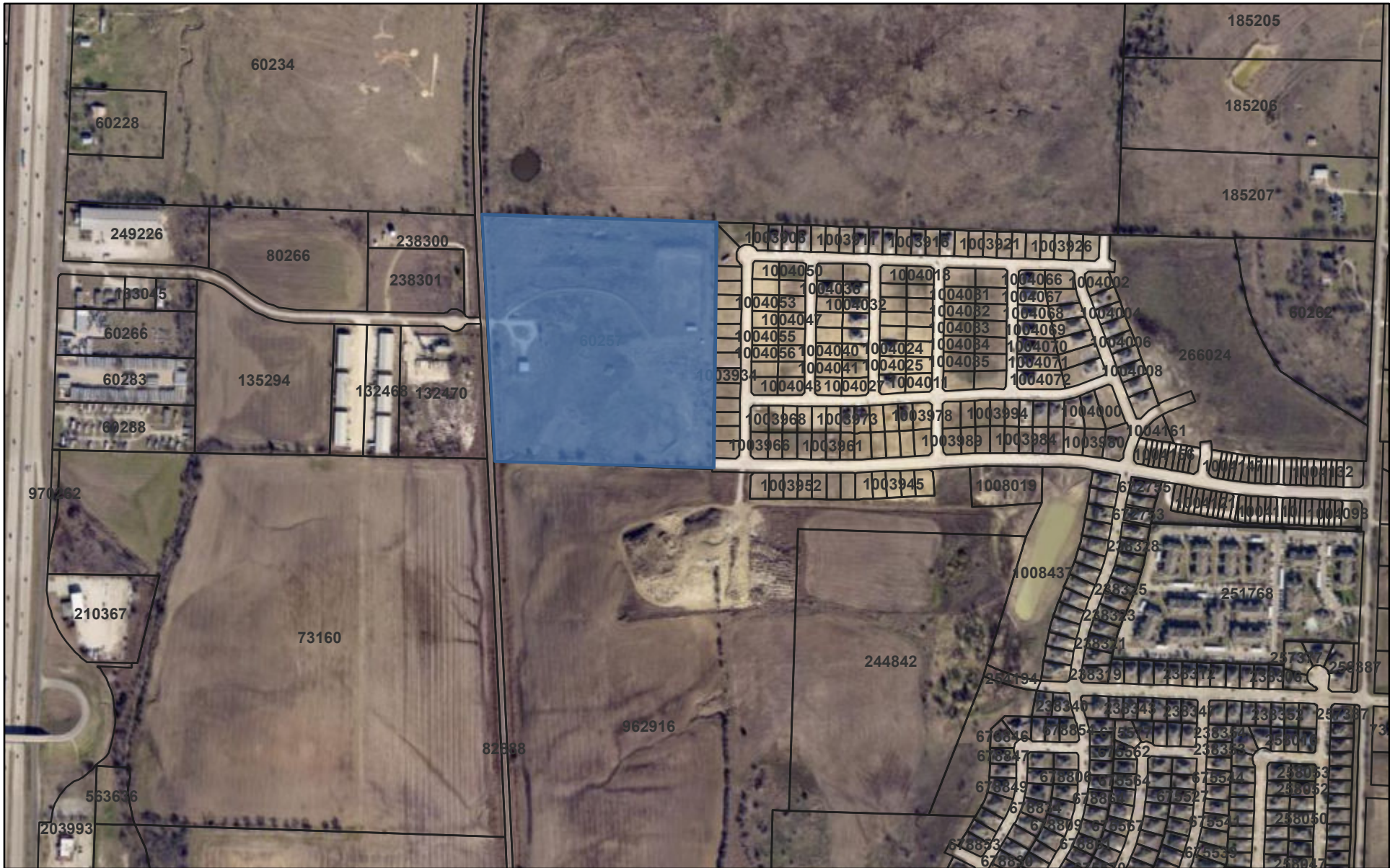
GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

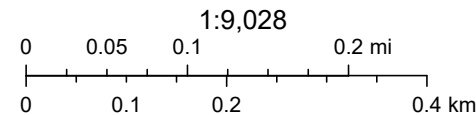
N/A

**ATTACHMENTS:**

Location Map



Location: Utility Rd.  
 SUP - Specific Use Permit  
 Project: 24SANZON-0007



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Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** May 13, 2024

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on the Final Plat of the Church Street Addition, being 1.01 acres described as A1241A TIERWESTER, TR 175, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.

**SUMMARY:**

- The applicant is proposing to create 1 lot from one unplatted tract in order to develop on this site.
- This site is located on the east side of South Stemmons Frwy.
- The applicant is proposing to build a 3000-square-foot medical office building with room for a second building as a phase 2 at a later date.
- The site has access from both I-35 Frontage Road and Church.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**



Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval.

**ATTACHMENTS:**

- Location Map
- Preliminary Plat
- Application
- Letter of Intent
- Planning Comments
- Engineering Comments

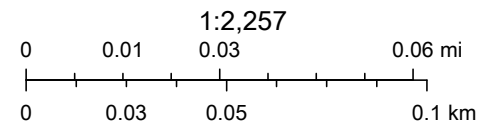


9/7/2023, 2:57:01 PM

-  Parcels
-  Roads



## Church Street Addition Final Plat



**OWNERS DEDICATION  
STATE OF TEXAS  
COUNTY OF DENTON**

1 (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

All of that tract of land as described in deed to Jim Hoffpauer and L Marie Hoffpauer in Volume 4564, Page 2133, Official Public Records of Denton County, Texas and being a portion of that tract described in deed to Carter Source, Inc. in Volume 4219, Page 1408, Real Property Records of Denton County, Texas, also being in the H. Tierwester Survey Abstract Number 1241, City of Sanger, Texas, Denton County, and being more particularly described as follows:

BEGINNING at a found 1/2" iron pin at the southeast corner of said Carter Source tract and being the Southwest corner of a tract of land described in deed to John D. Springer in Volume 1405, Page 794, from which a found 1/2" iron pin bears South 87°55'39" East (reference bearing), on the North right of way line of Church Street, a distance of 528.74 feet;

THENCE North 87°55'39" West (record - West) along the North right of way line of said Church Street, a distance of 202.68 feet (record - 203.53 feet) to a found 1/2" iron rod with "4003" cap (controlling monument) at an intersection with a non-tangent curve and the East right of way line of Interstate 35 Service Road (also Stemmons Service Road);

THENCE 217.11 feet (record - 216.97 feet) along said East right of way line and non-tangent to the right having a radius of 5379.51 feet (subdivided by a chord of North 01°35'28" East, 217.10 feet record - North 00°16'00" West, 216.98 feet) to a found 1/2" iron pin on a South line of said Springer tract;

THENCE South 87°48'08" East (record - South 89°52'29" East), along said South line, a distance of 204.78 feet (record - 204.54 feet) to a found 1/2" iron pin at an all corner of said Springer tract;

THENCE South 02°07'08" West (record - South) a distance of 216.64 feet (record - 216.51 feet) to the POINT OF BEGINNING.

Said tract of land contains an area of 44,333 square feet or 1.0177 acres, more or less.

**NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:**

THAT \_\_\_\_\_ acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinafore described property as Lot 1, Block 1, CHURCH STREET ADDITION, on addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive alleys, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to determine the boundaries and easements of the property hereon shown. The undersigned hereby certifies that the property hereon shown is in good order and in accordance with City codes and regulations. Further, the undersigned consents and agrees that he/she will maintain all easements and facilities in state of good repair and functional condition of all times in accordance with City Improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity of any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Owner \_\_\_\_\_

\_\_\_\_\_  
Title and Company (if applicable)

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )  
SS

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this day of \_\_\_\_\_ 20\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Notary's Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Approved and Accepted \_\_\_\_\_

\_\_\_\_\_  
Chairman, Planning & Zoning Commission  
Date \_\_\_\_\_

\_\_\_\_\_  
City of Sanger, TX  
Date \_\_\_\_\_

\_\_\_\_\_  
Mayor, City of Sanger, TX  
Date \_\_\_\_\_

Attested by \_\_\_\_\_

\_\_\_\_\_  
City Secretary, City of Sanger, TX  
Date \_\_\_\_\_

**APPROVED FOR PREPARATION OF FINAL PLAT**

\_\_\_\_\_  
City of Sanger, TX  
Date \_\_\_\_\_  
Planning & Zoning Commission

**SURVEYOR'S CERTIFICATE**

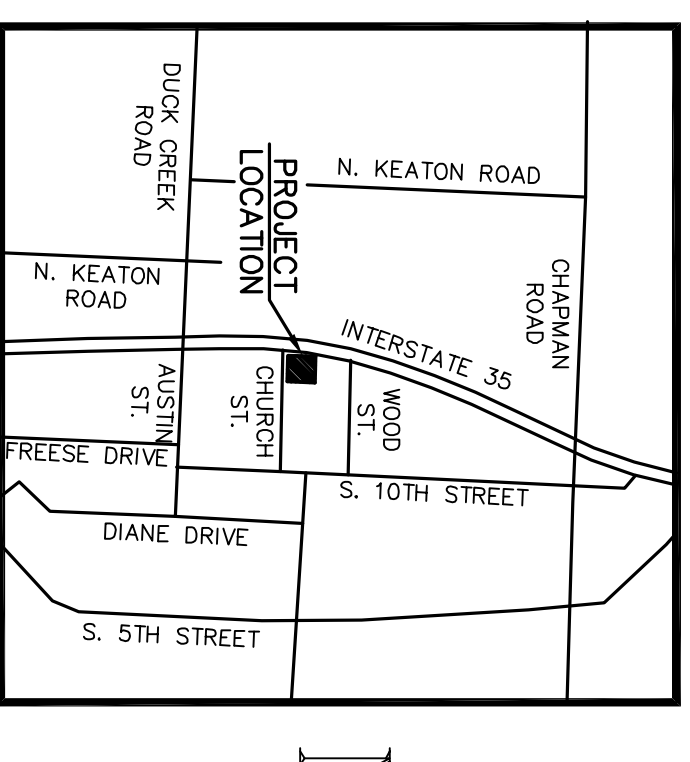
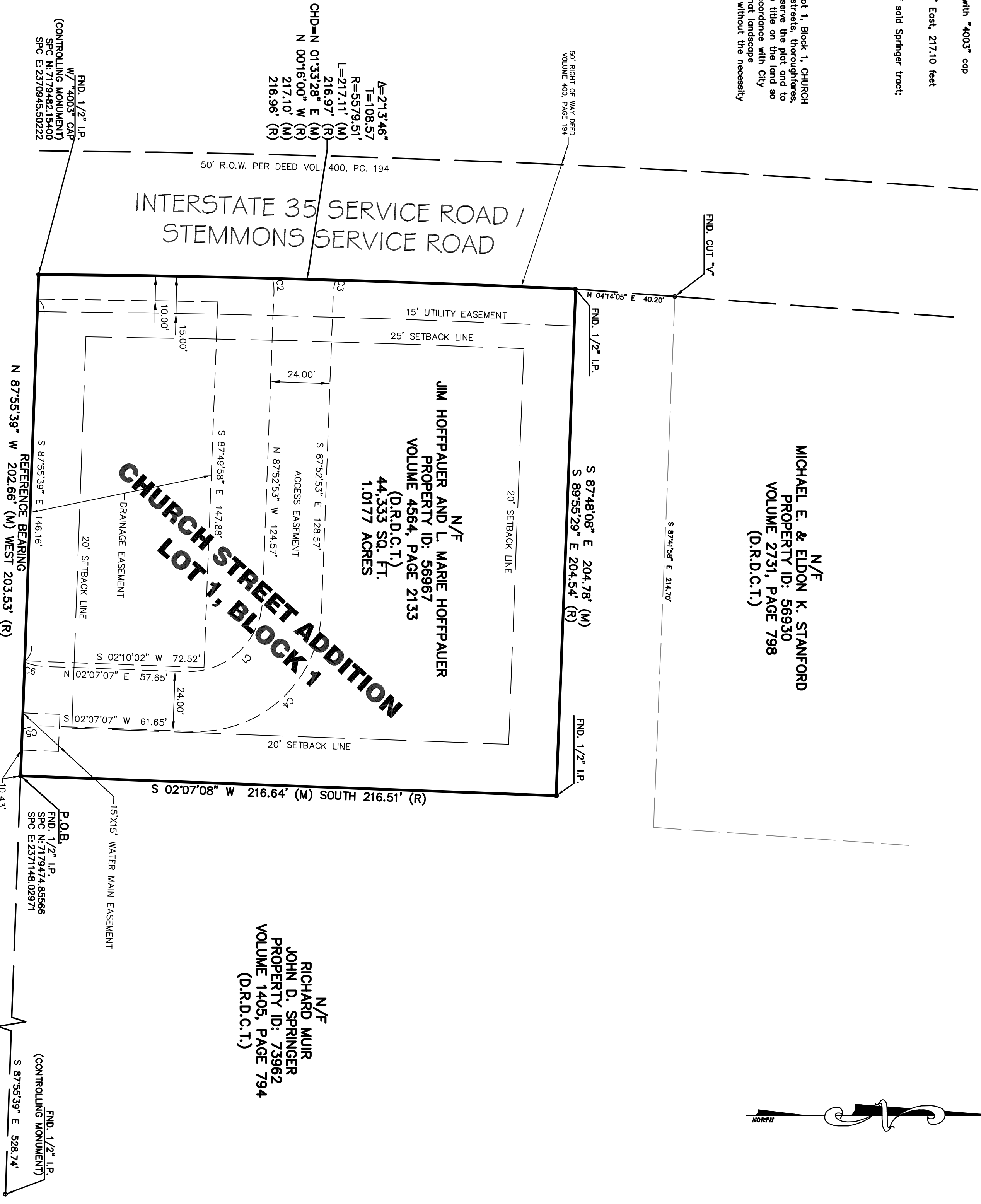
I, Shaun Christopher Atton, do hereby certify that I am a Registered Professional Land Surveyor, in the State of Texas and the annexed plat of CHURCH STREET ADDITION, on addition to the City of Sanger, Denton County, Texas, consisting of one (1) sheet, represents a survey made under my supervision on the 6th day of July, 2023.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of survey meets the Texas Minimum Standards for the Practice of Land Surveying as adopted by the Texas Board of Professional Engineers and Land Surveyors.

\_\_\_\_\_  
Shaun Christopher Atton  
Registered Professional Land Surveyor  
Texas Registration No. 6008  
Date \_\_\_\_\_

**Notes:**

- The bearing of North 87°55'39" West as shown on the North right of way line of Church Street was used as the basis of bearing for this survey. The bearings shown hereon are based upon Texas State Plane North Central Zone, which was used as the basis of bearing for this survey.
- All lots comply with the minimum size requirements of the zoning district.
- 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.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The subject property does not lie within a 100-year floodplain according to the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0210G, with a date of identification of April 8, 2011, for Community No. 480786, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.



**LEGEND**

- FND - FOUND
- I.P. - IRON PIN
- F.O.B. - POINT OF BEGINNING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.12'	30.00'	90°00'00"	N 42°52'53" W	42.43'
C2	5.62'	20.00'	16°06'46"	S 84°03'44" W	5.61'
C3	5.88'	20.05'	16°48'22"	S 80°03'43" E	5.86'
C4	78.54'	50.00'	90°00'00"	S 42°52'53" E	70.71'
C5	7.71'	20.24'	21°48'52"	S 10°40'49" E	7.66'
C6	7.68'	20.00'	21°59'47"	N 13°07'00" E	7.63'

**FINAL PLAT  
LOT 1, BLOCK 1  
CHURCH STREET ADDITION**

BEING 1.0177 ACRES SITUATED IN THE  
H. TIERWESTER SURVEY ABSTRACT NUMBER 1241  
CITY OF SANGER, DENTON COUNTY, TEXAS  
PLAT PREPARED MARCH 28, 2024



201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office) www.sangertexas.org  
**SUBDIVISION APPLICATION**

Preliminary Plat Minor Plat

Final Plat/Replat Amended Plat

Vacating Plat Conveyance Plat

**Applicant**

**Owner (if different from applicant)**

Name: <b>Winston Parks</b>	Name: <b>Jim Hoffpauer</b>
Company: <b>Palm Development Partners</b>	Company:
Address: <b>Palm Development Partners</b>	Address <b>1090 Timber Ridge Trail</b>
City, State, Zip: <b>23134 Hwy 22 N., Yuma, TN 38390</b>	City, State, Zip: <b>Aubrey, TX 76227-4966</b>
Phone <b>(615) 674-2130</b>	Phone: <b>940-390-9192</b>
Fax:	Fax:
Email: <b>wparks@winstonwarren.com</b>	Email: <b>Steve@commercialandservices.com</b>

**Submittal Checklist**

X	Pre-Application Conference (Date: <u>08 / 01 / 2023</u> )
X	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
X	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)
X	Applicable Plat Checklist (Completed)
X	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <a href="mailto:development@sangertexas.org">development@sangertexas.org</a>

Supporting Materials (List if provided): approved preliminary plat letter included

R Number(s): Tax ID 56967

*[Handwritten Signature]*  
Owner's Signature

7/14/24  
Date

*[Handwritten Signature]*  
Applicant's Signature

03-28-2024  
Date

Office Use: Reviewed by Director of Development Services   /  /

July 28th, 2023

### Subdivision Application

City of Fort  
201 Bolivar Street  
Sanger, Texas 767266

RE: Preliminary Plat of Tax ID 56967, located at corner of Church Street and South Stemmons, Sanger, Denton County, Texas 76266.

Dear Planning and Zoning Commission,

On behalf of Palm Development Partners, the developer for the proposed Church St. development, we cordially request your review of our application of a preliminary plat for the above referenced parcel.

Our objective is to develop a 3,003 square foot medical office building on the site. The site may allow for a second building which would be developed in a phase 2 portion of the project at an undetermined later date. As per our meeting with the city on August 1, 2023, we will extend utilities to the proposed project with an added grinder pump.

#### Stakeholders

Winston Parks - Developer Representative, [wparks@winstonwarren.com](mailto:wparks@winstonwarren.com), 615-674-2130  
Shaun Axton - Surveyor, [shaun@rpls.net](mailto:shaun@rpls.net), 405-822-3327  
Steve Stone - Seller Representative, [Steve@commercialandservices.com](mailto:Steve@commercialandservices.com), 940-390-9192

Should you have any questions regarding the plat, please contact Shaun Axton, Surveyor, at the above contact information.

Regards,

Winston W. Parks, Representative for Palm Development Partners



(p) 615-674-2130

(e) [wparks@winstonwarren.com](mailto:wparks@winstonwarren.com)



**DATE: 05/03/24**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat – Church St. Addition**

The request is for a Final Plat of Church Street Addition, being approximately 1.01 acres in the H TIERWESTER SURVEY, ABSTRACT NO. 1241, prepared by Mark Deal Associates, P.C., submitted on 08/16/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

**Planning**

Provide the following;

1. Show the centerline of existing streets. Dimensions from centerline to edges of existing proposed right-of-way on both sides.
2. Missing notation – “The purpose of this plat is.....”
3. Name, address, and phone number of all utilities providing services.

**Informational Comments**

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, May 13, 2024, and the City Council meeting on Monday, June 3, 2024.





April 30, 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: Church Street Addition – Final plat  
1st Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a second review of the Final plat for Lot 1, Block A of the Church Street Addition located on Church Street east of the Interstate 35 Frontage Road. The property is located inside the City of Sanger limits.

**Final Plat**

1. Provide a closure report per ordinance 10.104(d)(10)(B).
2. The name, address and phone number of all utilities providing service to the development is required per the checklist.
3. Per the Checklist provide centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Remove Preliminary plat approval block.
5. Add all standard notation per ordinance 10.104(d)(10)(P). Specifically notes 9 and 10 are missing.
6. Fill in any information that can be completed before approval.
7. Revise the approval certificate to match the formatting per ordinance 10.104(d)(10)(X).
8. Include language that indicates the survey is "true and correct" in the surveyor's certificate.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937 3928.

Sincerely,  
HALFF

A handwritten signature in black ink, appearing to read "Jamie Akomer".

Jamie Akomer, P.E., PMP

OWNERS DEDICATION  
STATE OF TEXAS  
COUNTY OF DENTON

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

All of that tract of land as described in deed to Jim Hoffpauer and L. Marie Hoffpauer in Volume 4564, Page 2133, Official Public Records of Denton County, Texas and being a portion of that tract described in deed to Carrier Source, Inc. in Volume 4219, Page 1408, Real Property Records of Denton County, Texas, also being in the H. Tierwester Survey Abstract Number 1241, City of Sanger Texas, Denton County, and being more particularly described as follows:

BEGINNING at a found 1/2" iron pin at the Southeast corner of said Carrier Source tract and being the Southwest corner of a tract of land described in deed to John D. Springer in Volume 1405, Page 794, from which a found 1/2" iron pin bears South 87°55'39" East (reference bearing), on the North right of way line of Church Street, a distance of 528.74 feet;

THENCE North 87°55'39" West (record - West), along the North right of way line of said Church Street, a distance of 202.66 feet (record - 203.53 feet) to a found 1/2" iron rod with "4003" cap (controlling monument) at an intersection with a non-tangent curve and the East right of way line of Interstate 35 Service Road (aka Stemmons Service Road);

THENCE 217.11 feet (record - 216.97 feet) along said East right of way line and non-tangent to the right having a radius of 5579.51 feet (subtended by a chord of North 01°33'28" East, 217.10 feet record - North 00°16'00" West, 216.96 feet) to a found 1/2" iron pin on a South line of said Springer tract;

THENCE South 87°48'08" East (record - South 89°52'29" East), along said South line, a distance of 204.78 feet (record - 204.54 feet) to a found 1/2" iron pin at an ell corner of said Springer tract;

THENCE South 02°07'08" West (record - South) a distance of 216.64 feet (record - 216.51 feet) to the POINT OF BEGINNING.

Said tract of land contains an area of 44,333 square feet or 1.0177 acres, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT I, the undersigned, do hereby adopt this plat designating the hereinabove described property as Lot 1, Block 1, CHURCH STREET ADDITION, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind myself, my heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Title and Company (if applicable)

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )SS

I, the undersigned, do hereby certify that I am the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Notary's Name

My Commission Expires \_\_\_\_\_

Approved and Accepted

Chairman, Planning & Zoning Commission

City of Sanger, TX

Mayor, City of Sanger, TX

Attested by

City Secretary, City of Sanger, TX

APPROVED FOR PREPARATION OF FINAL PLAT

City of Sanger, TX  
Date  
Planning & Zoning Commission

SURVEYOR'S CERTIFICATE

I, Shaun Christopher Axton, do hereby certify that I am a Registered Professional Land Surveyor, in the State of Texas and the annexed plat of CHURCH STREET ADDITION, an addition to The City of Sanger, Denton County, Texas, consisting of one (1) sheet, represents a survey made under my supervision on the 6th day of July, 2023.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of survey meets the Texas Minimum Standards for the Practice of Land Surveying as adopted by the Texas Board of Professional Engineers and Land Surveyors.

Shaun Christopher Axton  
Registered Professional Land Surveyor  
Texas Registration No. 6008

Notes:

- 1. The bearing of North 87°55'39" West as shown on the North right of way line of Church Street was used as the basis of bearing for this survey. The bearings shown hereon are based upon Texas State Plane North Central Zone, which was used as the basis of bearing for this survey.
- 2. All lots comply with the minimum size requirements of the zoning district.
- 3. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 4. 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.
- 5. 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.
- 6. This plat does not alter or remove existing deed restrictions, if any, on this property.
- 7. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- 8. The subject property does not lie within a 100 -year floodplain according to the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0210G, with a date of identification of April 8, 2011, for Community No. 480786, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Fill in any information that can be completed before approval

Move up and remove signature line. See Checklist formatting

Remove

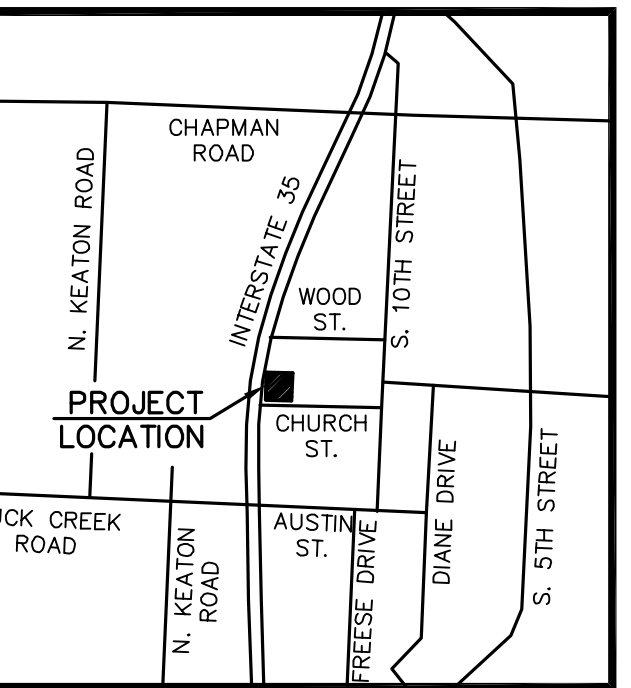
Please include language that indicates the survey is "true and Correct"

Add all standard notation per ordinance 10.104(d)(10)(P) Specifically notes 9 and 10 are missing

N/F  
MICHAEL E. & ELDON K. STANFORD  
PROPERTY ID: 56930  
VOLUME 2731, PAGE 798  
(D.R.D.C.T.)

N/F  
JIM HOFFPAUER AND L. MARIE HOFFPAUER  
PROPERTY ID: 56967  
VOLUME 4564, PAGE 2133  
(D.R.D.C.T.)  
44,333 SQ. FT.  
1.0177 ACRES

N/F  
RICHARD MUIR  
JOHN D. SPRINGER  
PROPERTY ID: 73962  
VOLUME 1405, PAGE 794  
(D.R.D.C.T.)



LOCATION MAP  
NOT TO SCALE

LEGEND

FND. - FOUND  
I.P. - IRON PIN  
P.O.B. - POINT OF BEGINNING

Provide a closure report per ordinance 10.104(d)(10)(B)

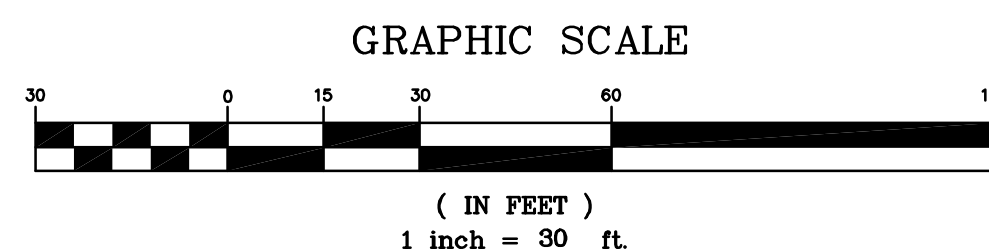
The name, address and phone number of all utilities providing service to the development is required per the checklist

$\Delta = 213'46"$   
 $T = 108.57$   
 $R = 5579.51'$   
 $L = 217.11' (M)$   
 $216.97' (R)$   
 $CHD = N 01°33'28" E (M)$   
 $217.10' (M)$   
 $216.96' (R)$

FND. 1/2" I.P.  
W/ "4003" CAP  
(CONTROLLING MONUMENT)  
SPC N: 7179482.15400  
SPC E: 2370945.50222

P.O.B.  
FND. 1/2" I.P.  
SPC N: 7179474.85566  
SPC E: 2371148.02971

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.12'	30.00'	90°00'00"	N 42°52'53" W	42.43'
C2	5.62'	20.00'	16°06'46"	S 84°03'44" W	5.61'
C3	5.88'	20.05'	16°48'22"	S 80°03'43" E	5.86'
C4	78.54'	50.00'	90°00'00"	S 42°52'53" E	70.71'
C5	7.71'	20.24'	21°48'52"	S 10°40'49" E	7.66'
C6	7.68'	20.00'	21°59'47"	N 13°07'00" E	7.63'



FINAL PLAT  
**LOT 1, BLOCK 1**  
**CHURCH STREET ADDITION**  
BEING 1.0177 ACRES SITUATED IN THE  
H. TIERWESTER SURVEY ABSTRACT NUMBER 1241  
CITY OF SANGER, DENTON COUNTY, TEXAS  
PLAT PREPARED MARCH 28, 2024



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** May 13, 2024

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on an amendment to Ordinance No. 04-11-22 to extend the boundaries of Planned Development (PD 04-11-22) and rezone said tract from (A) Agricultural to PD Planned Development for approximately 21.17 acres of land described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane, and to further amend certain requirements with the Planned Development.

### **SUMMARY:**

- The applicant has acquired additional acreage adjacent to PD 04-11-22
- The applicant is proposing to rezone the additional acreage of approximately 21.17 acres from Agricultural (A) to Planned Development (PD).
- The applicant has amended some of the language and requirements in PD 04-11-22. Below are the changes the applicant is proposing:
  - Added language to Community Features to allow metal or wood as accent materials for entry monuments, screening walls, and community signage. Originally was only brick or stone.
  - Decreased the Garden lot depth from 120 feet to 110 feet and the overall size of the lot from 4800 square feet to 4400 square feet.
  - Decreased the depth of the cul-de-sac lots from the original 120 feet to 95 feet. The minimum lot square footage still applies.
  - Decreased Manor Lot housing square footage from minimum 1800 square feet to minimum 1650 square feet.
  - For Manor Lots increased the maximum total lot count below 2000 square feet from 15% to 20%.
  - For Garden Lots increased the maximum total lot count below 1650 square feet from 15% to 20%.
  - Increased maximum height for single family attached from 35 feet to 40 feet.
  - Added language to single family attached that all dwellings will be either front entry from a public street or rear entry from an alleyway.
  - In Single Family attached reduced side yard setback adjacent a street on a corner from 20 feet to 10 feet.
  - Added language for single family attached that end units abutting a common area will have a side yard setback of 5 feet.
  - Single family attached add language that the minimum rear yard setback for front entry lots shall be 10 feet excluding porches and architectural features and all rear entry lots shall be 20 feet. Porches and architectural features may extend 5 feet into rear setback.

- Amended parking text to state 2 parking spaces per unit within required garage and a minimum 20-foot driveway for additional parking beyond the garage.
- Added language to single family attached that guest parking will be provide within site at a ratio of 1 space per 4 units.
- Added language in Multi-family that the maximum building height shall be 3 stories or 45 feet.
- In lieu of side yard walls on corner lots requiring the 25% doors and windows they will require minimum 2 windows or doors totaling 25 square feet. Side yard fencing facing residential streets and the adjacent gate return shall be stained cedar board-on-board fencing with a decorative top cap and metal posts with posts and hardware on the internal side of the fence. The fence will be set back a minimum of 10' and a maximum of 15'. If a window of any size is not installed on the side of the house between the front build line and the fence return, a minimum 3 gallons shrubs at a spacing of 4' on center will be planted. In addition one 3" caliper eastern red cedar or other evergreen tree species shall be planted at the midpoint between the front build line and fence.
- The parkland/open space was increased from 83.78 acres to 86.69.
- The dedicated parkland was decreased from 59.7 acres to 38.50 acres.
- The Multi-family acreage was decreased from 18.469 acres to 15 acres.
- The added 21.17 acreage will increase Garden lots (40' x110') from 158 to 299, Manor Lots (50' x 120') from 541 to 603, and Estate Lots (60' x 120') from 46 to 54. This increases the total lot count from 875 to 1086. Townhomes remained the same at 130 lots.
- The trail system increased from 2.56 miles to 3.02 miles.
- Altered roadway configuration on concept plan.
- Staff mailed out 65 public hearing notices to owners of properties within 200 feet of the subject property and received 4 responses at the time of this report. One in favor and three opposed.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map

Revised PD

Legal Description

Lane Ranch Concept Map

Lane Ranch Park Plan

Application

Letter of Intent

Original Approved PD

Response Form 1 – In favor

Response Form 1 – Opposed

Response Form 2 – Opposed

Response Form 3 - Opposed

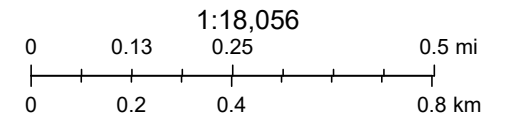
# Denton CAD Web Map

Item 5.



5/9/2024, 11:36:05 AM

 Parcels



© OpenStreetMap (and) contributors, CC-BY-SA

## **347.329 ACRE LANE RANCH PD SUMMARY**

Purpose Statement - To amend PD 04-11-22 and establish a quality master planned multi-phase and multiple product residential and commercial community for the property described by metes and bounds on Exhibit "A" (the "Property") of this PD Ordinance. Development and use of the Property shall comply with the Sanger Zoning Ordinance as it existed on the date of its adoption on August 3, 1987 and subsequent amended (the "The Zoning Ordinance") and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD Ordinance, this PD ordinance shall control.

### **PROPOSED USES**

#### Single Family (210.499 Acres)

Approximately 190.299 acres are proposed as single-family detached uses and 20.20 acres as single family attached (townhome).

#### Business District (50.14 Acres)

Approximately 50.14 acres are proposed as local business and retail. Within this area we also anticipate approximately 8 acres of assisted living along with 15 acres of multi-family.

#### Open Space/Floodplain (86.69 Acres)

Approximately 86.69 acres of proposed open space, park area and floodplain.

### **COMMUNITY FEATURES**

The hardscape within the community shall include entry monuments, screening walls and community signage constructed primarily of brick and stone. Wood and metal elements can be used to add interest. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas and greenbelts; all private landscape improvements; dog parks and dog waste stations, perimeter masonry and tubular steel fencing; entry monuments and signage. The homeowner's association shall maintain on street parking spaces within a street right-of-way

and any parking spaces located within a common area lot. Private trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

The 100-year floodplain shall be designated as a public drainage easement within the Public Parkland dedication. Maintenance responsibility shall be identified on the plat using the City of Sanger Standard drainage easement inscription.

**RESIDENTIAL LAND USES**

**I. Lot Sizes, Setbacks, etc. for Single Family Detached.** Except as otherwise provided below, detached single family residences shall comply with Section 53, “R-1” RESIDENTIAL DISTRICT -1 of the Zoning Ordinance, subject to the following changes:

A. Minimum Lot Width, Depth, and Size.

The Estate Lots:

The minimum lot width shall be 60 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 7,200 square feet.

The Manor Lots:

The minimum lot width shall be 50 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 6,000 square feet.

The Garden Lots:

The minimum lot width shall be 40 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 4,800 square feet.

B. Lot Depths for Cul-de-Sac and Eyebrow Lots.

The minimum lot depth for all lots within any proposed residential use along a cul-de-sac or eyebrow may have a reduced lot depth of 95 feet. The lot minimum square footage still applies.

C. Minimum House Size.

The Estate Lots:

The minimum air-conditioned area within each residence shall be 2,250 square feet.

The Manor Lots:

The minimum air-conditioned area within each residence shall be 1,650 square feet. The Manor Lots shall place a limit of 20% of the total lot count to be below 2,000 square feet. No more than 10% shall be between 1,650 square feet to 1,800 square feet.

The Garden Lots:

The minimum air-conditioned area within each residence shall be 1,500 square feet. Garden Lots shall place a limit of 20% of the total lot count to be below 1,650 square feet.

D. Maximum Height.

The maximum building height shall be 2 stories or 35 feet.

E. Front Yard Setback.

The minimum front yard building setback for all lots shall be 25 feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet.

F. Side Yard Setback.

The minimum side yard building setback shall be five feet (5') on each side. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot (10') side yard building setback.

G. Rear Yard Setback.

The minimum rear yard building setback for all lots shall be 20 feet from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line. Porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet (5').

H. Maximum Lot Coverage.

The maximum lot coverage will be 65% for any residential lot.

I. Garages.

An enclosed parking area of at least four hundred square feet shall be provided for a garage (this does not count towards the minimum house size). The face of a garage door must be located at least 20 feet from the street right-of-way line that the garage door faces. The garage door does not have to be behind the street facing façade of the house. Split garage doors with a separate door for each vehicle bay are not required.

J. Design Elements

All residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019, except as noted below:

- 1.3 Garages shall be a minimum of 400 square feet. Any garage facing a public street may not extend more than 15 feet beyond the house front or front porch, whichever is closer. On non-typical lots where site constraints are present, a variance to the maximum 15 feet garage extension beyond house front may be approved by the Director of Development Services or through an alternative façade permit application by the City Council.



1.4 All walls, except gabled roof areas, which are on the front façade and face a street other than an alley must contain at least 25% of the wall space in windows and doors. The garage door shall count as a “door” towards the 25% requirement.

In lieu of side yard walls on corner lots requiring windows and doors comprising of 25% of the wall space, a corner lot shall comply with the following:

1. A side yard wall on a corner lot facing a street shall consist of at least 2 windows or doors totaling 25 square feet in aggregate area.
2. On corner lots, side yard fencing facing residential streets and the adjacent gate return, shall be a stained 6-foot-tall cedar board-on-board fence with a decorative top cap and metal posts. Posts and hardware shall be on the internal side of the fence and not viewed from the public ROW.
3. On corner lots, fencing facing a collector or arterial street shall be a 6-foot masonry wall with columns.
4. On corner lots, front fencing or gates that face a primary street shall be set back from the front façade a minimum of 10 feet but no more than 15 feet.
5. If a window of any size is not installed on the side of a house on a corner lot between the front build line and side yard fence return, shrubs of a minimum of 3 gallons in size shall be planted between front build line and fence return at a spacing of 4 feet on center. In addition, one 3-inch caliper eastern red cedar (*Juniperus virginiana*), or other evergreen tree species approved by the Director of Development Services, shall be planted at the longitudinal midpoint between the front build line and fence return.

**II. Lot Sizes, Setbacks, etc. for Single Family Attached.** Except as otherwise provided below, attached single family residences shall comply with Section 57, “TH” TOWNHOME RESIDENTIAL DISTRICT of the Zoning Ordinance, subject to the following changes:

A. Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 22 feet. The minimum lot depth shall be 90 feet. The minimum lot size shall be 1,980 square feet.

B. Minimum House Size.

The minimum air-conditioned area within each residence shall be 1,300 square feet.

C. Maximum Height.

The maximum building height shall be 2 stories or 40 feet.

D. Driveway/Garage Locations.

All residential dwellings shall be either front entry from a public street, or rear entry from an alleyway.

E. Front Yard Setback.

The minimum front yard building setback for all lots shall be 20 feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet.

F. Side Yard Setback.

The minimum side yard building setback shall be seven and one-half feet (7.5') on each side. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot (10') side yard building setback. For end dwelling units that abut a common area lot rather than an alley or street right of way, the minimum side yard setback adjacent to the common area lot shall be 5 feet.

G. Rear Yard Setback.

The minimum rear yard building setback for all front entry lots shall be 10 feet from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line. All rear entry lots shall have a 20-foot setback from the garage to the alley right-of-way. Porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet (5').

H. Maximum Lot Coverage.

The maximum lot coverage shall not apply to any townhomes.

I. Parking.

Two off-street parking spaces shall be provided per unit within the required garage. All residential dwellings shall have a minimum 20-foot driveway for additional parking beyond the garage.

Guest parking will be provided within the site at a ratio of 1 space per 4 units.

J. Design Elements

All residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019, except as noted below:

- 1.3 Have attached garages with a minimum of 400 square feet. Any garage facing a public street may not extend more than 15 feet beyond the house front. On non-typical lots where site constraints are present, a variance to the maximum 15 feet garage extension beyond house front may be approved by the Director of Development Services or through an alternative façade permit application by the City Council.

- 1.4 All walls, except gabled roof areas, which are on the front façade and face a street other than an alley must contain at least 25% of the wall space in windows and doors. The garage door will count as a “door” towards the 25% requirement.

**III. Lot Sizes, Setbacks, etc. for Multi-Family.** Except as otherwise provided below, Multi-Family residences shall comply with Section 19, “MF-2” MULTI-FAMILY RESIDENTIAL DISTRICT – 2 of the Zoning Ordinance., subject to the following changes:

A. Maximum Height.

The maximum building height shall be 3 stories or 45 feet.

**IV. General Conditions.**

- A. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard setback as shown on the Final Plats.
- B. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or to preserve existing trees along perimeter roads.

**V. Residential Single Family Detached Landscape Requirements.** Except as otherwise provided below, landscape requirements shall comply with Section 48, Landscape Regulations of the Zoning Ordinance, subject to the following changes:

The following requirements apply to single family residential development:

- A. Each single-family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each Home lot shall have a minimum of two shade trees that are at least three inches in caliper planted. The trees shall be planted in the front and rear yard. If the lot fronts or sides onto a common area lot, the front yard requirement may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply.
- C. All required trees shall be selected from a tree list approved during the Home Permitting stage.
- D. Each Home lot shall have a minimum of twelve (12) shrubs placed in the front yard. Individual shrubs shall be a minimum of three (3) gallons in size when planted.

**VI. Multifamily, Townhome and Non-residential Uses Landscape Requirements.**

All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance.

**VII. Parkland/Open Space (86.69 Acres)**

- A. The developer, and its assigns, agree to dedicate approximately 38.50 acres of the total 86.69 acres of open space/floodplain as Public Park property (the “Parkland”) to the City of Sanger. Common areas shall include floodplain, ponds, detention areas, and small open spaces as shown on the Preliminary Park Concept Plan. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connection. The Parkland shall be credited toward the Park Land Dedication requirement.
- B. A pedestrian circulation system shall be provided that affords connectivity to the entire community and the perimeter of the Property. The pedestrian circulation system shall include concrete trails that are a minimum of six feet in width. Trails in greenbelts will be constructed of concrete and shall connect with the project sidewalks. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system shall include such items as benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations. These items are represented on the Preliminary Park Concept Plan.
- C. All interior residential street rights-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Collector and Arterial Road frontages are to be five feet in width. The pedestrian circulation system will replace the required public sidewalk along Lane Ranch Drive as shown on the Preliminary Park Concept Plan.
- D. The developer, and its assigns, agree to also install additional amenities such as an off-street parking lot, dog park, covered picnic area, playground equipment and fishing docks as shown on the Preliminary Park Concept Plan. The exact number and location of these amenities may change during the final design process. They are generally represented on the Preliminary Park Concept Plan.
- E. The phasing of the park improvements will coincide with the residential phasing plan and is noted on the overall Preliminary Park Concept Plan.

**VIII. Fencing Requirements**

- A. The developer shall install a perimeter brick or stone screening wall along Major Collector Streets as shown on the Concept Plan. Floodplain, parks, open spaces, right-of-way shall be exempt from the screening requirements in this Section; however, tubular steel fencing may be installed in these areas at the developer's option.
- B. Homebuilder side yard and back yard fencing on residential lots shall be a maximum of six feet in height and shall be setback a minimum of five feet from the front building line shown on the Detail Plan.
- C. Fencing on all residential lots abutting an open space lot or greenbelt shall be restricted to tubular steel painted black. No solid fencing other than a brick and/or stone masonry courtyard wall under 42 inches shall be permitted abutting an open space lot or greenbelt; however, landscape borders, including trimmed hedges, are permitted.

#### **IX. Street Typology**

- A. Standard curbs will be required adjacent to streets abutting all residential lot types unless otherwise approved by the City's engineering department.
- B. Streets fronting open space lots must have standard curbs adjacent to the common area lot. Streets adjacent to common area lots may provide for on-street parking. In addition, the street faces adjacent to open spaces near the flood plain will have a maintenance access location.
- C. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximize the benefit from the pedestrian system.

#### **X. Utilities and Equipment**

- A. Electrical and gas utility meters and AC condensers should be unobtrusively located beyond the front or side street facade zone and screened from view from adjacent streets or common open spaces with landscaping or appropriate fencing.
- B. Transformers on individual lots should be screened to minimize visual impact.
- C. Satellite dishes and solar panels should be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.
- D. Antennas should be located inside the building when possible.
- E. Solar panels, when visible from the front, should be flush with the roof.
- F. All public utility easements (PUE) shall be a minimum of 15 feet in width. All franchise utility easements (FUE) shall be a minimum of 10 feet in width.

## **XI. Refuse Locations**

- A. Refuse containers should be stored within an enclosed storage area, fenced, or walled to be screened from view from adjacent streets or common open spaces. Landscaping could also be added as a screening measure.

## **XII. Home Variety**

- A. Detached home designs with the same or similar facade, materials, or colors should be separated by a minimum of three lots on the same side of the street and should not be located directly across or diagonally across the street from each other.
- B. If a detached home plan is repeated on an adjacent lot, it should be elevated with a different architectural style or two of the following three elevation changes - brick color, roof color, or flipped plan.

## **BUSINESS DISTRICT USES**

Except as otherwise provided below, commercial uses shall comply with Section 23, “B-2” Business District - 2 of the Zoning Ordinance, subject to the following changes:

1. A 15-acre multi-family site will be allowed. The base zoning for this tract will be “MF-2” Multi-Family Residential District - 2 at 20 units per gross acre. See Section III for other changes to the MF-2 base zoning category.
2. Self-Storage facilities may be allowed by SUP approval.
3. Boat storage facilities may be allowed by SUP approval.
4. The building height for a pitched roof building shall be a maximum of 45 feet.
5. The front, rear, and side building setbacks adjacent to any internal street shall be a minimum of 15 feet.
6. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping, or rooftop screening as applicable.

## 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 all of that tract of land described in a deed to Hien & Duyet Nguyen recorded in Document No. 2016-27020 Real Property Records of Denton, County, Texas (RPRDCT) and all of that tract of land described in a deed to Dualbond Holdings, LLC recorded in Document No. 2016-27021 (RPRDCT) and all of that tract of land described in a deed to Sanger Town Center LLC recorded in Document No. 2017-48301 (RPRDCT) and a part of that tract of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-48293 (RPRDCT), being more completely described as follows, to-wit:

BEGINNING at 1/2" iron rod set for the southeast corner of the Hien & Duyet Nguyen tract and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°54'58" West a distance of 1,789.63 feet to a 1/2" iron rod set for the southwest corner of the Hien & Duyet Nguyen tract and the southeast corner of a tract of land described in a deed to Winston Grove Apartments, LLC recorded in Document No. 2018-13037 (RPRDCT);

THENCE North 2°23'22" East a distance of 2,526.23 feet to 1/2" iron rod set for the northeast corner of a tract of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-92008 (RPRDCT);

THENCE North 88°13'32" West a distance of 1,325.35 feet to a 2" iron rod found for the northwest corner of the Marion Hills Apartments, LLC;

THENCE South 2°25'03" West a distance of 2,504.45 feet to a 1/2" iron rod set for the southwest corner of Lake Ridge Estates, Phase 1 an addition to the City of Sanger recorded in Cabinet V, Page 752 of the Plat Records of Denton County, Texas (PRDCT) and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°25'44" West a distance of 612.45 feet to a 1/2" iron rod set for the southwest corner of the Sanger Town Center LLC tract and the east right-of-way line of Indian Lane right-of-way recorded in Document No. 2004-145888 (RPRDCT);

THENCE with the east right-of-way line of Indian Lane as follows:

North 2°15'10" East a distance of 1,935.36 feet to a 1/2" iron rod set for corner;

North 5°39'58" East a distance of 200.32 feet to a 1/2" iron rod set for corner;

North 2°02'56" East a distance of 24.96 feet to the beginning of a curve to the left, having a radius of 550.39 feet, a chord of North 16° 40' 37" West – 354.48 feet, a distance of 360.91 feet to a 1/2" iron rod set for corner in the east line of a tract of land described in a deed to Sanger ISD (herein called Tract 1) recorded in Volume 1841, Page 662 (RPRDCT);

THENCE South 88°03'30" East a distance of 21.92 feet to a 1/2" iron rod set for the southwest corner of a tract of land described in a deed to Sanger ISD recorded in Document No. 2022-160016 (RPRDCT);

THENCE with the south and east line of the Sanger ISD tract

North 56°02'48" East a distance of 62.25 feet to a 1/2" iron rod set for corner;

North 02°36'29" East a distance of 643.72 feet to a 1/2" iron rod set for corner;

North 45°05'54" East a distance of 148.05 feet to a 1/2" iron rod set for corner;

North 02°36'29" East a distance of 1013.28 feet to a 1/2" iron rod set for the northeast corner of a tract of land described in a deed to Sanger ISD recorded in Document No. 2022-160017 (RPRDCT);

THENCE with the north line of the Sanger ISD tract North  $87^{\circ}23'31''$  West a distance of 150.00 feet to a 1/2" iron rod set for corner in the east line of a tract of land described in a deed to Sanger ISD Tract 1;

THENCE with the east line of the Sanger ISD Tract 1 North  $2^{\circ}36'29''$  East a distance of 616.01 feet to a 1/2" iron rod set for the northeast corner of the Sanger ISD Tract 1 and the northwest corner of the Sanger Town Center LLC and the south right-of-way line of West Chapman Road;

THENCE with the south right-of-way line of West Chapman Road and the north line of the Sanger Town Center LLC as follows:

South  $87^{\circ}53'26''$  East a distance of 1,269.90 feet to a 1/2" iron rod set for corner;

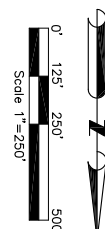
South  $88^{\circ}02'57''$  East a distance of 500.69 feet to a 1/2" iron rod set for corner;

South  $87^{\circ}47'23''$  East a distance of 2,068.95 feet to a 1/2" iron rod set for the northeast corner of the Dualbond Holdings, LLC Tract and the northwest corner of a tract of land described in a deed to Miller Family Trust recorded in Document No. 94-0089391 (RPRDCT);

THENCE with the west line of the Miller Family Trust tract South  $2^{\circ}58'32''$  West a distance of 1,272.08 feet to a 1/2" iron rod set for corner;

THENCE South  $2^{\circ}42'07''$  West a distance of 3,659.25 feet to the place of beginning, containing 347.329 acres, or 15,129,632 square feet of land.





**LEGEND**

- GENERAL BUSINESS AREAS
- 60' ESTATE LOTS
- 50' MANOR LOTS
- 40' GARDEN LOTS
- TOWN HOME LOTS
- GRASS / OPEN SPACE
- LAKES
- LAKERIDGE PD

APPROX. RESIDENTIAL LOT COUNT BY TYPE

54 LOTS (ESTATE LOTS)
603 LOTS (MANOR LOTS)
299 LOTS (GARDEN LOTS)
130 LOTS (TOWN HOMES)
TOTAL 1086 LOTS

RESIDENTIAL AREA	210,499 AC.
• SINGLE FAMILY	190,299 AC.
• TOWN HOMES	20.20 AC.
GENERAL BUSINESS AREA	50.14 AC.
OPEN SPACE / FLOODPLAIN	86.69 AC.

No.	DATE	REVISION	APPROX.

**Middleton PROJECT ENGINEER & Associates, LLC.**

CONSULTING CIVIL ENGINEERS & LAND PLANNERS

TYPE # - 10900 © Copyright 2003

2785 ROCKBROOK DRIVE, SUITE 105

LEWISVILLE, TEXAS 75067 (972) 393-9800

**CONCEPT PLAN**

**LANE RANCH**

**347.329 ACRES - CITY OF SANGER**

**DENTON COUNTY TEXAS**

Drawing File: 0001032CONCEPT.DWG	DATE: 9-18-23	SCALE: 1"=250'	SHEET NO: 1
Project No. 0001032			

PRELIMINARY - FOR REVIEW ONLY  
These documents are for design review or permit purposes only and are not to be relied upon for construction or other purposes without the approval of F. E. MIDDLETON, Jr., P.E. 67449



**LEGEND**

- PARK BENCH/DOG WASTE STATION/TRASH CANS
- 6' HIKE & BIKE TRAIL
- PARK AREA/OPEN SPACE
- LAKES
- ☐ COVERED PICNIC AREA
- ⊙ PLAYGROUND
- ⊥ FISHING PIER
- ① PARK PHASE NUMBER
- PARK PHASE LINE
- ▭ PARKING AREA FOR PARKS

TOTAL OPEN SPACE - 86.69 AC.

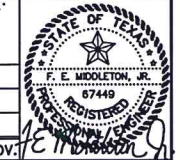
PARKLAND DEDICATION REQUIREMENT

- SINGLE FAMILY (1 AC./50 D.U.) 21.70 AC.
- MULTI-FAMILY (1 AC./21 BEDROOMS) 16.80 AC.
- TOTAL 38.50 AC.

PARKLAND DEDICATION WILL BE ACCOMPLISHED BY DEDICATING OPEN SPACE AND USABLE FLOODPLAIN WITHIN THE 90.69 ACRES.

TOTAL LENGTH OF TRAIL SYSTEM=15,976 L.F. (3.02 MILES)

PRELIMINARY - FOR REVIEW ONLY  
 These documents are for design review and not intended for construction, permit purposes. The approval of F. E. MIDDLETON, JR. P.E. 67449



No.	DATE	REVISION	APPROV.
			9-18-23

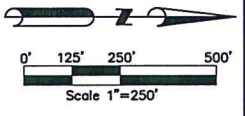
**Middleton PROJECT ENGINEER:  
& Associates, LLC.**

CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
 TBPE #10900 © Copyright 2023  
 2785 ROCKBROOK DRIVE, SUITE 105  
 LEWISVILLE, TEXAS 75067 (972) 393-9800

**PRELIMINARY PARK CONCEPT PLAN**

**LANE RANCH**  
 347.329 ACRES - CITY OF SANGER  
 DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT6-PARK	DATE: 9-18-23	SCALE: 1"=250'	SHEET NO: 1
Project No. 0001032			1





201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office) www.sangertexas.org

**ZONING CHANGE/SUP APPLICATION**

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <b>Mr. Casey McGinnis</b>	Name: <b>See attached sheet</b>
Company: <b>JTWSCM Development LLC</b>	Company:
Address: <b>4029 Veneto Drive</b>	Address:
City, State, Zip: <b>Frisco, Texas 75033</b>	City, State, Zip
Phone: <b>214-232-6180</b>	Phone:
Fax: <b>N/A</b>	Fax:
Email: <b>mcginnisdevelopment@gmail.com</b>	Email:

**Submittal Checklist**

<input checked="" type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):

347.329 acres located at the northeast corner of Indian Land and McReynolds Road (known as Lane Ranch)

Describe the proposed zoning change or Specific Use Permit (SUP):

Amending the original PD zoning Ordinance No. 4-11-22 to add the Marion Property Holding tract (21.17 acres)

See attached sheet for owner signatures

Owner Signature

Applicant Signature

Date

May 31, 2023  
Date

Office Use

Fee	
Date	

City of Sanger  
201 Bolivar / P.O. Box 1729  
Sanger, TX 76266  
940-458-2059 (office) www.sangertexas.org

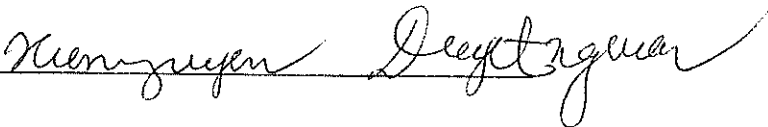
LANE RANCH PD OWNERSHIPS (THIS INFORMATION WAS TAKEN FROM THE DENTON COUNTY APPRASIAL WEB SITE)

1)

NGUYEN, HIEN T & DUYET 151.67 ACRES  
3608 WAYNOKA DR,  
CARROLLTON, TX, 75007-2792  
PHONE: 469-900-7113  
EMAIL: [nguyenhelen15@gmail.com](mailto:nguyenhelen15@gmail.com)

A0029A R. BEEBE, TR 56B, 149.658 ACRES, OLD DCAD SHT 2, TR 3

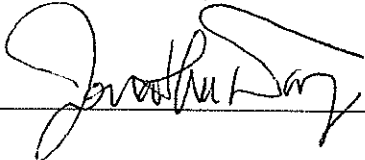
A0029A R. BEEBE, TR 56A, 2.012 ACRES

SIGNATURE: 

2)

DUALBOND HOLDINGS LLC 51.17 ACRES  
MR. JONATHAN WANG  
101 FOREST BEND DR,  
COPPELL, TX, 75019-2040  
PHONE: 214-316-2256  
EMAIL: [wangjtc@verizon.net](mailto:wangjtc@verizon.net)

A0029A R. BEEBE, TR 56, 51.17 ACRES, OLD DCAD SHT 2, TR 3

SIGNATURE: 

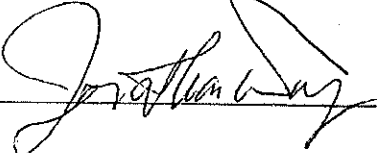
3)

SANGER TOWN CENTER LLC 122.52 ACRES  
MR. JONATHAN WANG  
101 FOREST BEND DR,  
COPPELL, TX, 75019-2040  
PHONE: 214-316-2256  
EMAIL: [wangjtc@verizon.net](mailto:wangjtc@verizon.net)

A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4

A0029A R. BEEBE, TR 60, 25.22 ACRES, OLD DCAD SHT 2, TR 7

A0029A R. BEEBE, TR 61, 12.8 ACRES, OLD DCAD SHT 2, TR 8

SIGNATURE: 

4)

MARION PROPERTY HOLDING LLC    21.1720 ACRES  
MR. JONATHAN WANG  
101 FOREST BEND DR,  
COPPELL, TX, 75019-2040  
PHONE: 214-316-2256  
EMAIL: [wangjtc@verizon.net](mailto:wangjtc@verizon.net)

A0029A R. BEEBE, TR 65B

SIGNATURE:  \_\_\_\_\_



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

May 31, 2023

Ms. Ramie Hammonds  
 Director of Development Services  
 City of Sanger  
 201 Bolivar Street  
 Sanger, Texas 76266

RE: Letter of Intent  
 Rezoning for Lane Ranch  
 Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the rezoning of the Lane Ranch property located at the northeastern intersection of McReynolds Road and Indian Lane in Sanger. This zoning application is to amend the current zoning Ordinance 04-11-22 for Lane Ranch. The property is approximately 347 acres consisting of seven (7) different properties owned by Hien T. & Duyet Nguyen, Dualbond Holdings, LLC, Sanger Town Center, LLC and Marion Property Holding, LLC. This tract is currently open pastureland with no tree cover.

The purpose of this request is to amend the current PD zoning to now include an additional 21 acres known as the Marion Property. This tract was acquired by the owners of Lane Ranch, and they are requesting it be part of the overall Lane Ranch PD. The amended PD would add an additional 142 single family residential lots to the current PD. This PD amendment would also revise the roadway configuration for Lane Ranch Drive as it intersects FM 455. Unfortunately, the negotiations with the Sanger ISD did not allow for the anticipated continuation of the roadway across school property.

The applicant for this submittal is Mr. Casey McGinnis with JTWSCM Development. If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. McGinnis at 214-232-6180.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
 President

**CITY OF SANGER, TEXAS**  
**ORDINANCE No. 04-11-22**

**AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 326 ACRES OF TRACTS DESCRIBED AS A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, FROM “A” AGRICULTURAL TO “PD” PLANNED DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

**WHEREAS**, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

**WHEREAS**, the Planning and Zoning Commission on May 9, 2022, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

**WHEREAS**, On May 9, 2022 the City Council approved the amendment to the Zoning Map from Agricultural (A) to Planned Development (PD); and

**WHEREAS**, all request for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

**WHEREAS**, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

**WHEREAS**, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:**

**SECTION 1.** That the legal description of the tracts zoned herein is generally described as **A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65 326 ACRES.**

**SECTION 2.** That the subject property described in Section 1 and further described through metes and bounds in Exhibit A, and generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Road and FM 455 and continuing south

to McReynolds Rd, is rezoned from A (Agricultural) to PD (Planned Development), as illustrated in Exhibit B and the conceptual plan as illustrated in Exhibit C.

**SECTION 3.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**SECTION 5.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

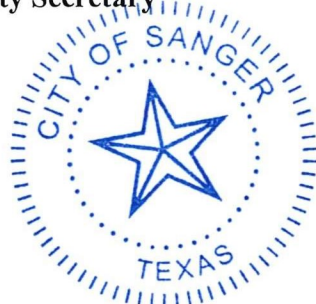
**SECTION 6.** Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

**SECTION 7.** This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**DULY PASSED, APPROVED AND ADOPTED** by the City Council of the City of Sanger, Texas, on this 9th day of May, 2022.

ATTEST:

Kelly Edwards  
Kelly Edwards, City Secretary



APPROVED:

Thomas E. Muir  
Thomas E. Muir, Mayor

APPROVED TO FORM:

Hugh Coleman  
Hugh Coleman, City Attorney



## EXHIBIT A

## 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 all of that tract of land described in a deed to Hien & Duyet Nguyen recorded in Document No. 2016-27020 Real Property Records of Denton, County, Texas (RPRDCT) and all of that tract of land described in a deed to Dualbond Holdings, LLC recorded in Document No. 2016-27021 (RPRDCT) and all of that tract of land described in a deed to Sanger Town Center LLC recorded in Document No. 2017-48301 (RPRDCT), being more completely described as follows, to-wit:

BEGINNING at 1/2" iron rod set for the southeast corner of the Hien & Duyet Nguyen tract and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°54'58" West a distance of 1,789.63 feet to a 1/2" iron rod set for the southwest corner of the Hien & Duyet Nguyen tract and the southeast corner of a tract of land described in a deed to Winston Grove Apartments, LLC recorded in Document No. 2018-13037 (RPRDCT);

THENCE North 2°23'22" East a distance of 2,526.23 feet to 1/2" iron rod set for the northeast corner of a tract of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-92008 (RPRDCT);

THENCE North 88°13'32" West a distance of 1,325.35 feet to a 2" iron rod found for the northwest corner of the Marion Hills Apartments, LLC;

THENCE South 2°25'03" West a distance of 2,504.45 feet to a 1/2" iron rod set for the southwest corner of Lake Ridge Estates, Phase 1 an addition to the City of Sanger recorded in Cabinet V, Page 752 of the Plat Records of Denton County, Texas (PRDCT) and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°25'44" West a distance of 612.45 feet to a 1/2" iron rod set for the southwest corner of the Sanger Town Center LLC tract and the east right-of-way line of Indian Lane right-of-way recorded in Document No. 2004-145888 (RPRDCT);

THENCE with the east right-of-way line of Indian Lane as follows:

North 2°15'10" East a distance of 1,935.36 feet to a 1/2" iron rod set for corner;

North 5°39'58" East a distance of 200.32 feet to a 1/2" iron rod set for corner;

North 2°02'56" East a distance of 24.96 feet to the beginning of a curve to the left, having a radius of 550.39 feet, a chord of North 14° 26' 46" West – 313.65 feet, a distance of 318.05 feet to a 1/2" iron rod set for the southwest corner of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-48293 (RPRDCT);

THENCE with the east line of the Marion Hills Apartments, LLC as follows:

North 56°02'48" East a distance of 658.23 feet to a 1/2" iron rod set for the beginning of a curve to the left, having a radius of 800.00 feet, a chord of North 29° 03' 15" East – 726.20 feet, a distance of 753.77 feet to a 1/2" iron rod set corner;

North 2°03'42" East a distance of 408.45 feet to the beginning of a curve to the left, having a radius of 800.00 feet, a chord of North 05° 18' 19" West – 205.15 feet, a distance of 205.72 feet to a 1/2" iron rod set for the northeast corner of the Marion Hills Apartments, LLC tract;

THENCE with the north line of the Marion Hills Apartments, LLC as follows:

South 78°30'05" West a distance of 64.61 feet to a curve to the right, having a radius of 800.00 feet, a chord of South 85° 33' 17" West – 196.47 feet, a distance of 196.97 feet to a 1/2" iron rod set corner;

Ordinance – #04-11-22

North 87°23'31" West a distance of 565.51 feet to a 1/2" iron rod set for the northwest corner of the Marion Hills Apartments, LLC and the east line of a tract of land described in a deed to Sanger ISD recorded in Volume 1841, Page 662 (RPRDCT);

THENCE with the east line of the Sanger ISD tract North 2°36'29" East a distance of 840.18 feet to a 1/2" iron rod set for the northeast corner of the Sanger ISD tract and the northwest corner of the Sanger Town Center LLC and the south right-of-way line of West Chapman Road;

THENCE with the south right-of-way line of West Chapman Road and the north line of the Sanger Town Center LLC as follows:

South 87°53'26" East a distance of 1,269.90 feet to a 1/2" iron rod set for corner;

South 88°02'57" East a distance of 500.69 feet to a 1/2" iron rod set for corner;

South 87°47'23" East a distance of 2,068.95 feet to a 1/2" iron rod set for the northeast corner of the Dualbond Holdings, LLC Tract and the northwest corner of a tract of land described in a deed to Miller Family Trust recorded in Document No. 94-0089391 (RPRDCT);

THENCE with the west line of the Miller Family Trust tract South 2°58'32" West a distance of 1,272.08 feet to a 1/2" iron rod set for corner;

THENCE South 2°42'07" West a distance of 3,659.25 feet to the place of beginning, containing 326.825 acres, or 14,236,483 square feet of land.

## EXHIBIT B

### 326.825 ACRE LANE RANCH PD SUMMARY

Purpose Statement - To establish a quality master planned multi-phase and multiple product residential and commercial community for the property described by metes and bounds on Exhibit "A" (the "Property") of this PD Ordinance. Development and use of the Property shall

comply with the Sanger Zoning Ordinance as it existed on the date of its adoption on August 3, 1987 and subsequent amended (the "The Zoning Ordinance") and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD Ordinance, this PD ordinance shall control.

#### PROPOSED USES

##### Single Family (242.890 Acres)

Approximately 152.38 acres are proposed as single family detached uses, 16.35 acres as single family attached (townhome) and 74.16 acres of open space. The net density is 3.76 units/acre.

##### Business District (83.935 Acres)

Approximately 43.079 acres are proposed as local business and retail, 8.762 acres of assisted living along with 18.469 acres of multi-family and 13.625 acres of open space.

#### COMMUNITY FEATURES

The hardscape within the community shall include entry monuments, screening walls and community signage constructed of brick or stone. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas and greenbelts; all private landscape improvements; dog parks and dog waste stations, perimeter masonry and tubular steel fencing; entry monuments and signage. The homeowner's association shall maintain on street parking spaces within a street right-of-way and any parking spaces located within a common area lot. Private trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

The 100-year floodplain shall be designated as a public drainage easement within the Public Parkland dedication. Maintenance responsibility shall be identified on the plat using the City of Sanger Standard drainage easement inscription.

**RESIDENTIAL LAND USES**

**I. Lot Sizes, Setbacks, etc. for Single Family Detached.** Except as otherwise provided below, detached single family residences shall comply with Section 53, “R-1” RESIDENTIAL DISTRICT -1 of the Zoning Ordinance, subject to the following changes:

**A. Minimum Lot Width, Depth, and Size.**

The Estate Lots (60’ X 120’):

The minimum lot width shall be 60 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 7,200 square feet.

The Manor Lots (50’ X 120’):

The minimum lot width shall be 50 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 6,000 square feet.

The Garden Lots (40’ X 120’):

The minimum lot width shall be 40 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 4,800 square feet.

**B. Minimum House Size.**

The Estate Lots:

The minimum air-conditioned area within each residence shall be 2,250 square feet.

The Manor Lots:

The minimum air-conditioned area within each residence shall be 1,800 square feet. Over the entire development, the Manor Lots shall average over 2,000 square feet in house size. The Manor Lots shall place a limit of 15% of the total lot count to be below 2,000 square feet.

The Garden Lots:

The minimum air-conditioned area within each residence shall be 1,500 square feet. Over the entire development, the Garden Lots shall average over 1,650 square feet in house size. The Garden Lots shall place a limit of 15% of the total lot count to be below 1,650 square feet.

**C. Maximum Height.**

The maximum building height shall be 2 stories or 35 feet.

D. Front Yard Setback.

The minimum front yard building setback shall be twenty-five feet (25'). Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet (5').

E. Side Yard Setback.

The minimum side yard building setback shall be five feet (5') on each side. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot (10') side yard building setback.

F. Rear Yard Setback.

The minimum rear yard building setback shall be twenty feet (20') from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line. Porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet (5').

G. Maximum Lot Coverage.

The maximum lot coverage will be 65% for any residential lot.

H. Garages.

An enclosed parking area of at least four hundred square feet shall be provided for a garage (this does not count towards the minimum house size). The face of a garage door must be located at least 20 feet from the street right-of-way line that the garage door faces. The garage door does not have to be behind the street facing façade of the house. Split garage doors with a separate door for each vehicle bay are not required.

I. Design Elements

All residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019.

**II. Lot Sizes, Setbacks, etc. for Single Family Attached.** Except as otherwise provided below, attached single family residences shall comply with Section 57, "TH" TOWNHOME RESIDENTIAL DISTRICT of the Zoning Ordinance, subject to the following changes:

A. Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 22 feet. The minimum lot depth shall be 90 feet. The minimum lot size shall be 1,980 square feet.

B. Minimum House Size.

The minimum air-conditioned area within each residence shall be 1,300 square feet.

C. Maximum Height.

The maximum building height shall be 2 stories or 35 feet.

D. Front Yard Setback.

The minimum front yard building setback shall be twenty-five feet (20'). Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet (5').

E. Side Yard Setback.

The minimum side yard building setback at the end of each building shall be seven- and one-half feet (7.5') on each side creating a 15-foot separation between buildings. A side yard adjacent to a street on a corner lot shall always have a minimum twenty-feet (20') side yard building setback.

F. Rear Yard Setback.

The minimum rear yard setback shall be five feet from the rear facade of the residence to the alley right-of-way.

G. Maximum Lot Coverage.

The maximum lot coverage shall not apply to any townhomes.

H. Parking

Two off-street parking spaces shall be provided per unit and shall not be within the required front yard.

I. Design Elements

All residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019.

**III. Lot Sizes, Setbacks, etc. for Multi-Family.** Multi-Family residences shall comply with Section 19, "MF-2" MULTI-FAMILY RESIDENTIAL DISTRICT – 2 of the Zoning Ordinance.

**IV. General Conditions.**

- A. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard setback as shown on the Final Plats.
- B. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or to preserve existing trees along perimeter roads.

**V. Residential Single Family Detached Landscape Requirements.** Except as otherwise provided below, landscape requirements shall comply with Section 48, Landscape Regulations of the Zoning Ordinance, subject to the following changes:

The following requirements apply to single family residential development:

- A. Each single-family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each Home lot shall have a minimum of two shade trees that are at least three inches in caliper planted. The trees shall be planted in the front and rear yard. If the lot fronts or sides onto a common area lot, the front yard requirement may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply.
- C. All required trees shall be selected from a tree list approved during the Detail Plan stage.
- D. Each Home lot shall have a minimum of twelve (12) shrubs placed in the front yard. Individual shrubs shall be a minimum of three (3) gallons in size when planted.

**VI. Multifamily, Townhome and Non-residential Uses Landscape Requirements.**

All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance.

**VII. Parkland/Open Space (83.783 Acres)**

- A. Developer, and its assigns, agree to dedicate approximately 59.7 acres of the total 83.783 acres of floodplain/open space as Public Park property (the "Parkland") to the City of Sanger. Common areas shall include floodplain, ponds, detention areas, and small open spaces as shown on the Preliminary Park Concept Plan. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connection. The Parkland shall be credited toward the Park Land Dedication requirement.
- B. A pedestrian circulation system shall be provided that affords connectivity to the entire community and the perimeter of the Property. The pedestrian circulation system shall include concrete trails that are a minimum of six feet in width. Trails in greenbelts will be constructed of concrete and shall connect with the project sidewalks. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system shall include such items as benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations. These items are represented on the Park Plan.

- C. All interior residential street rights-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Collector and Arterial Road frontages are to be five feet in width. The pedestrian circulation system will replace the required public sidewalk along Lane Ranch Drive as shown on the Preliminary Park Concept Plan.
- D. Developer, and its assigns, agree to also install additional amenities such as an off-street parking lot, dog park, covered picnic area, playground equipment and fishing docks as shown on the Preliminary Park Concept Plan. The exact number and location of these amenities may change during the final design process. They are generally represented on the Park Plan.
- E. The phasing of the park improvements will coincide with the residential phasing plan and is noted on the overall Preliminary Park Concept Plan.

### **VIII. Fencing Requirements**

- A. The developer shall install a perimeter brick or stone screening wall along Major Collector Streets as shown on the Detail Plan. Floodplain, parks, open spaces, right-of-way shall be exempt from the screening requirements in this Section; however, tubular steel fencing may be installed in these areas at the developer's option.
- B. Homebuilder side yard and back yard fencing on residential lots shall be a maximum of six feet in height and shall be setback a minimum of five feet from the front building line shown on the Detail Plan.
- C. Fencing on all residential lots abutting an open space lot or greenbelt shall be restricted to tubular steel painted black. No solid fencing other than a brick and/or stone masonry courtyard wall under 42 inches shall be permitted abutting an open space lot or greenbelt; however, landscape borders, included trimmed hedges, are permitted.

### **IX. Street Typology**

- A. Standard curbs will be required adjacent to streets abutting all residential lot types unless otherwise approved by the City's engineering department.
- B. Streets fronting open space lots must have standard curbs adjacent to the common area lot. Streets adjacent to common area lots may provide for on-street parking. In addition, the street faces adjacent to open spaces near the flood plain will have a maintenance access location.
- C. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum the benefit from the pedestrian system.

### **X. Utilities and Equipment**



- A. Electrical and gas utility meters and AC condensers should be unobtrusively located beyond the front or side street facade zone and screened from view from adjacent streets or common open spaces with landscaping or appropriate fencing.
- B. Transformers on individual lots should be screened to minimize visual impact.
- C. Satellite dishes, and solar panels should be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.
- D. Antennas should be located inside the building when possible.
- E. Solar panels when visible from the front should be flush with the roof.

#### **XI. Refuse Locations**

- A. Refuse containers should be stored within an enclosed storage area, fenced, or walled to be screened from view from adjacent streets or common open spaces with landscaping can be added.

#### **XII. Home Variety**

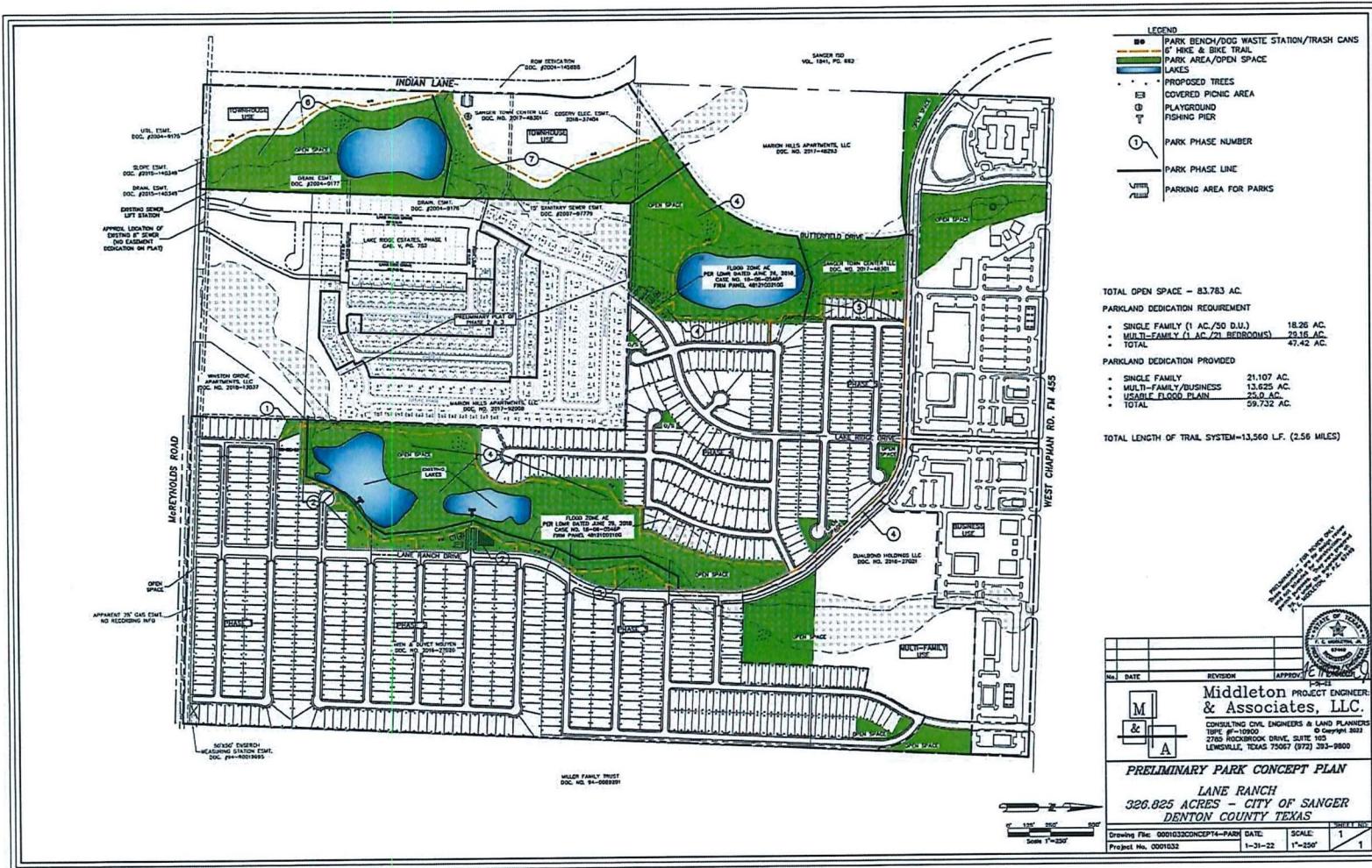
- A. Detached home designs with the same or similar facade, materials, or colors should be separated by a minimum of three lots on the same side of the street and should not be located directly across or diagonally across the street from each other.
- B. If a detached home plan is repeated on an adjacent lot, it should be elevated with a different architectural style or two of the following three elevation changes - brick color, roof color, or flipped plan.

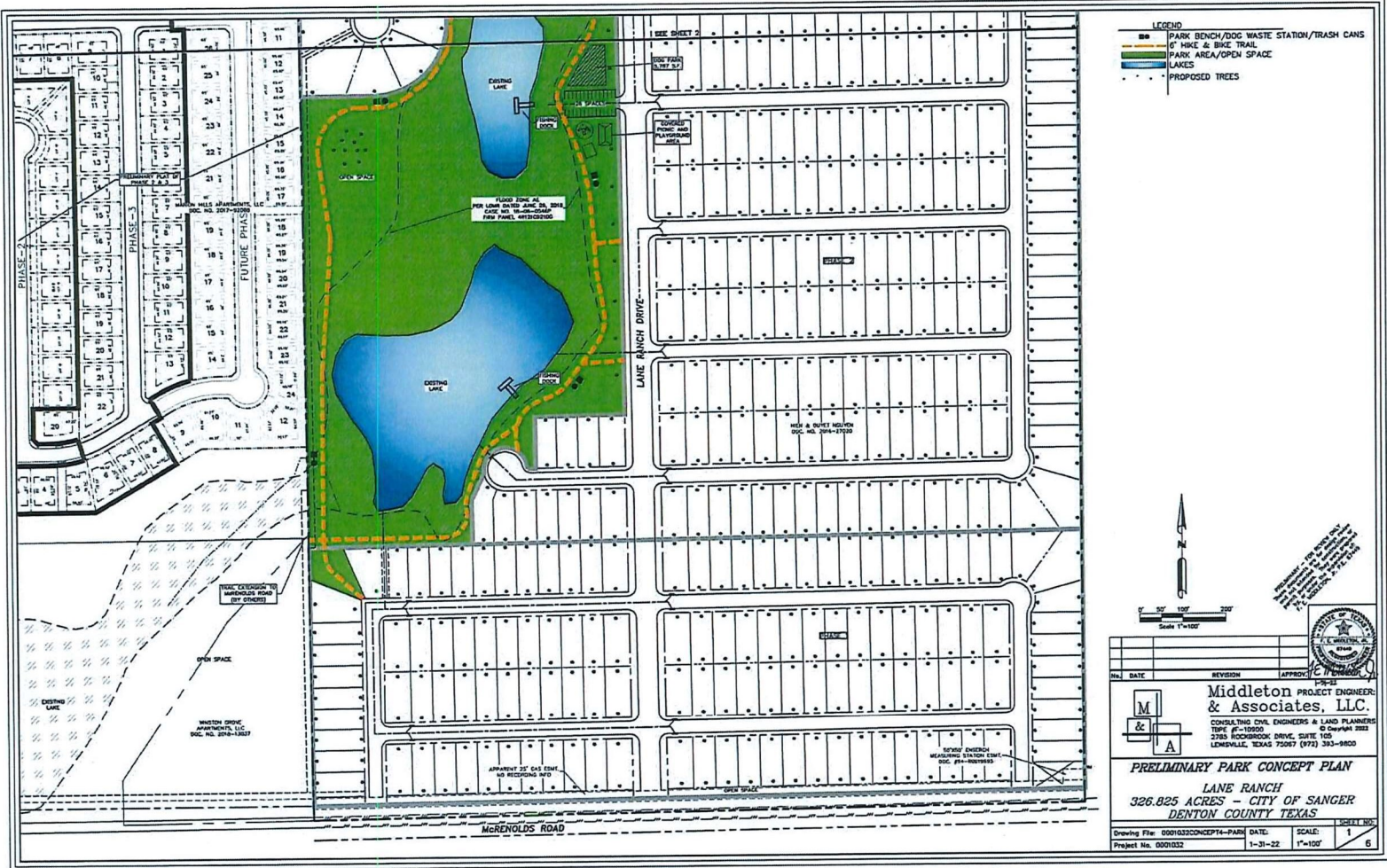
### **BUSINESS DISTRICT USES**

Except as otherwise provided below, commercial uses shall comply with Section 23, "B-2" Business District - 2 of the Zoning Ordinance, subject to the following changes:

1. An 18.5-acre multi-family site will be allowed. The base zoning for this tract will be "MF-2" Multi-Family Residential District - 2 at 20 units per gross acre.
2. Self-Storage facilities may be allowed by SUP approval.
3. Boat storage facilities may be allowed by SUP approval.

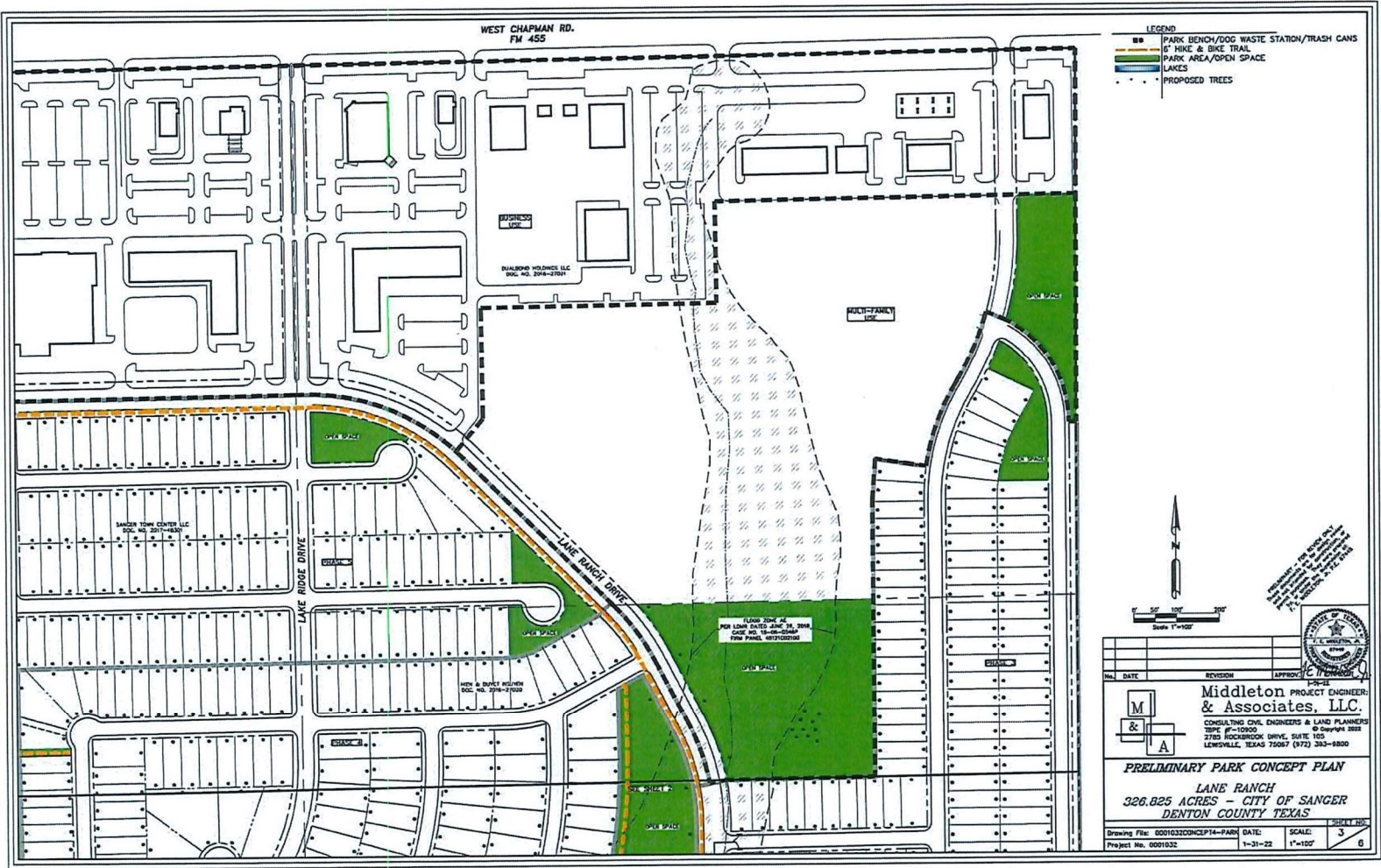
4. The building height for a pitched roof building shall be a maximum of 45 feet.
5. The front, rear and side building setbacks adjacent to any internal street shall be a minimum of 15 feet.
6. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.

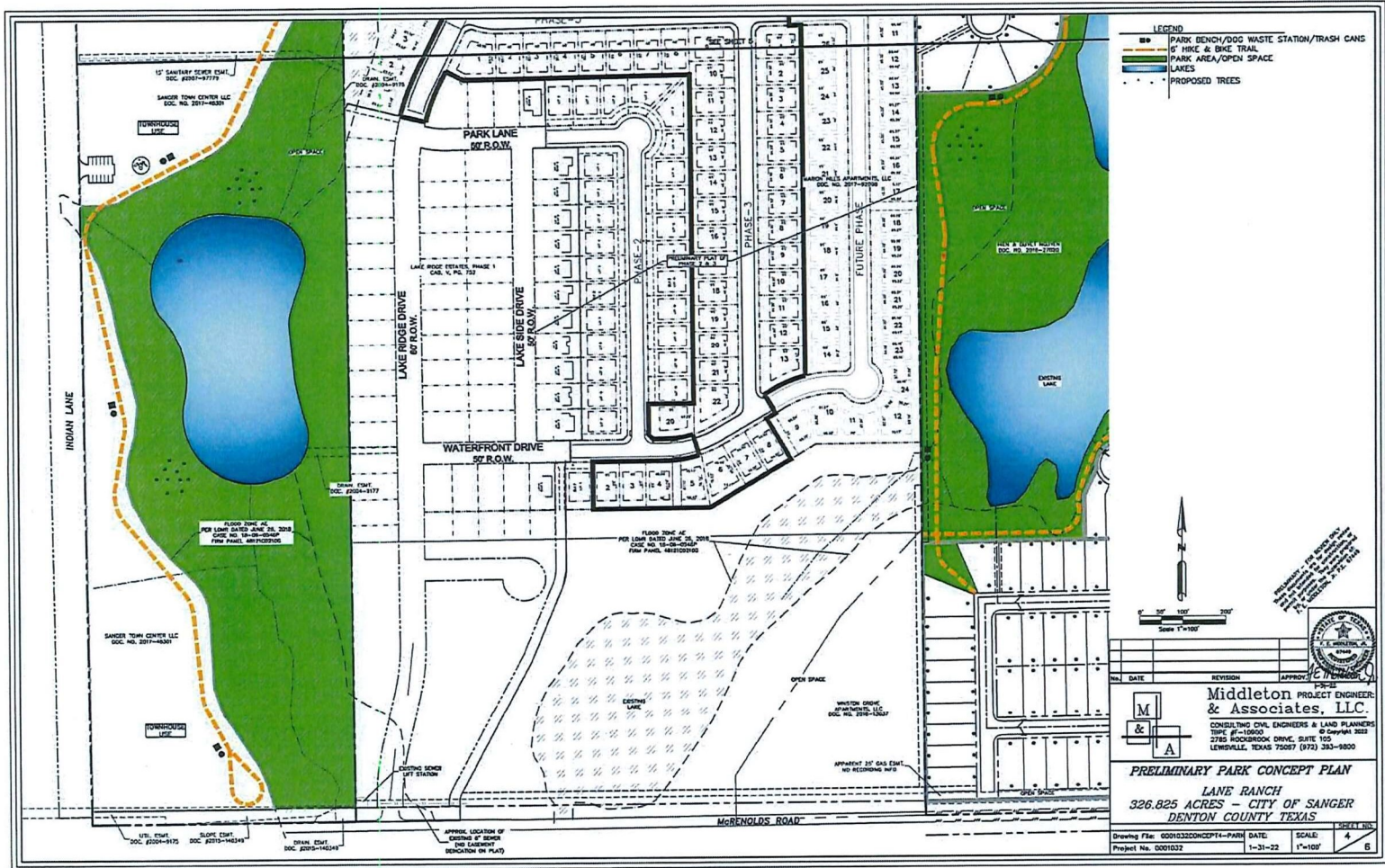




Ordinance - #04-11-22

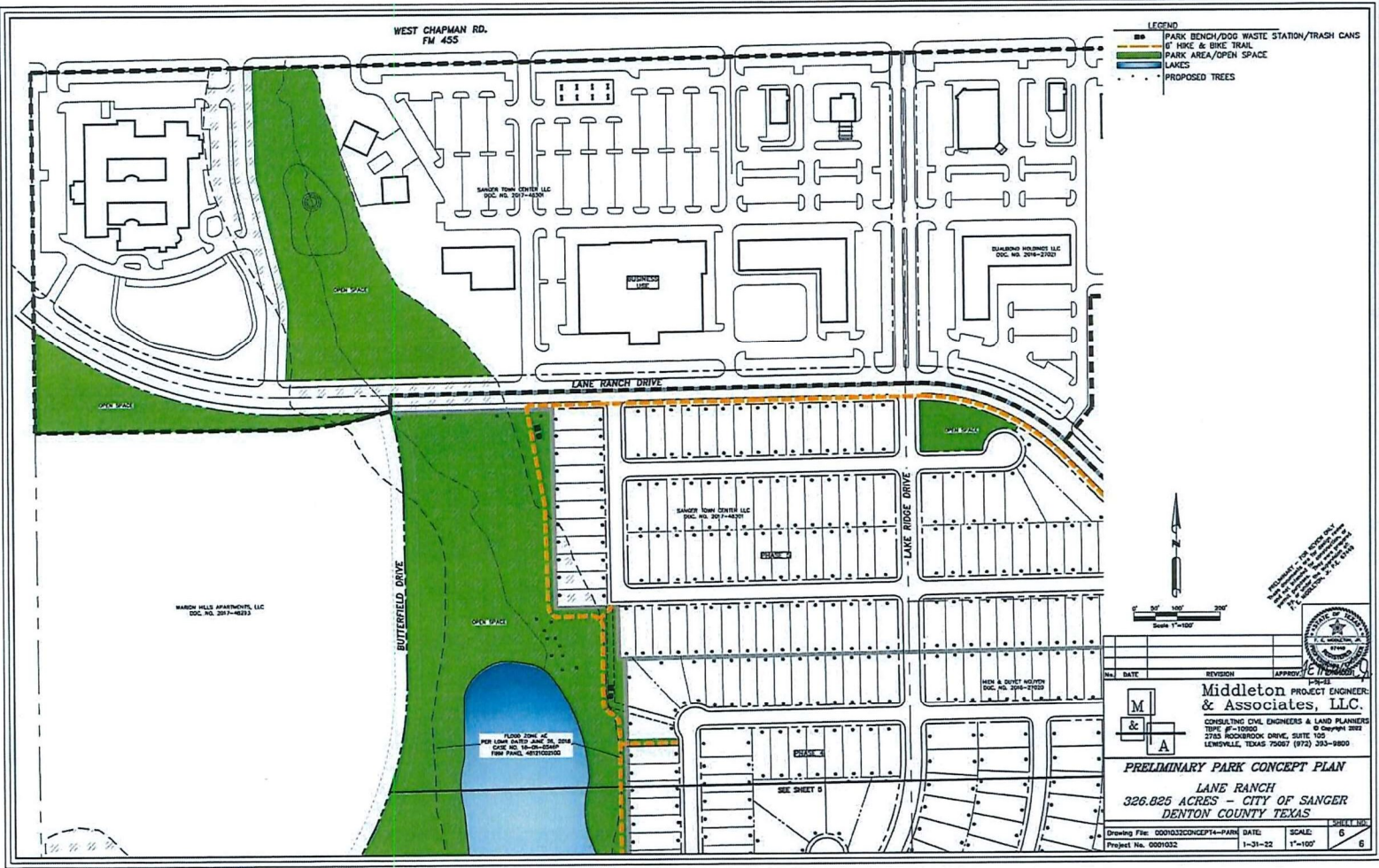




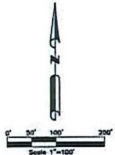









- LEGEND**
- PARK BENCH/DOG WASTE STATION/TRASH CANS
  - 6' WALK & BIKE TRAIL
  - PARK AREA/OPEN SPACE
  - LAKES
  - PROPOSED TREES



NO.	DATE	REVISION	APPROVED BY

  
**Middleton PROJECT ENGINEER & Associates, LLC.**  
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
 TYPE #1-10900 © Copyright 2022  
 2726 HOOVERWOOD DRIVE, SUITE 109  
 LEWISVILLE, TEXAS 75007 (972) 393-9800

**PRELIMINARY PARK CONCEPT PLAN**  
**LANE RANCH**  
**326.825 ACRES - CITY OF SANGER**  
**DENTON COUNTY TEXAS**

Drawing File: 0001032CONCEPT4-PAVN	DATE: 1-31-22	SCALE: 1"=100'	SHEET NO: 6
Project No. 0001032			

Ordinance - #04-11-22

# EXHIBIT C



# DRC MEDIA COMPANY

## NEWS & ADVERTISING SOLUTIONS

One company delivers it all.

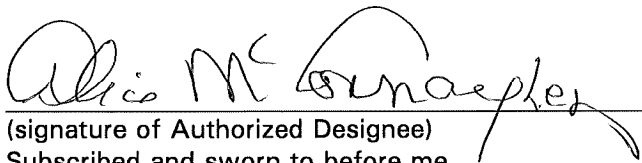
3555 Duchess Drive  
P.O. Box 369  
Denton, TX 76202  
940-387-3811

Publication(s): Denton Record-Chronicle

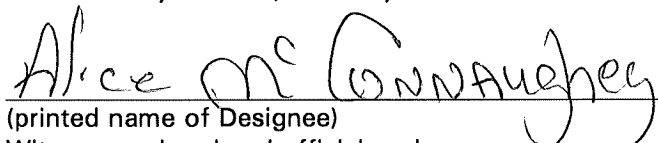
### PROOF OF PUBLICATION

Being duly sworn (s)he is the Publisher/authorized designee of Denton Record-Chronicle, in City of Denton/surrounding areas in Denton County; Newspaper of general circulation which has been continuously and regularly published for a period of not less than one year preceding the date of the attached notice, and that the said notice was published in said newspaper Denton Record-Chronicle on the following dates below:

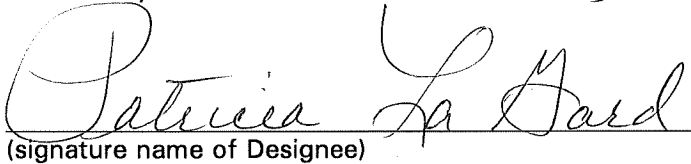
06/10/2022 06/12/2022 06/14/2022

  
\_\_\_\_\_  
(signature of Authorized Designee)

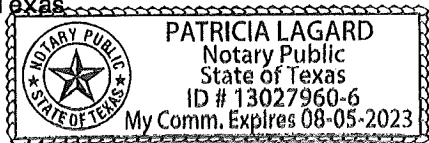
Subscribed and sworn to before me  
this 14th day of June, 2022 by

  
\_\_\_\_\_  
(printed name of Designee)

Witness my hand and official seal:

  
\_\_\_\_\_  
(signature name of Designee)

Notary Public, Denton County, Texas



SANGER CITY OF  
P O BOX 1729  
SANGER TX 76266

**CITY OF SANGER, TEXAS**  
**ORDINANCE No. 04-11-22**

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 326 ACRES OF TRACTS DESCRIBED AS A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, FROM "A" AGRICULTURAL TO "PD" PLANNED DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code. DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 9th day of May, 2022.

drc 06/10/2022 & 06/14/2022

Ad Number: 45702

Price: \$56.70

Ad Copy:  
CITY OF SANGER, TEXAS  
ORDINANCE No. 04-11-22

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 326 ACRES OF TRACTS DESCRIBED AS A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, FROM "A" AGRICULTURAL TO "PD" PLANNED DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. SECTION 6. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code. DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 9th day of May, 2022.

drc 06/10/2022 & 06/14/2022

# Response Form

23SANZON-0027

Lane Ranch – PD Amendment

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

Project No: 23SANZON-0027/ PD Amendment

Please circle one  In favor of request  Opposed to request

Comments:

Signature Eddie Lane

Printed Name EDDIE LANE

Mailing Address 111 W. McKinney

City, State, Zip DENTON TX 76201

Phone Number 940-384-7378

Email Address EDDIELANE@OUTLOOK.COM

Physical Address of Property within 200 feet APPROX 5 AC ON WEST SIDE  
INDIAN LN,

# Response Form

23SANZON-0027

Lane Ranch – PD Amendment

In order for your opinion to be counted, please complete and mail this form to:

**Development Services Department**

**Attn: Ramie Hammonds**

**P.O. Box 1729**

**Sanger, TX 76266**

You may also email a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

**Project No:** 23SANZON-0027/ PD Amendment

**Please circle one:** In favor of request

Opposed to request

**Comments:**

Signature

*V. Parker Ty Parker*

Printed Name

*Victoria Parker Ty Parker*

Mailing Address

*3015 Lake Ridge Dr.*

City, State, Zip

*Sanger, TX 76266*

Phone Number

*940-395-2140*

Email Address

*wreckemtech98@hotmail.com*

Physical Address of Property within 200 feet

*3015 Lake Ridge Dr.,*

*Sanger, TX 76266*

# Response Form

23SANZON-0027

Lane Ranch – PD Amendment

In order for your opinion to be counted, please complete and mail this form to:

**Development Services Department**  
**Attn: Ramie Hammonds**  
**P.O. Box 1729**  
**Sanger, TX 76266**

You may also email a copy to:  
Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

**Project No:** 23SANZON-0027/ PD Amendment

**Please circle one:** In favor of request      Opposed to request

**Comments:**

FM 455 is not able to handle more traffic. My husband and I bought Sanger Drug in 1967. I realize Sanger is growing. We built our home on FM 455 in 1972. The road is very busy now and this addition would increase the traffic.

Signature Carolyn Mask

Printed Name Carolyn Mask

Mailing Address P.O. Box 804

City, State, Zip Sanger, TX 76266

Phone Number 940-391-8145

Email Address c2mask@embargmail.com

Physical Address of Property within 200 feet 10935 Mesquite Hill Road at 455

# Response Form

23SANZON-0027

Lane Ranch – PD Amendment

In order for your opinion to be counted, please complete and mail this form to:

**Development Services Department**  
**Attn: Ramie Hammonds**  
**P.O. Box 1729**  
**Sanger, TX 76266**

You may also email a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

---

**Project No:** 23SANZON-0027/ PD Amendment

**Please circle one:** In favor of request

Opposed to request

**Comments:**

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Signature Carrie Sisco

Printed Name Carrie Sisco

Mailing Address P.O. Box 21

City, State, Zip Sanger, TX 76266

Phone Number 940-368-2165

Email Address C-Sisco63@yahoo.com

Physical Address of Property within 200 feet 2124 FM 455

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**PLANNING & ZONING COMMISSION  
COMMUNICATION**

**DATE:** May 13, 2024

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Consideration and possible action for a Specific Use Permit (SUP) for a Solar Farm, located on approximately 25.35 acres of land described as A0029A R. BEEBE, TR 73, 25.35 ACRES, OLD DCAD SHT 3, TR 27, and generally located on the east side of Utility Rd.

**SUMMARY:**

- The applicant is requesting to add a solar photovoltaic generation facility to the property.
- The property is zoned Agricultural and electric generation is an allowed use with a SUP.
- The property is owned by the City of Sanger.
- This area was used as a landfill in the past that has since been closed.
- There is one building on the site that is used to store materials and supplies.
- The applicant is not planning to construct any buildings on the site
- The property is adjacent to the Sanger Circle Phase 6 subdivision.
- The site will have access from Utility Road and Avion Drive
- Staff sent out 32 notice letters and at the time of this report had not received any responses.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

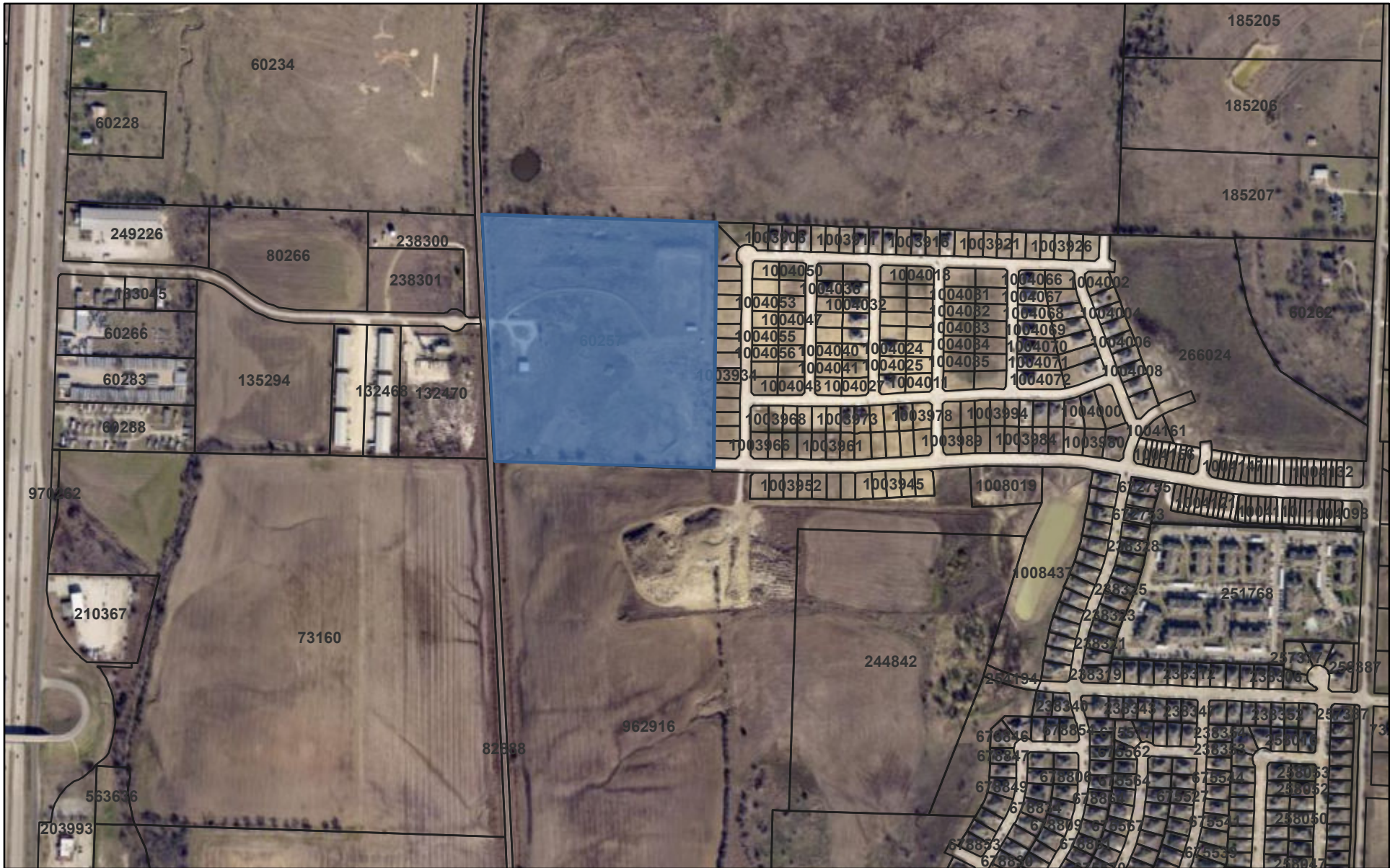
**ATTACHMENTS:**

Location Map

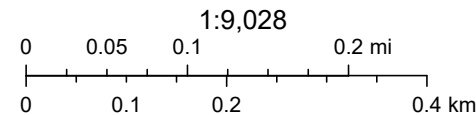
Site Plan

Application

Letter of Intent



Location: Utility Rd.  
 SUP - Specific Use Permit  
 Project: 24SANZON-0007



© OpenStreetMap (and) contributors, CC-BY-SA

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



LEGEND

<span style="color: green;">—</span>	FENCE
<span style="color: yellow;">—</span>	PARCEL BOUNDARY
<span style="color: red;">—</span>	SETBACK

SOLAR SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	-- kWdc
SYSTEM SIZE AC	-- kWac
DC/AC RATIO	1.21
AZIMUTH	0°
TILT	+/- 55°
MODULE POWER	545 W
MODULE COUNT	--
INVERTER COUNT	---
INVERTER TYPE	SUNGROW SG125
INVERTER POWER	125 kWac
RACKING	FIXED
MONITORING	AlsoEnergy

NO.	REVISIONS	DATE	ENG	DES/DFT	CHK	NO.	REVISIONS	DATE	ENG	DES/DFT	CHK



ENGINEERING RECORD	DATE
DES/DRFT BY: ME	4/16/24
ENGINEERED BY: -	
CHECKED BY: .	
CADFILE: SNG-E-002	

SANGER SOLAR PROJECT  
SITE LAYOUT



201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office) www.sangertexas.org

### ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Joseph Glanzman	Name: City of Sanger, TX
Company: AEP OnSite Partners	Company: City of Sanger, TX
Address: 1 Riverside Plaza	Address: 502 Elm Street
City, State, Zip Columbus, OH 43215	City, State, Zip Sanger, TX 76266
Phone: 614-746-0186	Phone: 940-458-2059
Fax: N/A	Fax: 940-458-4072
Email: jaglanzman@aepes.com	Email: jnoblitt@sangertexas.org

#### Submittal Checklist

<input type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):

The solar project will be situated on the 25 acre parcel of land situated at the eastern end of Utility Road, and at the western end of Avion Drive. Denton Central Appraisal District Parcel ID 60257.

Describe the proposed zoning change or Specific Use Permit (SUP):

Specific Use Permit to enable the construction and operation of a solar photovoltaic generation facility.

\_\_\_\_\_  
*(Handwritten signature)*

Owner Signature

4/17/24  
Date

\_\_\_\_\_  
*(Handwritten signature)*

Applicant Signature

4/17/2024  
Date

Office Use

Fee	
Date	



April 17, 2024

City of Sanger  
502 Elm Street  
Sanger, TX 76266

Attn: Planning & Zoning Commission

Re: Letter of Intent for Specific Use Permit for Sanger Solar Project

AEP Onsite Partners, LLC (“**AEP Onsite**”) submits this letter of intent (“**Letter of Intent**”) pursuant to a request from City of Sanger (“**City**”) and in order to seek a Specific Use Permit to enable the installation and ongoing operation and maintenance of an on-site solar project (the “**Project**”).

**Description of the Area Proposed:**

The project will be situated on the parcel located at the eastern end of Utility Road, and at the western end of Avion Drive. Legal Description of land is as follows:

25.35 acre tract or parcel of land situated in the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas; said tract being part of a tract shown by deed to H. D. Cooper and recorded in Volume 849, Page 4, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING, for the northwest corner of the tract being described herein at an iron pin found at the northwest corner of said Cooper tract in the east line of G. C. & S. F. R. R. R.O.W.;

THENCE South 89 degrees 26 minutes 20 seconds East with the general course of fence 1023.6 feet to an iron pin set in the ground by a cross-tie corner post;

THENCE South 0 degrees 25 minutes 20 seconds East with fence 1115.6 feet to an iron pin set in the ground by fence corner post;

THENCE North 89 degrees 10 minutes 50 seconds West with fence 960.3 feet to an iron pin set in the eastern line of said G. C. & S. F. R. R. R.O.W.;

Page 2

THENCE North 3 degrees 41 minutes West 1114.2 feet to the point of beginning.

**Current Zoning:**

Agricultural

**Requested Zoning:**

Specific Use Permit

**Current Condition of the Property:**

Previously closed landfill on the northern portion of the project, unused agricultural land sometimes used for storage of materials and equipment for maintenance projects.

**Reasons for Requesting the Zoning:**

AEP OnSite Partners is working with the City of Sanger to develop a solar photovoltaic generation facility that will be interconnected into the electric distribution system of the City of Sanger. See attached site plan showing the proposed general arrangement of the project, including proposed site ingress/egress to public streets, proposed setbacks on the front, rear and sides of the parcel, and information on the proposed location of fencing to be installed during the construction of the solar generation facility. The project does not contemplate construction of any buildings on the parcel.

**Contact Information:**

Please call Joe Glanzman at 614-746-0186 if you have any questions regarding this Letter of Intent.

Very truly yours,



Joe Glanzman  
Director of Business Development  
AEP OnSite Partners



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** May 13, 2024

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on the Preliminary Plat of Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

### **SUMMARY:**

- The applicant is proposing to create 143 residential lots, 5 HOA lots and 1 commercial lot.
- The property is under the Lane Ranch Planned Development.
- There are two existing houses on the site which will be removed.
- The development will have access from FM 455 and Indian Lane via Butterfield Drive which will be constructed with the site.
- This development is located in the City of Sanger.
- The property will be served by City of Sanger Water, Sewer and CoServ Electric.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval and that the PD Amendment is approved prior to the plat approval.

### **ATTACHMENTS:**

Location Map  
 Preliminary Plat  
 Application  
 Letter of Intent  
 Planning Comments  
 Engineering Comments

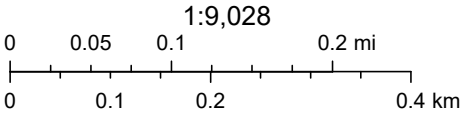
# Denton CAD Web Map

Item 7.



5/9/2024, 9:07:14 AM

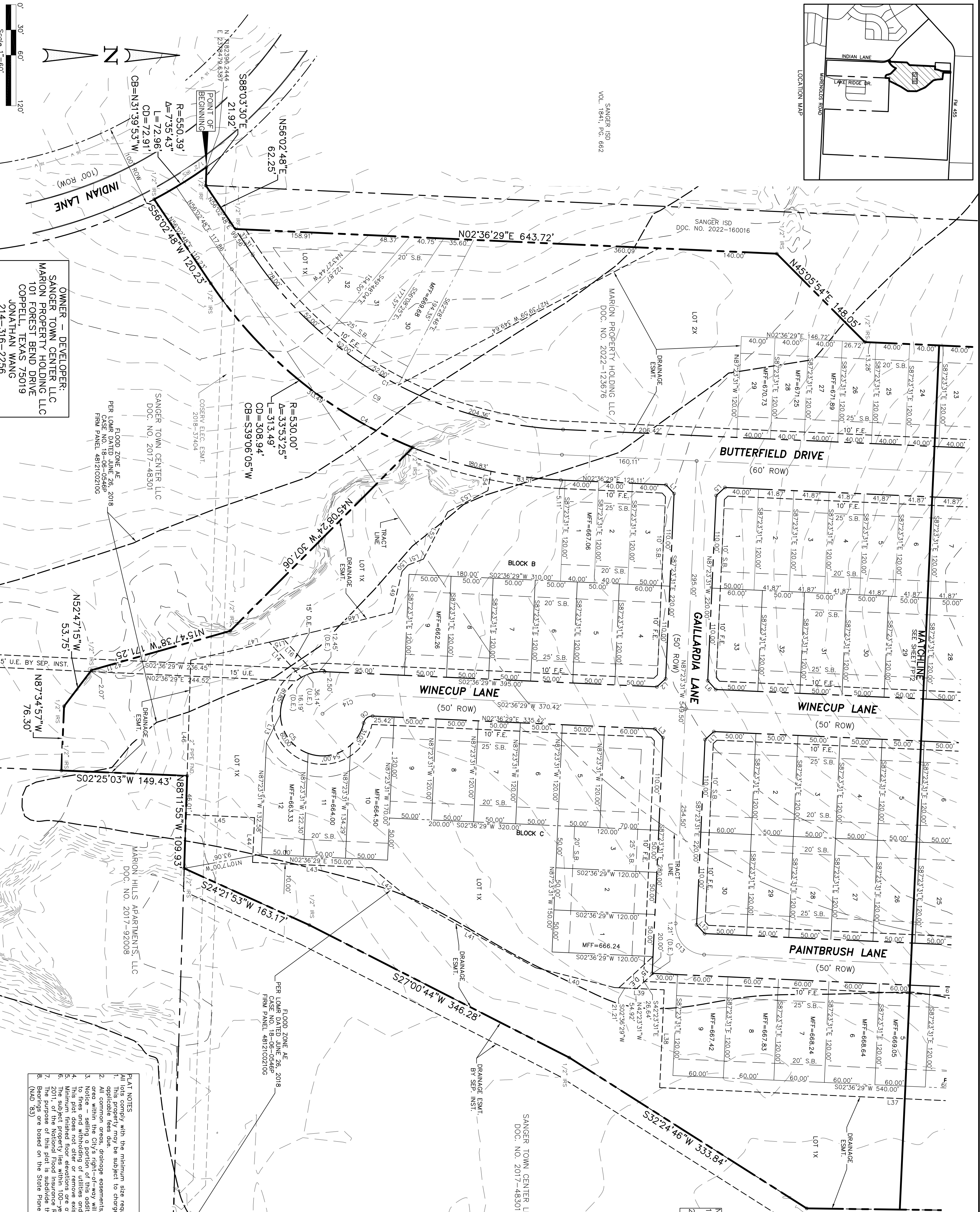
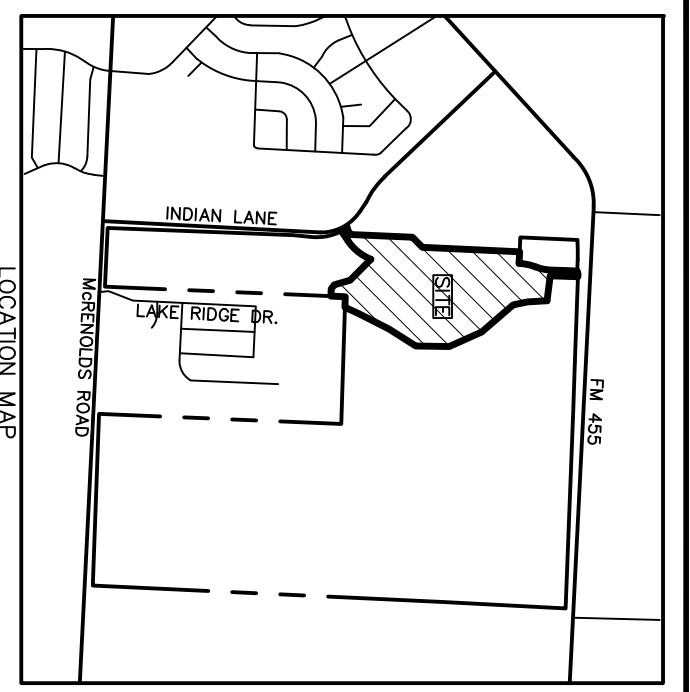
Parcels



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72





**OWNER - DEVELOPER:**  
**SANGER TOWN CENTER LLC**  
**MARION PROPERTY HOLDING LLC**  
**101 FOREST BEND DRIVE**  
**COPELL TEXAS 75019**  
**JONATHAN WANG**  
**214-316-2256**

**PLAT NOTES**

- All lots comply with the minimum size requirements of PD Ord. 09-25-23.
- All common areas, 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.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- Minimum finished floor elevations are at least 1 foot above the 100 year flood plain.
- The purpose of this plat is to subdivide the property into single family residential lots.
- Recorded on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).

**NOTE:**

- LOTS NUMBERED WITH AN "X" DESIGNATOR ARE LOTS DEDICATED TO THE HOME OWNERS ASSOCIATION.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.

**LEGEND**

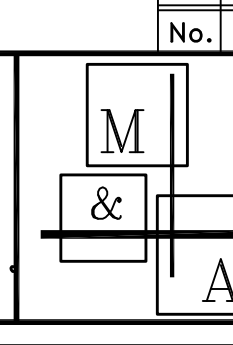
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FR	FRONT YARD SETBACK
UE	UTILITY EASEMENT
DR	DRAINAGE EASEMENT
DE	DEED RECORDS EASEMENT
OF	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
DR	DEED RECORDS EASEMENT
DF	DEED FINISHED FLOOR
MN	MIN. FINISHED FLOOR

No.	DATE	REVISION	APPROV.

Date: 4-15-24  
 Dwg Scale: 1"=60'  
 Dwg File: 0001043FPT.DWG  
 Project No. 0001043

**PRELIMINARY PLAT - LANE RANCH, PHASE 1**  
 43.821 ACRES 143 RES. LOTS  
 1 COMMERCIAL LOT - 5 HOA LOTS  
 7.259 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.TXSURVEYS.COM  
 FIRM REGISTRATION CERTIFICATION NO. 10025500



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

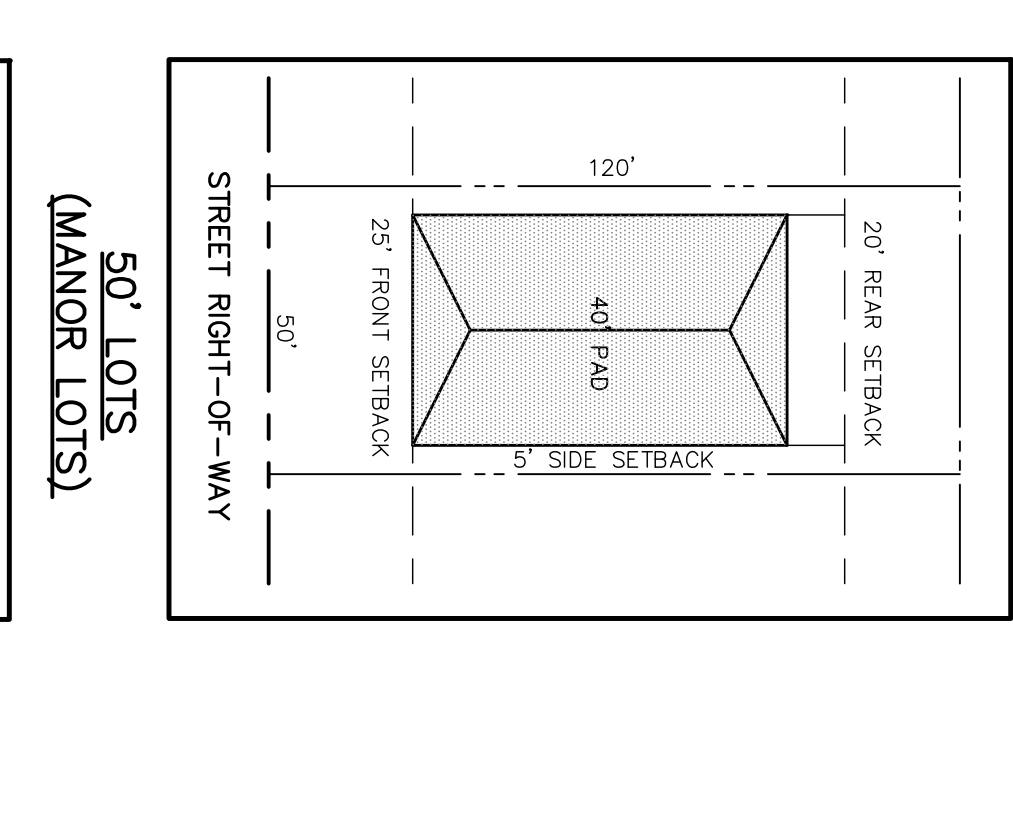
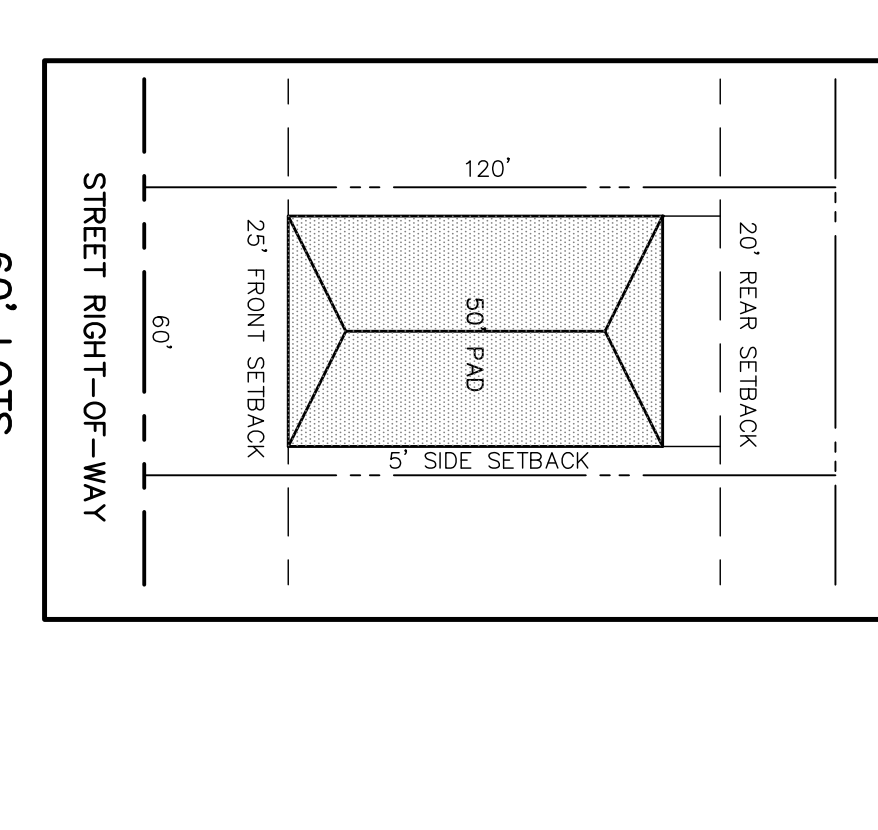
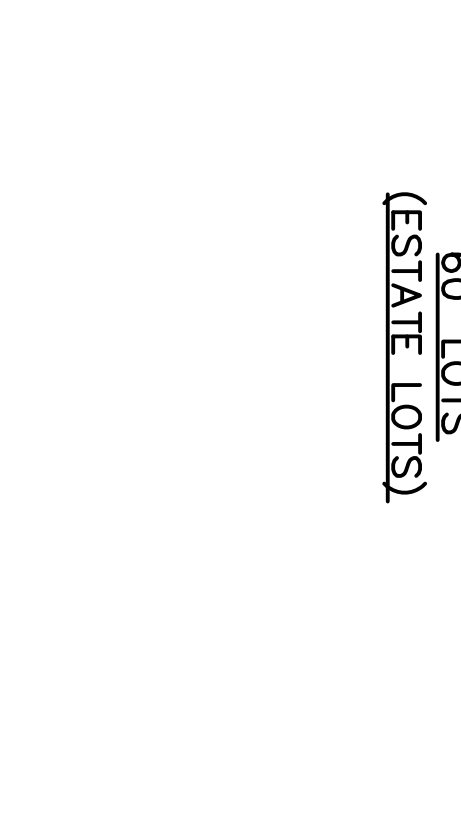


SANGER ISD  
VOL. 1841, PG. 662



LEGEND

- IRS IRON ROD SET
- IRF IRON ROD FOUND
- DE DRAINAGE EASEMENT
- F.E. FRANCHISE EASEMENT
- S.B. SETBACK
- DR. DEED RECORDS OF DENTON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- M.F. MIN. FINISHED FLOOR



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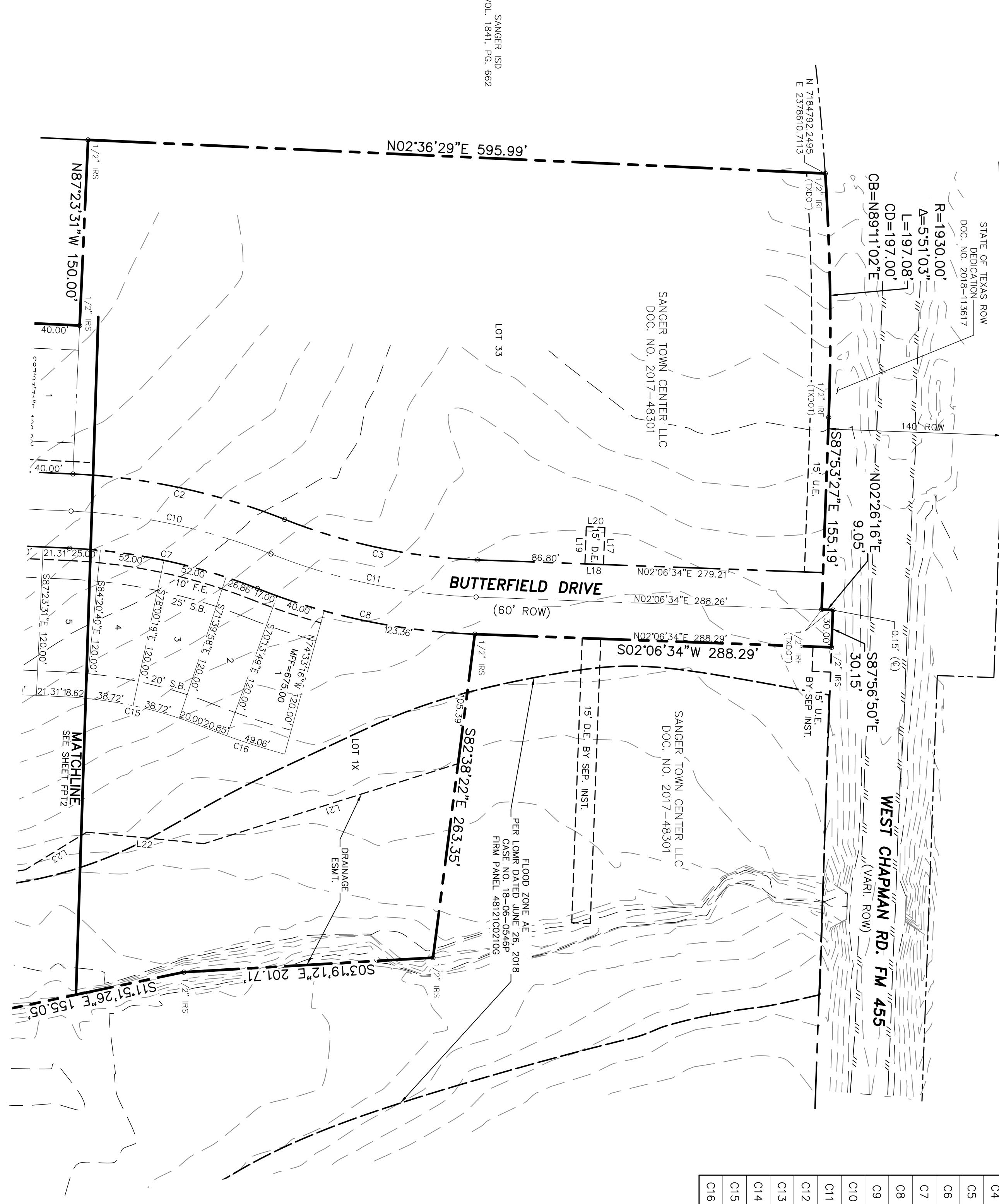
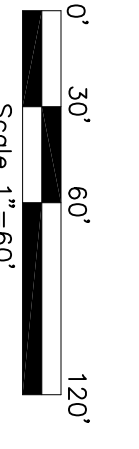
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2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

PP12

LEGEND

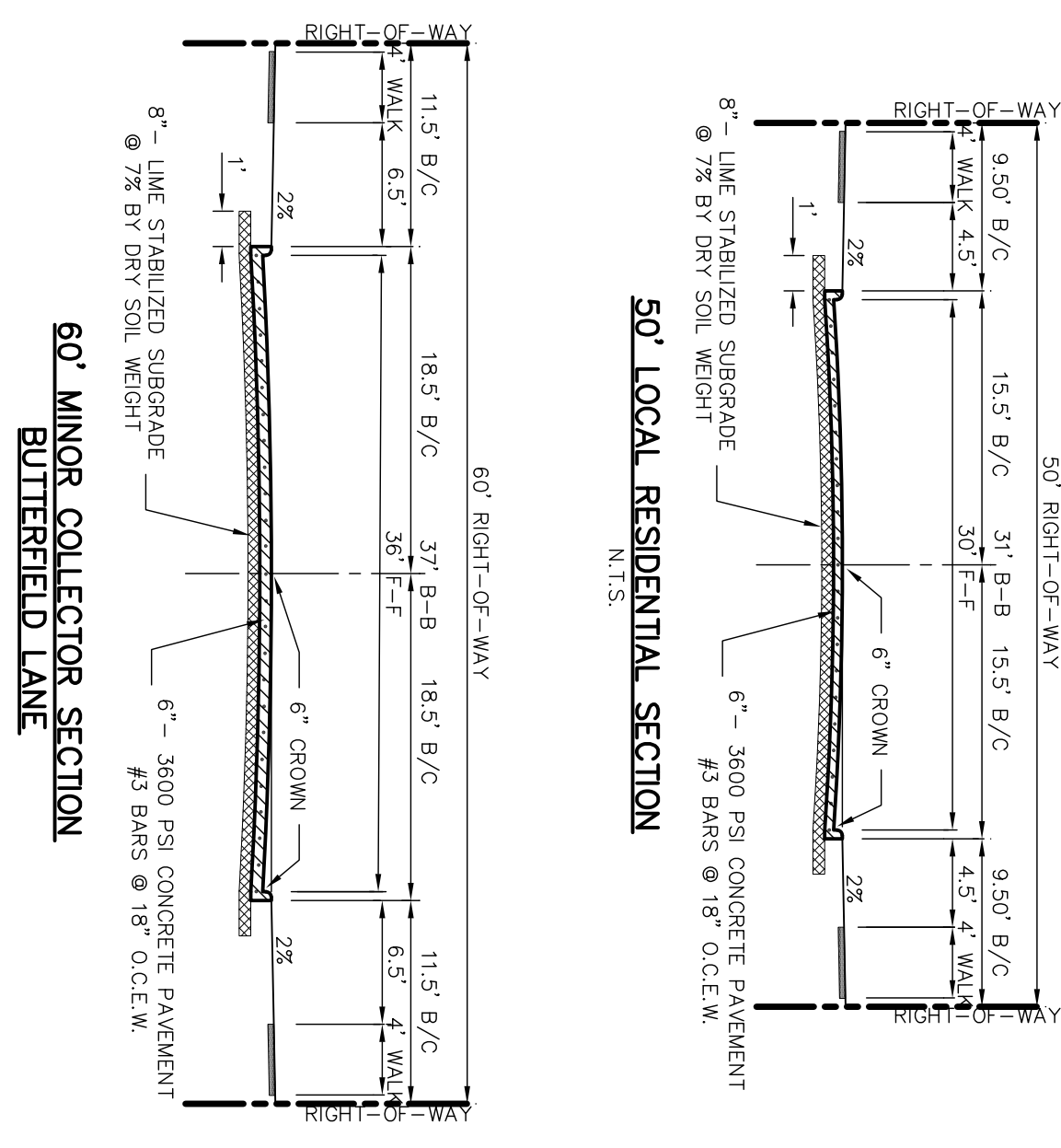
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 D.R.C.C.I. DEED RECORDS CENTER  
 D.S. DRAINAGE SURVEY  
 M.F. MIN. FINISHED FLOOR



Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	53°26'19"	470.00'	438.36'	422.64'	N2919.38°E
C2	18°59'59"	530.00'	175.75'	174.95'	N1206.28°E
C3	19°29'53"	470.00'	159.94'	159.17'	N1151.31°E
C4	53°26'19"	530.00'	494.32'	476.60'	N2919.38°E
C5	26°00'20"	50.00'	226.90'	76.60'	N5236.19°E
C6	80°00'20"	10.50'	14.86'	13.50'	N3723.41°W
C7	18°59'59"	470.00'	155.86'	155.14'	N1206.28°E
C8	19°29'53"	530.00'	180.36'	179.49'	N1151.31°E
C9	53°26'19"	500.00'	466.34'	449.62'	N2919.38°E
C10	18°59'59"	500.00'	165.80'	165.04'	N1206.28°E
C11	19°29'53"	500.00'	170.15'	169.33'	N1151.31°E
C12	90°00'00"	35.50'	55.76'	50.20'	S4223.31°E
C13	90°00'00"	35.50'	55.76'	50.20'	S4736.29°W
C14	45°31'30"	83.50'	66.35'	64.61'	S20916.6°E
C15	18°59'59"	350.00'	116.06'	115.53'	N1206.28°E
C16	60°49'43"	650.00'	69.91'	69.87'	N1831.36°E

Line Table		
Line #	Bearing	Distance
L1	N4736.29°E	14.14
L2	S4223.31°E	14.14
L3	N4736.29°E	14.14
L4	N4223.31°W	14.14
L5	N4223.31°W	14.14
L6	S4736.29°W	14.14
L7	N4736.29°E	14.14
L8	S4223.31°E	14.14
L9	S4736.29°W	14.14
L10	N4223.31°W	14.14
L11	S4223.31°E	14.14
L12	N4736.29°E	14.14
L13	N63301.3°W	37.31
L14	S4736.29°W	56.61
L15	N1257.46°W	17.22
L16	N4736.29°W	54.04
L17	S8753.26°E	30.00
L18	S206.34°W	15.00
L19	N8753.26°W	30.00
L20	N206.34°E	15.00
L21	S1728.09°E	215.21
L22	S535.43°W	95.13
L23	S3128.26°E	58.17
L24	S850.24°E	37.80
L25	S930.40°W	89.14
L26	S254.35°E	43.15
L27	S524.31°E	35.42
L28	S8950.36°E	66.88
L29	S3730.26°E	18.51
L30	S1804.52°E	33.95

Line Table		
Line #	Bearing	Distance
L31	S2818.43°E	52.71
L32	S124.50°E	32.26
L33	S7838.11°E	66.50
L34	S8403.45°E	82.18
L35	S1148.36°E	19.01
L36	S8723.31°E	135.00
L37	S236.29°W	570.00
L38	N8723.31°W	116.16
L39	S236.29°W	58.91
L40	S1406.25°W	98.61
L41	S2852.25°W	173.99
L42	S3922.35°W	54.43
L43	S236.29°W	141.79
L44	N8723.31°W	53.15
L45	S236.29°W	81.61
L46	N8811.55°W	183.26
L47	N1257.46°W	153.01
L48	N1402.23°W	92.98
L49	N7656.38°W	49.75
L50	N4714.10°W	10.36
L51	N2110.53°W	19.66
L52	N6242.09°W	63.12
L53	N2753.47°W	53.85
L54	N804.307°W	23.21



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PP13





201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
 940-458-2059(office) www.sangertexas.org  
**SUBDIVISION APPLICATION**

<b>X</b>
----------

Preliminary Plat Minor Plat

--

Final Plat/Replat Amended Plat

--

Vacating Plat Conveyance Plat

**Applicant**

**Owner (if different from applicant)**

Name: <b>Eugene Middleton</b>	Name: <b>Mr. Jonathan Wang</b>
Company: <b>Middleton &amp; Associates, LLC</b>	Company: <b>Marion Property Holding LLC, Sanger Town Center LLC</b>
Address: <b>2785 Rockbrook Drive, Suite 105</b>	Address <b>101 Forest Bend Drive</b>
City, State, Zip: <b>Lewisville, Texas, 75067</b>	City, State, Zip: <b>Coppell, Texas, 75019</b>
Phone <b>972-393-9800</b>	Phone: <b>214-316-2256</b>
Fax: <b>N/A</b>	Fax: <b>N/A</b>
Email: <b>eugene@middleton-associates.com</b>	Email: <b>wangjtc@verizon.net</b>

**Submittal Checklist**

N/A	Pre-Application Conference (Date: ___/___/___)
N/A	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
x	Letter of Intent
x	Non-Refundable Application Fee (Check Payable to City of Sanger)
x	Application Form (Signed by Owner)
x	Applicable Plat Checklist (Completed)
x	Additional Required Documents/Traffic & Drainage Studies etc.
x	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <a href="mailto:development@sangertexas.org">development@sangertexas.org</a>

Supporting Materials (List if provided): Flood Study, TIA, Civil Drawings

R Number(s):

711898

Owner's Signature

*Jonathan Wang*

Date

*April 16, 2024*

Applicant's Signature

*Eugene Middleton*

Date

*4-16-24*

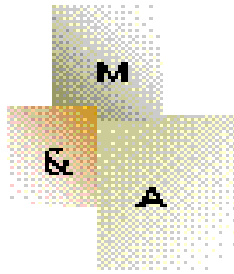
Office Use: Reviewed by Director of Development Services   /  /  

City of Sanger  
 201 Bolivar / P.O Box 1729  
 Sanger, TX 76266

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

April 16, 2024

Ms. Ramie Hammonds  
 Director of Development Services  
 City of Sanger  
 201 Bolivar Street  
 Sanger, Texas 76266

RE: Letter of Intent  
 Preliminary and Final Plat for Lane Ranch Phase 1  
 Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the preliminary and final plat for Lane Ranch Phase 1. The property is approximately 43.820 acres owned by Marion Property Holdings, LLC and Sanger Town Center, LLC. This tract is current open pastureland with no tree cover. The civil engineering plans and overall flood study for this tract have been previously submitted and are under review by the city and its consultants.

The purpose of this plat is to subdivide the property into 143 residential lots, one commercial lot and five HOA lots. This tract is part of the Lane Ranch PD currently being considered by the city. We are the applicants for this submittal and Mr. Jonathan Wang and Mr. Casey McGinnis are the owners.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. McGinnis at 214-232-6180.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
 President



**DATE: 05/03/24**

**1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat – Lane Ranch**

The request is for a Preliminary Plat of Lane Ranch, being approximately 43.821 Acres with 143 Residential Lots, 1 Commercial Lot, 5 HOA Lots, 7.259 Acres of Right-Of-Way Dedication, Reuben Bebee Survey, Abst. No. 29, prepared by Middleton & Associates, LLC, submitted on 04/16/24. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

**Planning**

Provide the following;

1. Location of proposed fire hydrants
2. USPS Postmaster approved location of mailboxes (if cluster mailboxes)

**Informational Comments**

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, May 13, 2024, and the City Council meeting on Monday, June 3, 2024.



May 2, 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: Lane Ranch Phase 1 Preliminary Plat -Review #3**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Lane Ranch Phase 1. The submittal was prepared by Middleton and Associates, LLC and was dated February 2, 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. Verify drainage easement boundaries.
2. Provide a drainage easement by separate instrument for the culvert grading and headwall.
3. The PD Ordinance called out is for Sanger Circle. Revise.
4. A more thorough review if the plat is pending the PD approval.

#### **Final Plat Comments**

1. Define side setbacks on the final plat.
2. Provide a Closure report per ordinance 10.104(d)(10).
3. The PD Ordinance called out is for Sanger Circle. Revise.
4. Easements were added to the preliminary plat based on the 2nd submittal comments. The final plat does not reflect these changes. Reconcile.
5. Show centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per ordinance 10.104(d)(10)(H).
6. Replace with Final Plat approval per ordinance 10.104(d)(10)(X).
7. Add 3" x 3" recording box at the lower right-hand corner 10.104(d)(10)(N).



Ms. Ramie Hammonds  
May 2, 2024  
Page 2 of 3

### **Paving Plan Comments**

1. Verify that elevations match in the plan and profile at Butterfield Drive. and Indian Lane.
2. Show 455 at Butterfield culvert crossing in the profile.
3. Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%) 10.106(b)(4). Reconcile throughout.
4. A TxDOT permit is required for the proposed driveway and culvert on FM 455. This comment will remain throughout the review process.

### **Grading Plan/Grading Details Comments**

1. Explain pattern on sheets G3 and G4.
2. Provide HGL, flow, velocity data, etc. Demonstrate that the channel meets requirements per ordinance 10.106(d)(9)(B).
3. Provide agreement for grading on adjacent property and separate instrument for drainage easement.

### **Erosion Control Plan Comments**

1. The 100-yr WSEL is above the headwall. How will erosion be prevented above the wall?
2. Specify construction entrance size.

### **Drainage Area Map Existing Conditions Comments**

1. Revise drainage area boundary to match contour patterns.
2. Remove proposed data from the existing drainage area map for clarity.
3. Provide an overall drainage area map that covers the entirety of phase one including relevant offsite areas.
4. Clearly define the entry and exit points in both the existing and proposed conditions.
5. Clear comparison of existing vs. proposed peak flows are needed at design points to prove no adverse impacts.

### **Drainage Area Map Proposed Conditions Comments**

1. Revise drainage area boundaries 3 and 28.
2. Provide a drainage area map for the proposed culvert including the design discharge for the offsite pond.
3. Show proposed contours.

### **Drainage Calculation Comments**

1. Show calculations for the culverts. Plan set will be provided for future record requests and this information needs to be available on plan sheets without the drainage study.
2. Provide the data taken from the Sanger High School plans. Needs to be available in the plans for future reference.

Ms. Ramie Hammonds  
May 2, 2024  
Page 3 of 3

3. For clarity, it is suggested to match the inlet No. with the naming convention in the plan view and on the hydraulic calculations.
4. HGL elevations do not match the profile and are below the pipe flow line. Profile and calculation elevations should match. Recalculate and revise.
5. Provide hydraulic calculations for proposed culverts.
6. Revise HGL calculations to include losses and hydraulic data at manholes. Recalculate lines 2, 6, and 7.
7. Intensities do not match those defined in Chapter 10 - appendix A of the ordinance.

#### **Storm Drain Plan and Profiles Comments**

1. The 100-yr WSEL is above the headwall. How will erosion be prevented above the wall?
2. HGL does not account for energy losses through manholes. Reconcile.
3. Remove errant linework throughout.

#### **Sanitary Sewer Plan and Profiles Comments**

1. Specify the method to be used to ensure water and sewer crossings are TCEQ compliant.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

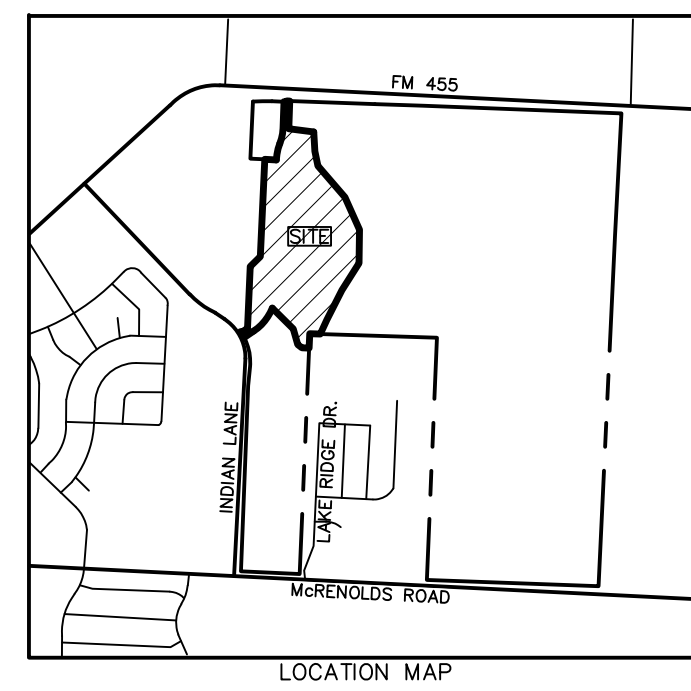


Jamie Akomer, PE, PMP

**HALFF**

Firm No. 0312

Attachments: Plan markups



Verify easement boundaries

Verify boundary does not appear to cover the entire floodplain

LEGEND

IRS	IRON ROD SET
IRS	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR

NOTE:

1. LOTS NUMBERED WITH AN "X" DESIGNATOR ARE LOTS DEDICATED TO THE HOME OWNERS ASSOCIATION.
2. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.

No.	DATE	REVISION	APPROVAL

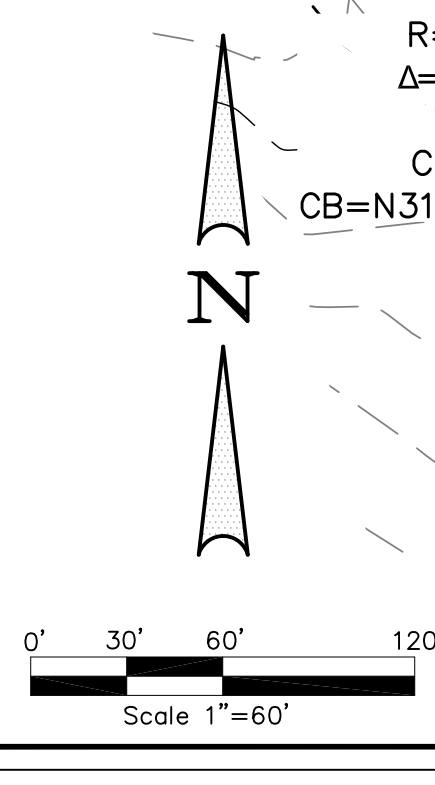
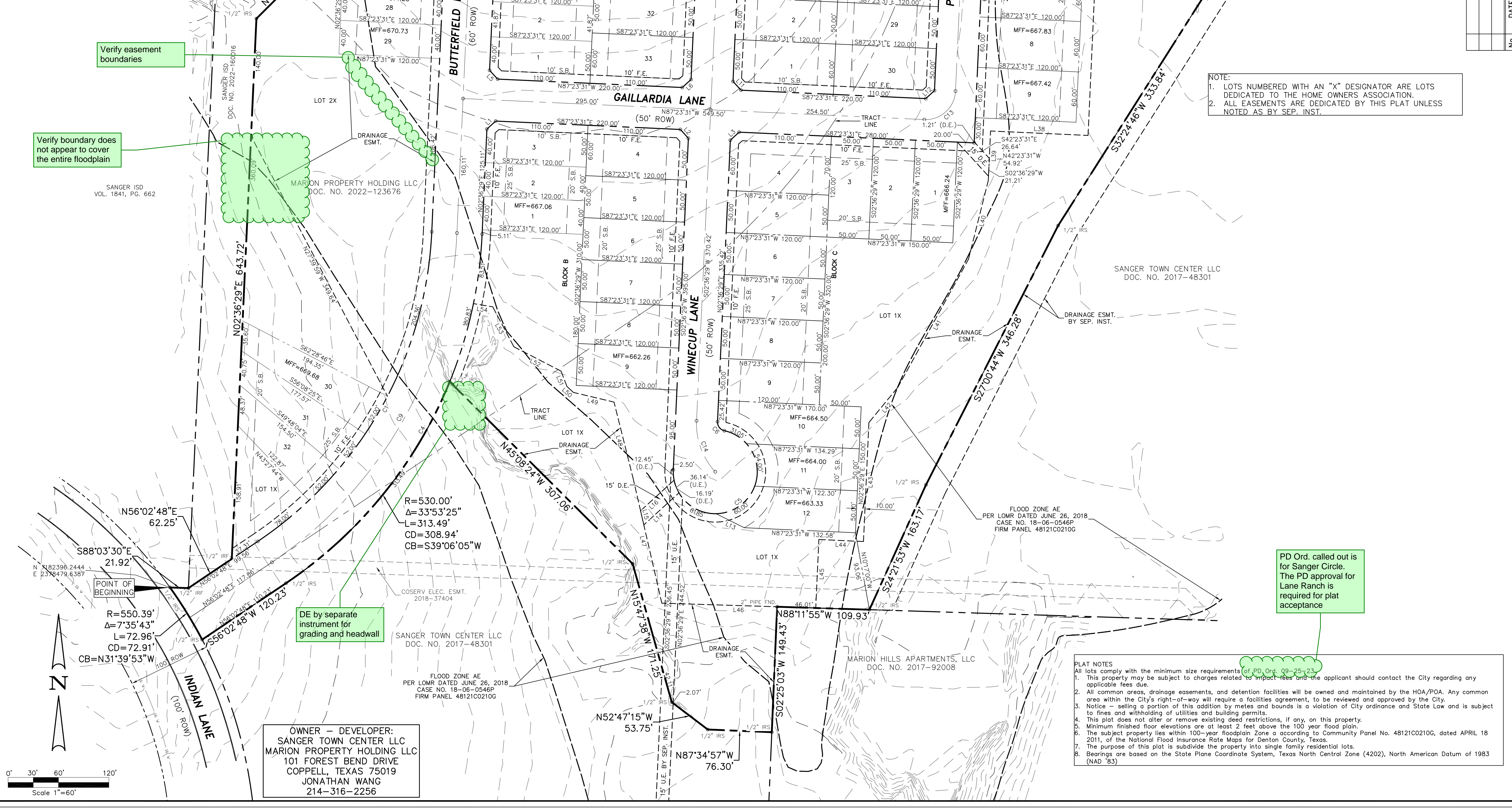
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**JOHN COWAN & ASSOCIATES, INC.**  
 SURVEYOR  
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 FIRM REGISTRATION CERTIFICATION NO. 10025500

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 Dwg File: 0001043FPT.DWG  
 Project No. 0001043

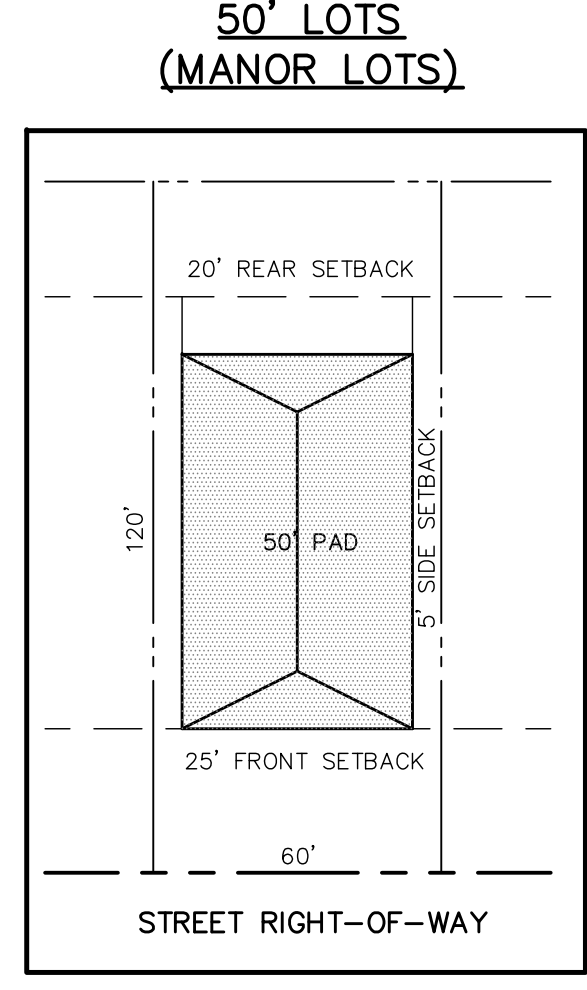
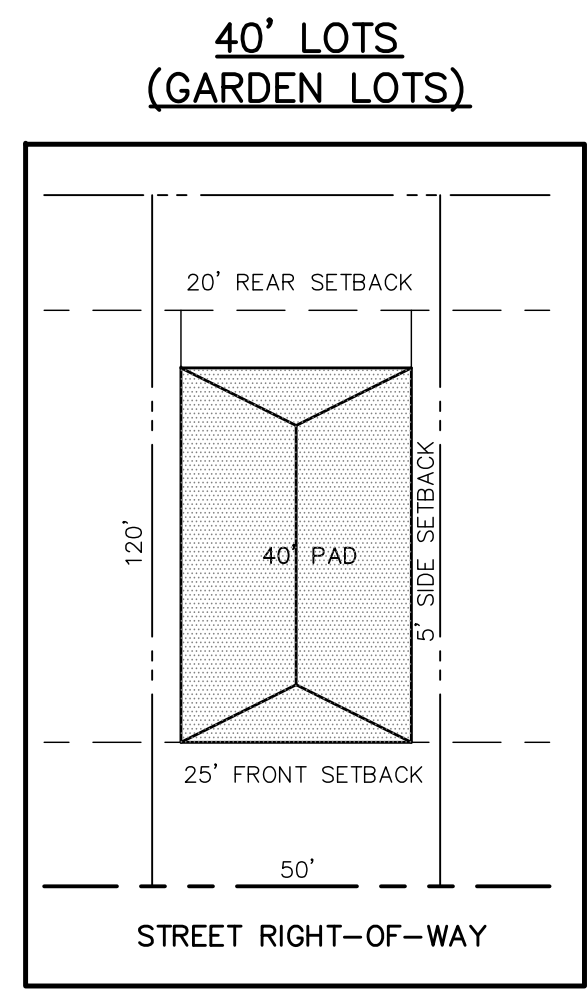
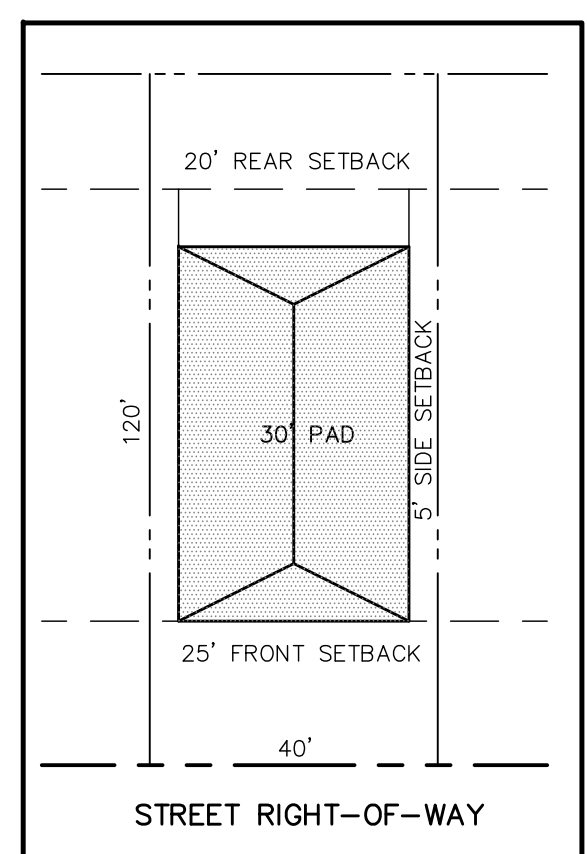
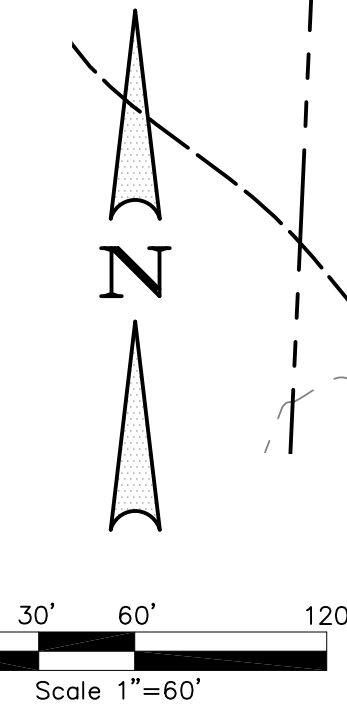
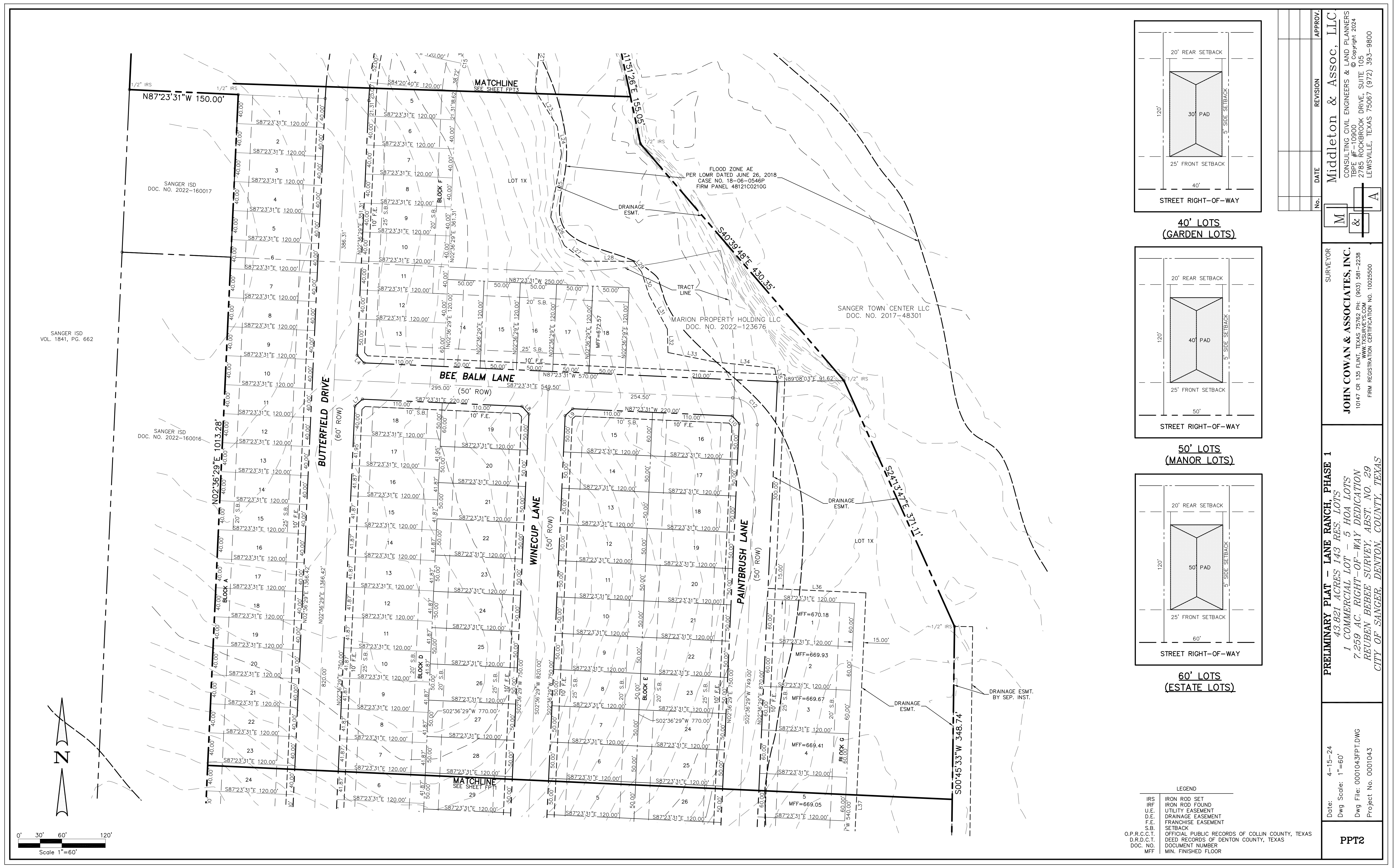
PPT1



OWNER - DEVELOPER:  
 SANGER TOWN CENTER LLC  
 MARION PROPERTY HOLDING LLC  
 101 FOREST BEND DRIVE  
 COPPELL, TEXAS 75019  
 JONATHAN WANG  
 214-316-2256

PLAT NOTES

1. All lots comply with the minimum size requirements of PD Ord. 09-25-21.
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
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 reviewed and approved by the City.
4. 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.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
7. The subject property lies within 100-year floodplain Zone A according to Community Panel No. 48121C0210G, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
8. The purpose of this plat is subdivide the property into single family residential lots.
9. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).



LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR

No.	DATE	REVISION	APPROV.

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

**JOHN COWAN & ASSOCIATES, INC.**  
 SURVEYOR  
 10147 CR 135 FUENT, TEXAS 75762 PH: (803) 584-2238  
 WWW.TXSURVEYS.COM  
 FIRM REGISTRATION CERTIFICATION NO. 10025500

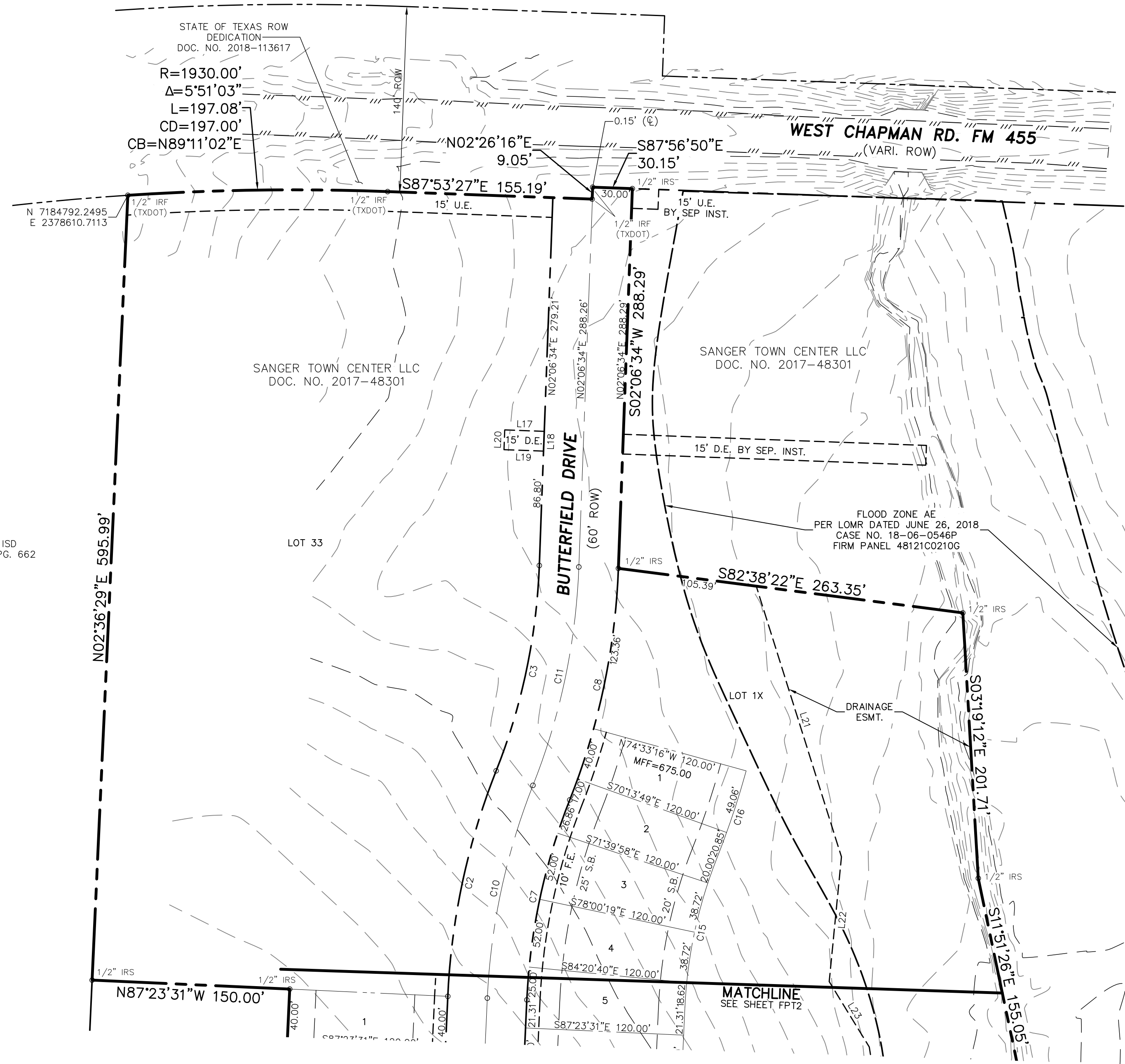
**PRELIMINARY PLAT - LANE RANCH, PHASE 1**  
 43.821 ACRES 143 RES. LOTS  
 1 COMMERCIAL LOT - 5 HOA LOTS  
 7.259 AC. RIGHT-OF-WAY DEDICATION  
 REUBEN BEBEE SURVEY, ABST. NO. 29  
 CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 4-15-24  
 Dwg Scale: 1"=60'  
 Dwg File: 0001043FPT1.DWG  
 Project No. 0001043

**PPT2**

LEGEND

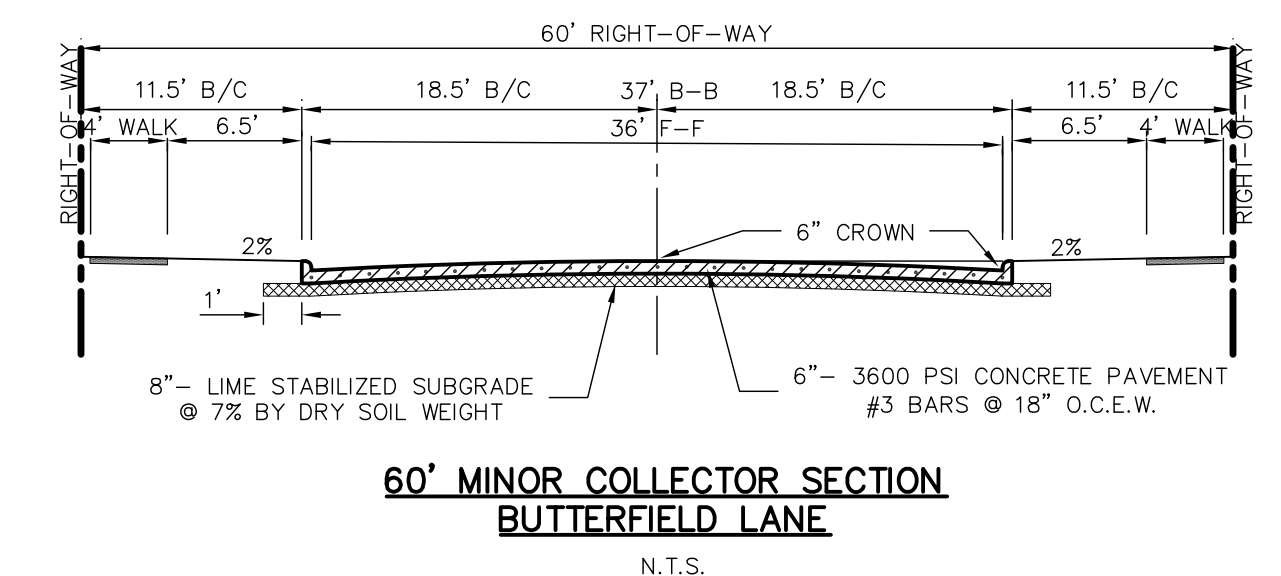
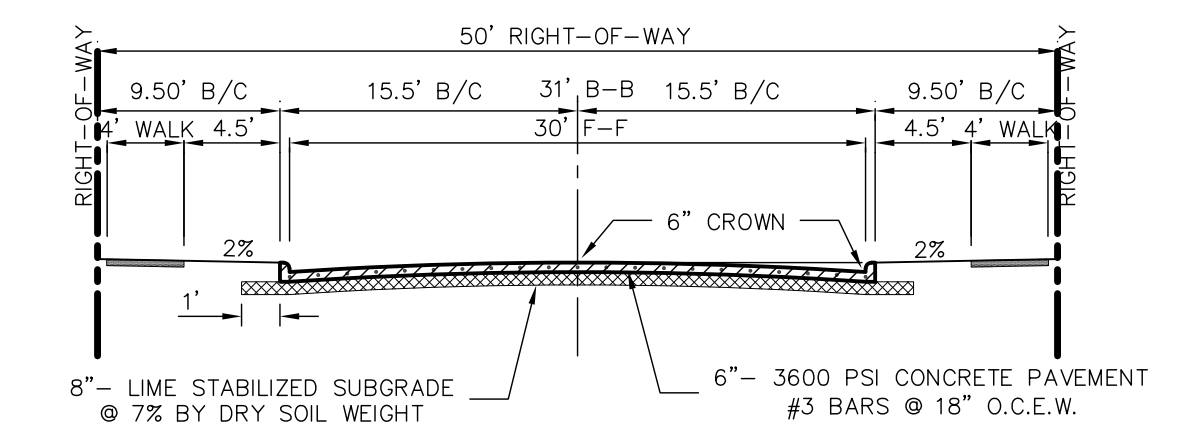
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- F.E. FRANCHISE EASEMENT
- S.B. SETBACK
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- MFF MIN. FINISHED FLOOR



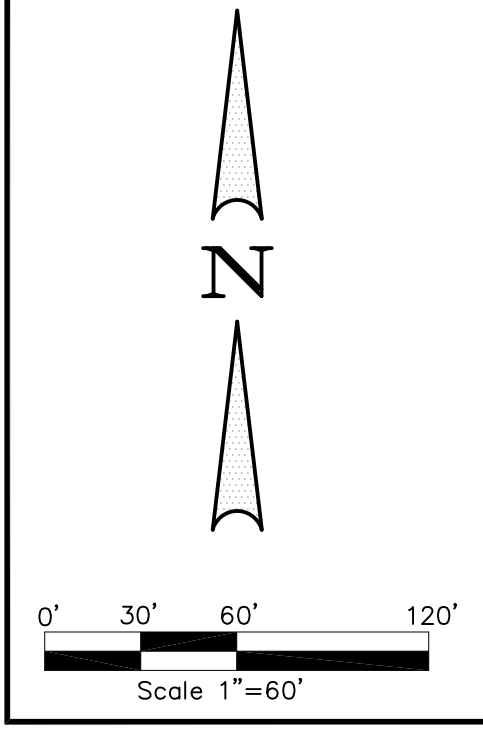
Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	53°26'19"	470.00'	438.36'	422.64'	N29°19'38"E
C2	18°59'59"	530.00'	175.75'	174.95'	N12°06'28"E
C3	19°29'53"	470.00'	159.94'	159.17'	N11°51'31"E
C4	53°26'19"	530.00'	494.32'	476.60'	N29°19'38"E
C5	26°00'20"	50.00'	226.90'	76.60'	N52°36'19"E
C6	80°00'20"	10.50'	14.66'	13.50'	N37°23'41"W
C7	18°59'59"	470.00'	155.86'	155.14'	N12°06'28"E
C8	19°29'53"	530.00'	180.36'	179.49'	N11°51'31"E
C9	53°26'19"	500.00'	466.34'	449.62'	N29°19'38"E
C10	18°59'59"	500.00'	165.80'	165.04'	N12°06'28"E
C11	19°29'53"	500.00'	170.15'	169.33'	N11°51'31"E
C12	90°00'00"	35.50'	55.76'	50.20'	S42°23'31"E
C13	90°00'00"	35.50'	55.76'	50.20'	S47°36'29"W
C14	45°31'30"	83.50'	66.35'	64.61'	S20°09'16"E
C15	18°59'59"	350.00'	116.06'	115.53'	N12°06'28"E
C16	6°09'43"	650.00'	69.91'	69.87'	N18°31'36"E

Line Table		
Line #	Bearing	Distance
L1	N47°36'29"E	14.14
L2	S42°23'31"E	14.14
L3	N47°36'29"E	14.14
L4	N42°23'31"W	14.14
L5	N42°23'31"W	14.14
L6	S47°36'29"W	14.14
L7	N47°36'29"E	14.14
L8	S42°23'31"E	14.14
L9	S47°36'29"W	14.14
L10	N42°23'31"W	14.14
L11	S42°23'31"E	14.14
L12	N47°36'29"E	14.14
L13	N63°30'13"W	37.31
L14	S47°36'29"W	56.61
L15	N12°57'46"W	17.22
L16	N47°36'29"E	54.04
L17	S87°53'26"E	30.00
L18	S2°06'34"W	15.00
L19	N87°53'26"W	30.00
L20	N2°06'34"E	15.00
L21	S17°28'09"E	215.21
L22	S5°35'43"W	95.13
L23	S31°28'26"E	58.17
L24	S8°50'24"E	37.80
L25	S9°30'40"W	89.14
L26	S25°43'55"E	43.15
L27	S52°43'10"E	35.42
L28	S89°50'36"E	66.88
L29	S37°30'26"E	18.51
L30	S18°04'52"E	33.95

Line Table		
Line #	Bearing	Distance
L31	S28°18'43"E	52.71
L32	S1°24'50"E	32.26
L33	S78°38'11"E	66.50
L34	S84°03'45"E	82.18
L35	S11°48'36"E	19.01
L36	S87°23'31"E	135.00
L37	S2°36'29"W	570.00
L38	N87°23'31"W	116.16
L39	S2°36'29"W	58.91
L40	S14°06'25"W	96.61
L41	S28°52'25"W	173.99
L42	S39°22'35"W	54.43
L43	S2°36'29"W	141.79
L44	N87°23'31"W	53.15
L45	S2°36'29"W	81.61
L46	N88°11'55"W	183.26
L47	N12°57'46"W	153.01
L48	N14°02'23"W	92.98
L49	N76°36'38"W	49.75
L50	N47°14'10"W	10.36
L51	N21°10'53"W	19.66
L52	N62°42'09"W	63.12
L53	N27°53'47"W	53.85
L54	N80°43'07"W	23.21



APPROV.	Middleton & Assoc, LLC
REVISION	CONSULTING CIVIL ENGINEERS & LAND PLANNERS
DATE	TBPE #1-10900 © Copyright 2024
No.	2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800
SURVEYOR	JOHN COWAN & ASSOCIATES, INC.
PRELIMINARY PLAT - LANE RANCH, PHASE 1	10147 CR 135 FUHT, TEXAS 75762 PH: (803) 884-2238
43.821 ACRES 143 RES. LOTS	WWW.TXSURVEYS.COM
1 COMMERCIAL LOT - 5 HOA LOTS	FIRM REGISTRATION CERTIFICATION NO. 10025500
7.259 AC. RIGHT-OF-WAY DEDICATION	
REUBEN BEBEE SURVEY, ABST. NO. 29	
CITY OF SANGER, DENTON COUNTY, TEXAS	
Date: 4-15-24	
Dwg Scale: 1"=60'	
Dwg File: 0001043FPT.DWG	
Project No. 0001043	
PPT3	



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 127.61 acre tract described in a deed from E.M.J. Lane, Inc. to Sanger Town Center, LLC on April 20, 2017, recorded in Document No. 2017-48301 of the Official Public Records of Denton, County, Texas (OPRDCT), and being a part of that certain called 25.00 acre tract of land described in a deed from Marion Hills Apartments, LLC to Marion Property Holding, LLC on August 23, 2022, recorded in Document No. 2022-123676, OPRDCT, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (set) for the westerly Southwest corner of the above mentioned 25.00 acre tract, in the westerly North line of the above mentioned 127.61 acre tract, in the South line of the Sanger ISD 35,000 acre tract described in Volume 1841, Page 662 of the Deed Records, Denton County, Texas, in the East right of way of Indian Lane;

THENCE South 88°03'30" East with the South line of the 35.00 acre tract, a distance of 21.92 feet to a 1/2" iron rod (set) for the Southeast corner of same, an ell corner of the 25.00, the Southwest corner of the Sanger Independent School District 3.728 acre tract described in Document No. 2022-160016, OPRDCT;

THENCE northerly and easterly with the East line of the 3.278 acre tract, the East line of the Sanger Independent School District 0.772 acre tract, as follows:

- North 56°02'48" East a distance of 62.25 feet to a 1/2" iron rod (set) for corner,
North 02°36'29" East a distance of 643.72 feet to a 1/2" iron rod (set) for corner,
North 45°05'54" East a distance of 148.05 feet to a 1/2" iron rod (set) for corner,
and North 02°36'29" East a distance of 1013.28 feet to a 1/2" iron rod (set) the Northeast corner of the 0.772 acre tract;

THENCE North 87°23'31" West a distance of 150.00 feet a 1/2" iron rod (set) the East line of the 35.00 acre tract;

THENCE northerly with the east line of the 35.00 acre tract North 02°36'29" East a distance of 595.99 feet to a 1/2" iron rod (found) the northeast corner of the 35.00 acre tract and the South right of way of West Chapman Road F.M. 455;

THENCE Easterly with the South right of way of West Chapman Road F.M. 455 as follows:

- along a curve to the right, having a radius of 1930.00 feet, a chord of North 89° 11' 02" East - 197.00 feet, a distance of 197.08 feet to a 1/2" iron rod (found) for corner;
South 87°53'27" East a distance of 155.19 feet to a 1/2" iron rod (found) for corner;
North 02°26'16" East a distance of 9.05 feet to a 1/2" iron rod (found) for corner;
South 87°56'50" East a distance of 30.15 feet to a 1/2" iron rod (set) for corner;

THENCE South 02°06'34" West a distance of 288.29 feet to a 1/2" iron rod (set) for corner;

THENCE South 82°38'22" East a distance of 263.35 feet to a 1/2" iron rod (set) for corner;

THENCE South 3°19'12" East a distance of 201.71 feet to a 1/2" iron rod (set) for corner;

THENCE South 11°51'26" East a distance of 155.05 feet to a 1/2" iron rod (set) for corner;

THENCE South 40°39'48" East a distance of 430.35 feet to a 1/2" iron rod (set) for corner;

THENCE South 24°13'47" East a distance of 371.11 feet to a 1/2" iron rod (set) for corner;

THENCE South 0°45'33" West a distance of 348.74 feet to a 1/2" iron rod (set) for corner;

THENCE South 32°24'46" West a distance of 333.84 feet to a 1/2" iron rod (set) for corner;

THENCE South 27°00'44" West a distance of 346.28 feet to a 1/2" iron rod (set) for corner;

THENCE South 24°21'53" West a distance of 163.17 feet to a 1/2" iron rod (set) for corner in the easterly South line of the 127.61 acre tract, the North line of the Marion Hills Apartments, LLC tract described in Document No. 2017-92008, OPRDCT;

THENCE North 88°11'55" West with the North line of the Marion Hills Apartments, LLC tract, the easterly South line of the 127.61 acre tract, a distance of 109.93 feet to a 2" pipe found for an ell corner of same, the Northwest corner of the Marion Hills Apartments, LLC tract;

THENCE South 2°25'03" West with the west line of the Marion Hills Apartments, LLC tract, the southerly East line of the 127.61 acre tract, a distance of 149.43 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°34'57" West a distance of 76.30 feet to a 1/2" iron rod (set) for corner;

THENCE North 52°47'15" West a distance of 53.75 feet to a 1/2" iron rod (set) for corner;

THENCE North 15°47'38" West a distance of 171.25 feet to a 1/2" iron rod (set) for corner;

THENCE North 45°08'24" West a distance of 307.06 feet to a 1/2" iron rod (set) for the beginning of a non-tangent curve to the right, having a radius of 530.00 feet, a chord of South 39° 06' 05" West - 308.94 feet, a distance of 313.49 feet to a 1/2" iron rod (set) for corner at p.t. of same;

THENCE South 56°02'48" West a distance of 120.23 feet to a 1/2" iron rod (set) for corner in the southerly West line of the 127.61 acre tract, the East right-of-way of Indian Lane, in a curve to the left;

THENCE with the East right-of-way of Indian Lane, with a non-tangent curve to the left, having a radius of 550.39 feet, a chord of North 31° 39' 53" West - 72.91 feet, a distance of 72.96 feet to the place of beginning, containing 43.821 acres, or 1,908,821 square feet of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Jonathan Wang acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as LANE RANCH, PHASE 1, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_, Owner
\_\_\_\_\_, Title and Company

State of Texas
County of Denton

Before me, the undersigned authority, on this day personally appeared Jonathan Wang, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires \_\_\_\_\_

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

STATE OF TEXAS
COUNTY OF DENTON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO. 5515 DATE

Table with columns: No., DATE, REVISION, APPROVAL. Includes signature block for Middleton & Assoc, LLC.

JOHN COWAN & ASSOCIATES, INC.
SURVEYOR
10147 CR 135 FUHT, TEXAS 75762 PH: (803) 584-2238
WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

PRELIMINARY PLAT - LANE RANCH, PHASE 1
43.821 ACRES 143 RES. LOTS
1 COMMERCIAL LOT - 5 HOA LOTS
7.259 AC. RIGHT-OF-WAY DEDICATION
REUBEN BEEBE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 4-15-24
Dwg Scale: 1"=60'
Dwg File: 0001043PPT.DWG
Project No. 0001043

PPT4

# CONSTRUCTION PLANS FOR PAVING, GRADING, EROSION CONTROL, STORM DRAINAGE, WATER & SANITARY SEWER

## LANE RANCH, PHASE 1 CITY OF SANGER, TEXAS

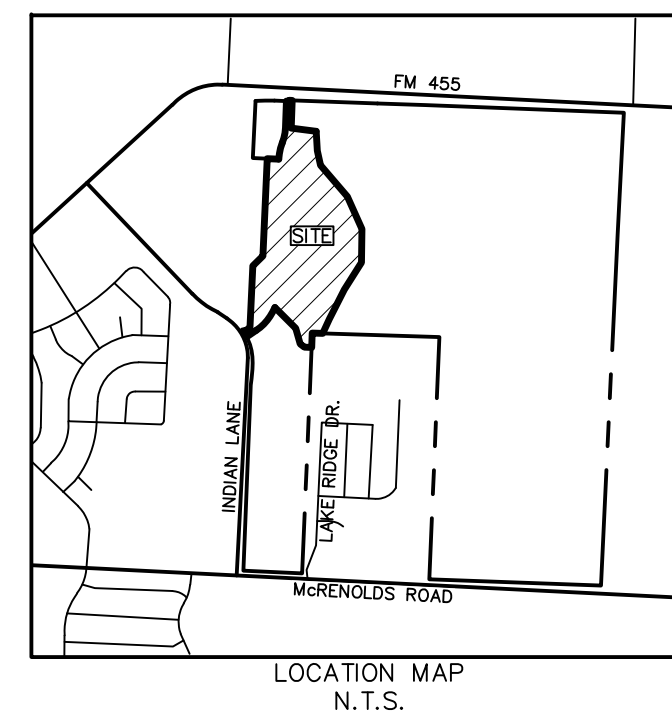
### PROJECT DIRECTORY

**SURVEYOR**  
JOHN COWAN & ASSOCIATES, INC.  
10147 CR 135  
FLINT, TEXAS 75762  
903-581-2238

**OWNER - DEVELOPER:**  
SANGER TOWN CENTER LLC  
MARION PROPERTY HOLDING LLC  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019  
JONATHAN WANG  
214-316-2256

**GEOTECHNICAL ENGINEER:**  
TERRADYNE ENGINEERS  
1840 HUTTON DRIVE #190  
CARROLLTON, TEXAS 75006  
817-858-0870

**HYDROLOGIST:**  
CARDINAL STRATEGIES  
2770 CAPITAL STREET  
WYLIE, TEXAS 75098  
BEN McWHORTER  
469-547-1281



## SECOND SUBMITTAL FOR REVIEW ONLY 2-2-24

- 1. COVER
- 2. FPT1 FINAL PLAT
- 3. FPT2 FINAL PLAT
- 4. FPT3 FINAL PLAT
- 5. FPT4 FINAL PLAT
- 6. NOTE1 GENERAL CONSTRUCTION NOTES

- PAVING PLAN & PROFILES**
- 7. P1 BUTTERFIELD DRIVE STA. 0+00-7+00
  - 8. P2 BUTTERFIELD DRIVE STA. 7+00-17+00
  - 9. P3 BUTTERFIELD DRIVE STA. 17+00-END
  - 10. P4 GAILLARDIA LANE STA. 0+00-6+15
  - 11. P5 PAINTBRUSH LANE STA. 6+15-14+70
  - 12. P6 BEE BALM LANE STA. 14+20-END
  - 13. P7 WINECUP LANE STA. 0+00-6+00
  - 14. P8 WINECUP LANE STA. 6+00-END

- PAVING DETAILS**
- 15. DT-P1

- LOT GRADING PLANS**
- 16. G1
  - 17. G2
  - 18. G3
  - 19. G4
  - 20. G5

- LOT GRADING DETAILS**
- 21. DT-GR1

- EROSION CONTROL PLAN**
- 22. ERO1 EROSION CONTROL PLAN
  - 23. ERO2 EROSION CONTROL PLAN
  - 24. ERO3 EROSION CONTROL DETAILS
  - 25. ERO4 EROSION CONTROL DETAILS

- DRAINAGE AREA MAP & CALCULATIONS**
- 26. C7.2 SANGER ISD PROP. DAM
  - 27. DAM1 EXISTING CONDITIONS
  - 28. DAM2 EXISTING CONDITIONS
  - 29. DAM3 PROPOSED CONDITIONS
  - 30. DAM4 PROPOSED CONDITIONS
  - 31. DAM5 PROPOSED CONDITIONS
  - 32. CALC1 DRAINAGE AREA & INLET CALCS.
  - 33. CALC2 HYDRAULIC CALCS.

- STORM DRAIN PLAN & PROFILE**
- 34. ST-ALL OVERALL STORM DRAIN PLAN
  - 35. ST1 ST LINE 1
  - 36. ST2 ST LINE 2
  - 37. ST3 ST LINE 3 & 4
  - 38. ST4 ST LINE 5
  - 39. ST5 ST LINE 6
  - 40. ST6 ST LINE 7
  - 41. ST7 ST LINE 8
  - 42. ST8 ST LINE 9

- STORM DRAIN DETAILS**
- 43. DT-ST1
  - 44. DT-ST2
  - 45. DT-ST3
  - 46. DT-ST4
  - 47. DT-ST5
  - 48. DT-ST6

- SANITARY SEWER PLAN & PROFILE**
- 49. SS-ALL OVERALL SEWER PLAN
  - 50. SS1 SS LINE A STA. 0+00-8+00
  - 51. SS2 SS LINE A STA. 8+00-15+00
  - 52. SS3 SS LINE A STA. 15+00-END
  - 53. SS4 SS LINE B STA. 0+00-8+00
  - 54. SS5 SS LINE B STA. 8+00-END
  - 55. SS6 SS LINE C
  - 56. SS7 SS LINE D STA. 0+00-4+00
  - 57. SS8 SS LINE D STA. 4+00-11+00
  - 58. SS9 SS LINE D STA. 17+00-END

- SEWER DETAILS**
- 59. DT-SS1

- WATER PLAN**
- 60. W-ALL OVERALL WATER PLAN
  - 61. W1
  - 62. W2
  - 63. W3
  - 64. W4

- WATER DETAILS**
- 65. DT-W1
  - 66. DT-W2

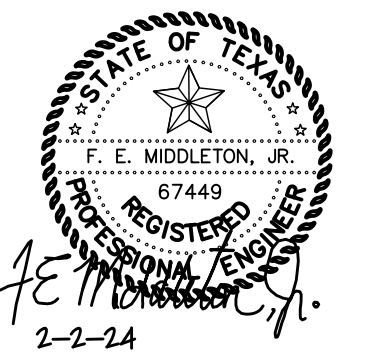
- SIDEWALK PLAN**
- 67. WALK1

- STREET LIGHT, & SIGNAGE PLAN**
- 68. LT1



THE CONTRACTOR SHALL USE THE CITY OF SANGER'S STANDARD CONSTRUCTION DETAILS FOR THIS PROJECT.

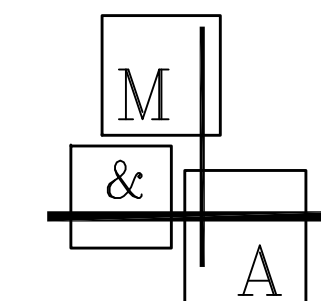
**CAUTION!!! UNDERGROUND UTILITIES!!!**  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. CONTACT ALL POSSIBLE UTILITY AND UNDERGROUND FACILITY OWNERS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FLOYD E. MIDDLETON, JR., PE REGISTRATION #67449 ON 2-2-24. ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

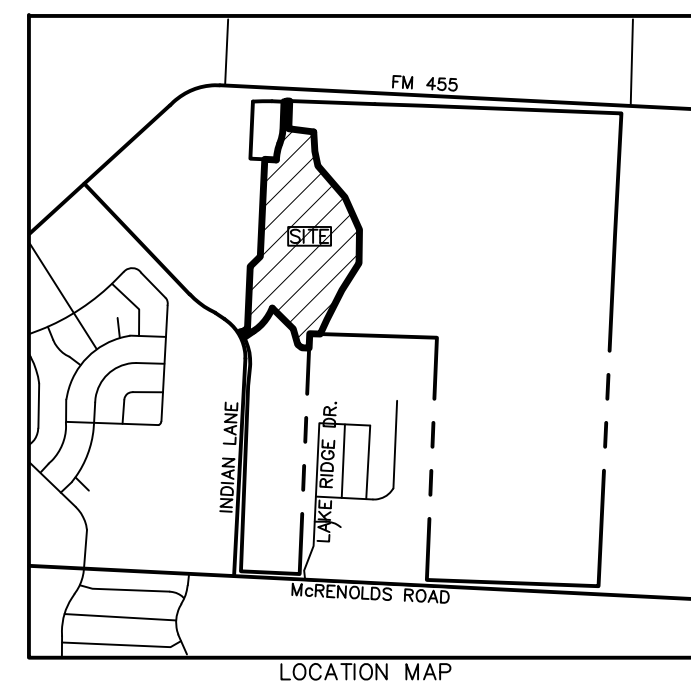
PROJECT ENGINEER:

**Middleton  
& Associates, LLC.**



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

LANE RANCH, PHASE 1



LEGEND

IRS	IRON ROD SET
IRS	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR

No.	DATE	REVISION	APPROVAL

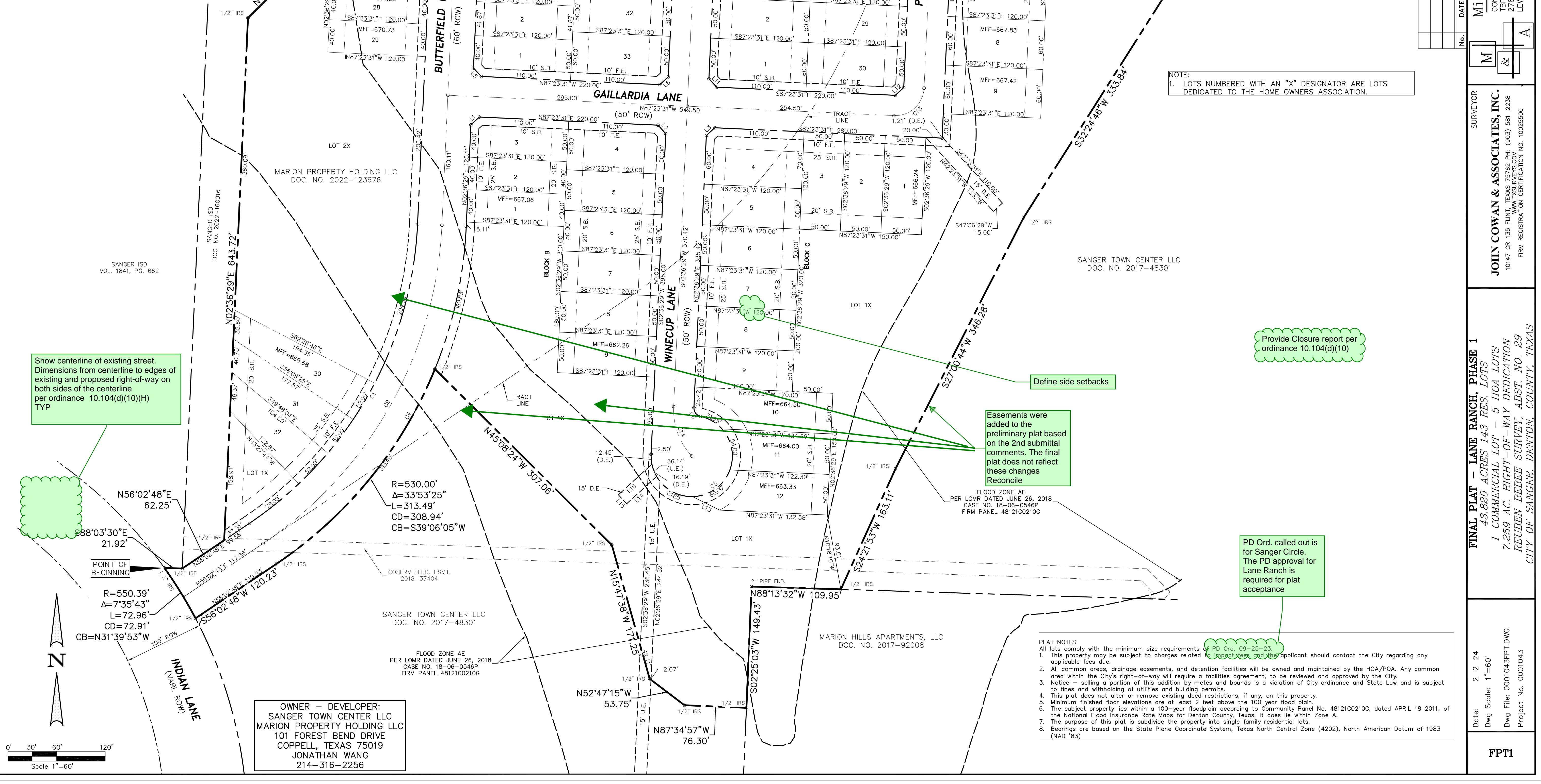
**Middleton & Assoc, LLC**  
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
 TBPE #1-10900 © Copyright 2024  
 2785 ROCKBROOK DRIVE, SUITE 105  
 LEWISVILLE, TEXAS 75067 (972) 393-9800

**JOHN COWAN & ASSOCIATES, INC.**  
 SURVEYOR  
 10147 CR 135 FULT, TEXAS 75762 PH: (803) 581-2238  
 WWW.TX.SURVEYS.COM  
 FIRM REGISTRATION CERTIFICATION NO. 10025500

**FINAL PLAT - LANE RANCH, PHASE 1**  
 43.820 ACRES 143 RES. LOTS  
 1 COMMERCIAL LOT - 5 HOA LOTS  
 7,259 AC. RIGHT-OF-WAY DEDICATION  
 REUBEN BIBBEE SURVEY, ABST. NO. 29  
 CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 2-2-24  
 Dwg Scale: 1"=60'  
 Dwg File: 0001043FPT1.DWG  
 Project No. 0001043

FPT1



Show centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per ordinance 10.104(d)(10)(H) TYP

Provide Closure report per ordinance 10.104(d)(10)

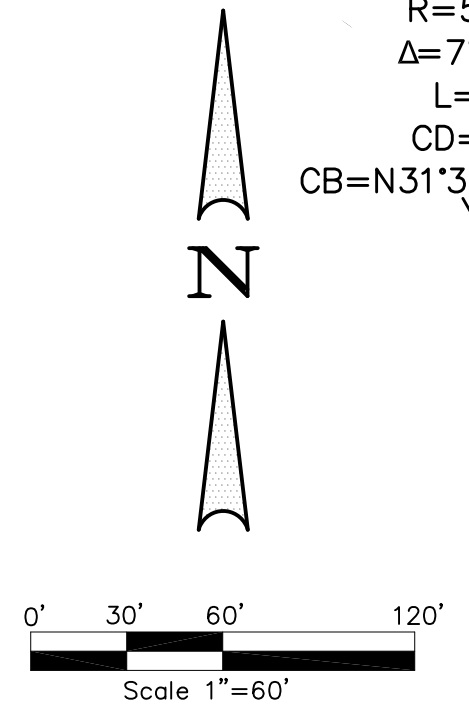
Define side setbacks

Easements were added to the preliminary plat based on the 2nd submittal comments. The final plat does not reflect these changes. Reconcile

PD Ord. called out is for Sanger Circle. The PD approval for Lane Ranch is required for plat acceptance

- PLAT NOTES
- All lots comply with the minimum size requirements of PD Ord. 09-25-23.
  - 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.
  - Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
  - The subject property lies 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. It does lie within Zone A.
  - The purpose of this plat is subdivide the property into single family residential lots.
  - Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).

OWNER - DEVELOPER:  
 SANGER TOWN CENTER LLC  
 MARION PROPERTY HOLDING LLC  
 101 FOREST BEND DRIVE  
 COPPELL, TEXAS 75019  
 JONATHAN WANG  
 214-316-2256



R=550.39'  
 Δ=7°35'43"  
 L=72.96'  
 CD=72.91'  
 CB=N31°39'53"W

R=530.00'  
 Δ=33°53'25"  
 L=313.49'  
 CD=308.94'  
 CB=S39°06'05"W

FLOOD ZONE AE  
 PER LOMR DATED JUNE 26, 2018  
 CASE NO. 18-06-0546P  
 FIRM PANEL 48121C0210G

FLOOD ZONE AE  
 PER LOMR DATED JUNE 26, 2018  
 CASE NO. 18-06-0546P  
 FIRM PANEL 48121C0210G

SANGER ISD  
 VOL. 1841, PG. 662

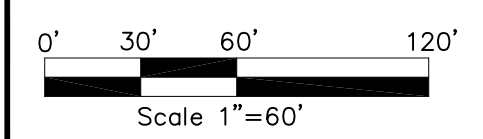
MARION PROPERTY HOLDING LLC  
 DOC. NO. 2022-123676

SANGER TOWN CENTER LLC  
 DOC. NO. 2017-48301

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

COSERV ELEC. ESMT.  
 2018-37404





SANGER ISD  
VOL. 1841, PG. 662



LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
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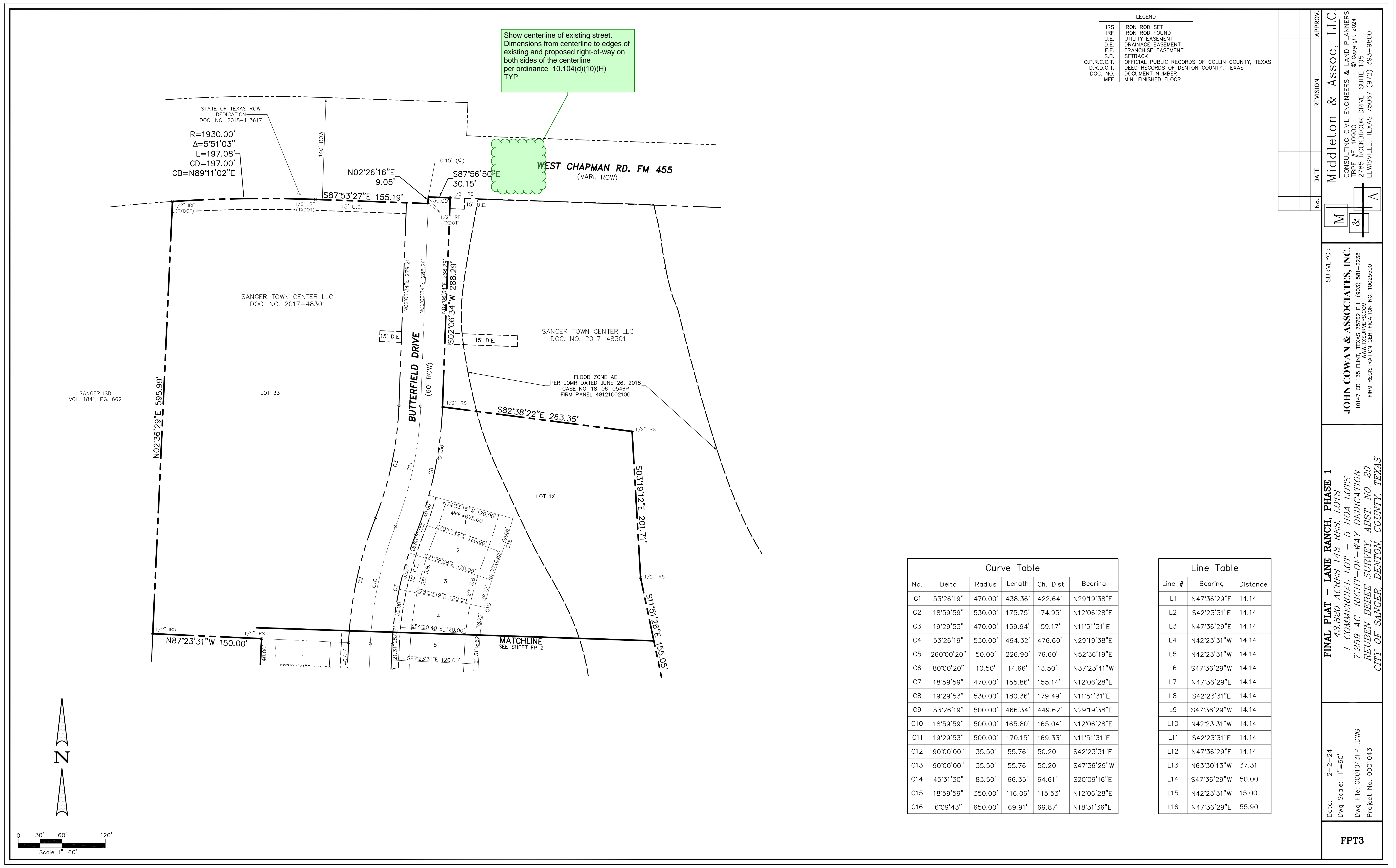
**Middleton & Assoc, LLC**  
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
 TBP# 1-10900 © Copyright, 2024  
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 LEWISVILLE, TEXAS 75067 (972) 393-9800

**JOHN COWAN & ASSOCIATES, INC.**  
 SURVEYOR  
 10147 CR 135 FULT, TEXAS 75762 PH: (803) 584-2238  
 WWW.TXSURVEYS.COM  
 FIRM REGISTRATION CERTIFICATION NO. 10025500

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 CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 2-2-24  
 Dwg. Scale: 1"=60'  
 Dwg. File: 0001043FPT1.DWG  
 Project No. 0001043

FPT2



LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
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 CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 2-2-24  
 Dwg Scale: 1"=60'  
 Dwg File: 0001043FPT1.DWG  
 Project No. 0001043

**FPT3**

No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	53°26'19"	470.00'	438.36'	422.64'	N29°19'38"E
C2	18°59'59"	530.00'	175.75'	174.95'	N12°06'28"E
C3	19°29'53"	470.00'	159.94'	159.17'	N11°51'31"E
C4	53°26'19"	530.00'	494.32'	476.60'	N29°19'38"E
C5	260°00'20"	50.00'	226.90'	76.60'	N52°36'19"E
C6	80°00'20"	10.50'	14.66'	13.50'	N37°23'41"W
C7	18°59'59"	470.00'	155.86'	155.14'	N12°06'28"E
C8	19°29'53"	530.00'	180.36'	179.49'	N11°51'31"E
C9	53°26'19"	500.00'	466.34'	449.62'	N29°19'38"E
C10	18°59'59"	500.00'	165.80'	165.04'	N12°06'28"E
C11	19°29'53"	500.00'	170.15'	169.33'	N11°51'31"E
C12	90°00'00"	35.50'	55.76'	50.20'	S42°23'31"E
C13	90°00'00"	35.50'	55.76'	50.20'	S47°36'29"W
C14	45°31'30"	83.50'	66.35'	64.61'	S20°09'16"E
C15	18°59'59"	350.00'	116.06'	115.53'	N12°06'28"E
C16	6°09'43"	650.00'	69.91'	69.87'	N18°31'36"E

Line #	Bearing	Distance
L1	N47°36'29"E	14.14
L2	S42°23'31"E	14.14
L3	N47°36'29"E	14.14
L4	N42°23'31"W	14.14
L5	N42°23'31"W	14.14
L6	S47°36'29"W	14.14
L7	N47°36'29"E	14.14
L8	S42°23'31"E	14.14
L9	S47°36'29"W	14.14
L10	N42°23'31"W	14.14
L11	S42°23'31"E	14.14
L12	N47°36'29"E	14.14
L13	N63°30'13"W	37.31
L14	S47°36'29"W	50.00
L15	N42°23'31"W	15.00
L16	N47°36'29"E	55.90

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 127.61 acre tract described in a deed from E.M.J. Lane, Inc. to Sanger Town Center, LLC on April 20, 2017, recorded in Document No. 2017-48301 of the Official Public Records of Denton County, Texas (OPRDCT), and being a part of that certain called 25.00 acre tract of land described in a deed from Marion Hills Apartments, LLC to Marion Property Holding, LLC on August 23, 2022, recorded in Document No. 2022-123676, OPRDCT, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (set) for the westerly Southwest corner of the above mentioned 25.00 acre tract, in the westerly North line of the above mentioned 127.61 acre tract, in the South line of the Sanger ISD 35,000 acre tract described in Volume 1841, Page 662 of the Deed Records, Denton County, Texas, in the East right of way of Indian Lane;

THENCE South 88°03'30" East with the South line of the 35.00 acre tract, a distance of 21.92 feet to a 1/2" iron rod (set) for the Southeast corner of same, an ell corner of the 25.00, the Southwest corner of the Sanger Independent School District 3.728 acre tract described in Document No. 2022-160016, OPRDCT;

THENCE northerly and easterly with the East line of the 3.278 acre tract, the East line of the Sanger Independent School District 0.772 acre tract, as follows:

- North 56°02'48" East a distance of 62.25 feet to a 1/2" iron rod (set) for corner,
North 02°36'29" East a distance of 643.72 feet to a 1/2" iron rod (set) for corner,
North 45°05'54" East a distance of 148.05 feet to a 1/2" iron rod (set) for corner,
and North 02°36'29" East a distance of 1013.28 feet to a 1/2" iron rod (set) the Northeast corner of the 0.772 acre tract;

THENCE North 87°23'31" West a distance of 150.00 feet a 1/2" iron rod (set) the East line of the 35.00 acre tract;

THENCE northerly with the east line of the 35.00 acre tract North 02°36'29" East a distance of 595.99 feet to a 1/2" iron rod (found) the northeast corner of the 35.00 acre tract and the South right of way of West Chapman Road F.M. 455;

THENCE Easterly with the South right of way of West Chapman Road F.M. 455 as follows:

- along a curve to the right, having a radius of 1930.00 feet, a chord of North 89° 11' 02" East - 197.00 feet, a distance of 197.08 feet to a 1/2" iron rod (found) for corner;
South 87°53'27" East a distance of 155.19 feet to a 1/2" iron rod (found) for corner;
North 02°26'16" East a distance of 9.05 feet to a 1/2" iron rod (found) for corner;
South 87°56'50" East a distance of 30.15 feet to a 1/2" iron rod (set) for corner;

THENCE South 02°06'34" West a distance of 288.29 feet to a 1/2" iron rod (set) for corner;

THENCE South 82°38'22" East a distance of 263.35 feet to a 1/2" iron rod (set) for corner;

THENCE South 3°19'12" East a distance of 201.71 feet to a 1/2" iron rod (set) for corner;

THENCE South 11°51'26" East a distance of 155.05 feet to a 1/2" iron rod (set) for corner;

THENCE South 40°39'48" East a distance of 430.35 feet to a 1/2" iron rod (set) for corner;

THENCE South 24°13'47" East a distance of 371.11 feet to a 1/2" iron rod (set) for corner;

THENCE South 0°45'33" West a distance of 348.74 feet to a 1/2" iron rod (set) for corner;

THENCE South 32°24'46" West a distance of 333.84 feet to a 1/2" iron rod (set) for corner;

THENCE South 27°00'44" West a distance of 346.28 feet to a 1/2" iron rod (set) for corner;

THENCE South 24°21'53" West a distance of 163.11 feet to a 1/2" iron rod (set) for corner in the corner in the easterly South line of the 127.61 acre tract, the North line of the Marion Hills Apartments, LLC tract described in Document No. 2017-92008, OPRDCT;

THENCE North 88°13'32" West with the North line of the Marion Hills Apartments, LLC tract, the easterly South line of the 127.61 acre tract, a distance of 109.95 feet to a 2" pipe found for an ell corner of same, the Northwest corner of the Marion Hills Apartments, LLC tract;

THENCE South 2°25'03" West with the west line of the Marion Hills Apartments, LLC tract, the southerly East line of the 127.61 acre tract, a distance of 149.43 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°34'57" West a distance of 76.30 feet to a 1/2" iron rod (set) for corner;

THENCE North 52°47'15" West a distance of 53.75 feet to a 1/2" iron rod (set) for corner;

THENCE North 15°47'38" West a distance of 171.25 feet to a 1/2" iron rod (set) for corner;

THENCE North 45°08'24" West a distance of 307.06 feet to a 1/2" iron rod (set) for the beginning of a non-tangent curve to the right, having a radius of 530.00 feet, a chord of South 39° 06' 05" West - 308.94 feet, a distance of 313.49 feet to a 1/2" iron rod (set) for corner at p.t of same;

THENCE South 56°02'48" West a distance of 120.23 feet to a 1/2" iron rod (set) for corner in the southerly West line of the 127.61 acre tract, the East right-of-way of Indian Lane, in a curve to the left;

THENCE with the East right-of-way of Indian Lane, with a non-tangent curve to the left, having a radius of 550.39 feet, a chord of North 31° 39' 53" West - 72.91 feet, a distance of 72.96 feet to the place of beginning, containing 43.820 acres, or 1,908,818 square feet of land.

STATE OF TEXAS
COUNTY OF DENTON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO. 5515 DATE

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Jonathan Wang acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as LANE RANCH, PHASE 1, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_, Owner
\_\_\_\_\_, Title and Company

State of Texas
County of Denton

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

Print Notary's Name
My Commission Expires

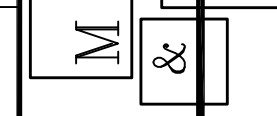
Preliminary Plat for Review Purposes Only
Approved for Preparation of Final Plat
City of Sanger, TX
Date
Planning & Zoning Commission

Replace with Final Plat approval per ordinance 10.104(d)(10)(X)

Add 3" x 3" recording box at the lower right hand corner. 10.104(d)(10)(N)

[Large empty recording box]

Table with columns: No., DATE, REVISION, APPROVAL



Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #1-10900
2785 ROCKBROOK DRIVE, SUITE 105
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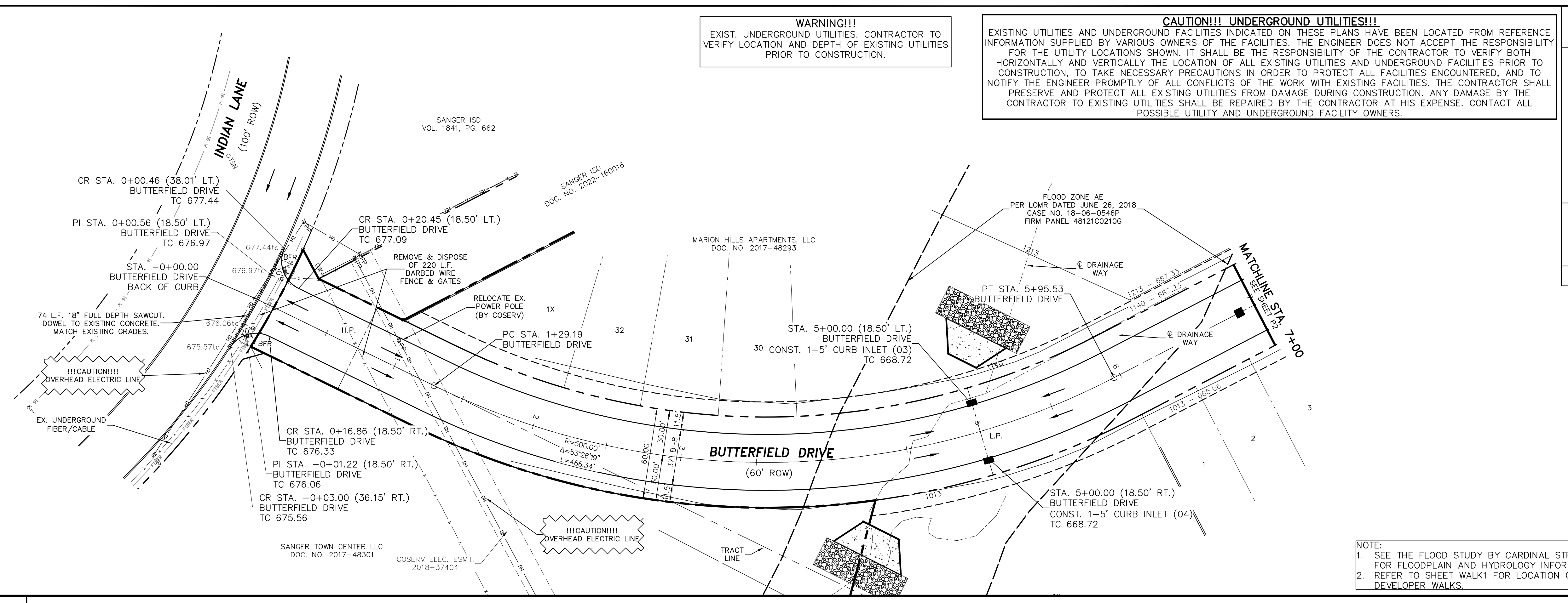
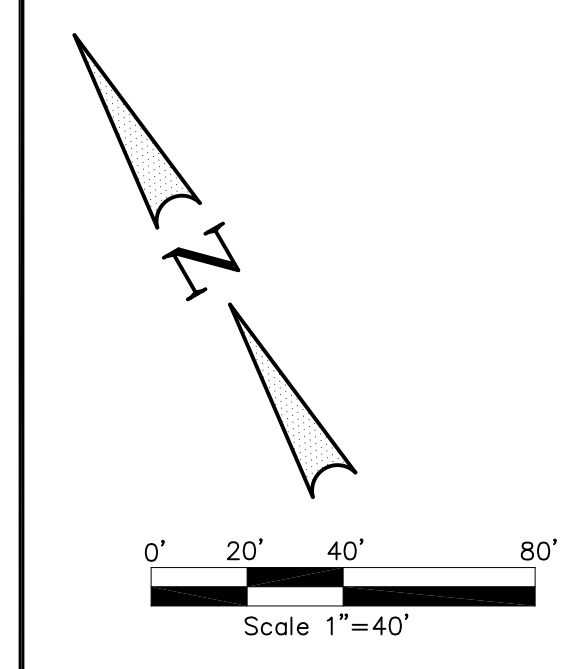
FPT4

**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
SN	Sign
RF	Iron Rod Found
IRS	Iron Rod Set

**LEGEND**

TC	TOP OF CURB
TP	TOP OF PAVEMENT
CR	CURB RETURN
FL	FLOW LINE
VG	VALLEY GUTTER
H.P.	HIGH POINT
L.P.	LOW POINT
2	STREET STATION
BFR	HC RAMP
→	FLOW ARROWS
1140-667.57	FLOOD CROSS SECTION & 100-YR. ELEV. PER FLOOD REPORT
—x—x—	EX. OVERHEAD UTILITY
—x—x—	EX. FENCE
◆	STREET NAME CHANGE



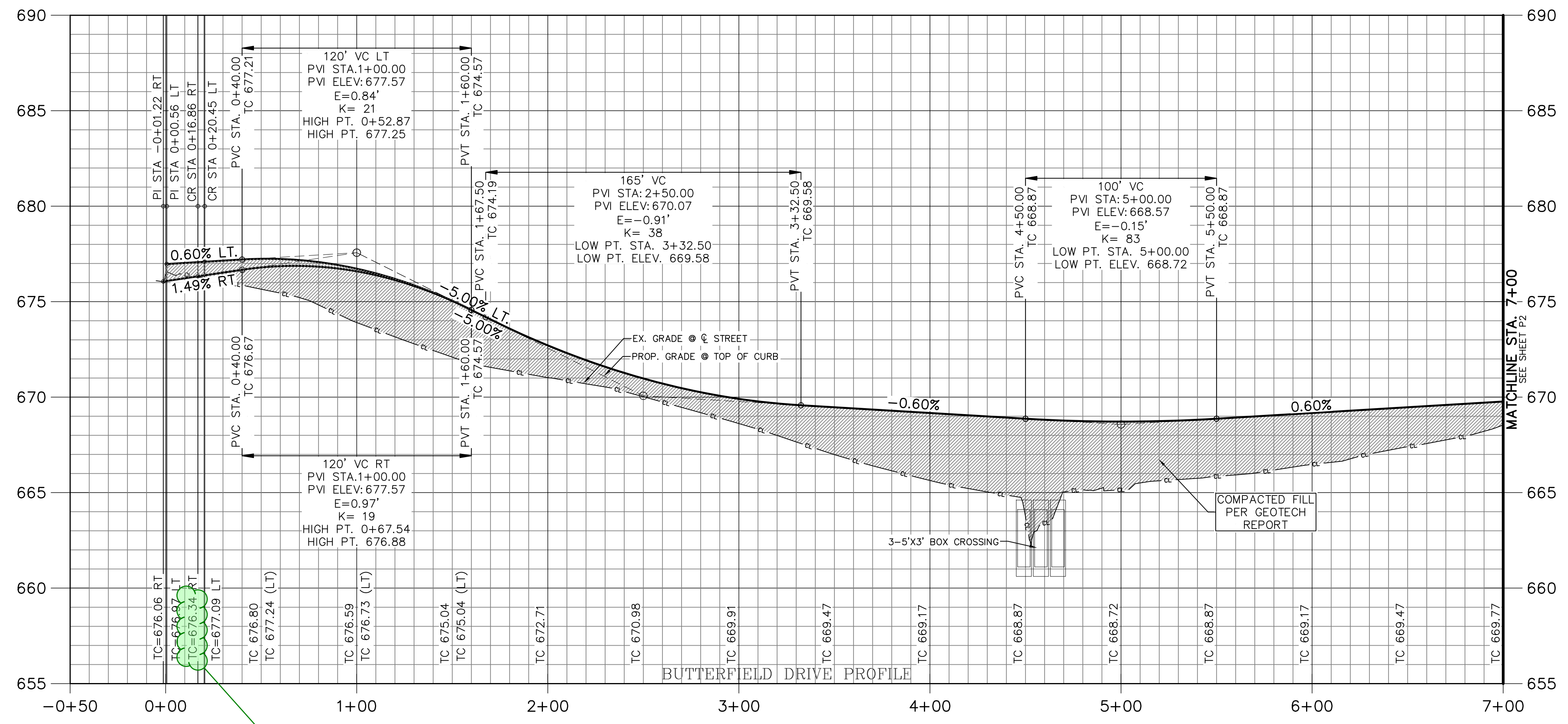
**WARNING!!!**  
EXIST. UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

**CAUTION!!! UNDERGROUND UTILITIES!!!**  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. CONTACT ALL POSSIBLE UTILITY AND UNDERGROUND FACILITY OWNERS.

**NOTE:**  
1. SEE THE FLOOD STUDY BY CARDINAL STRATEGIES FOR FLOODPLAIN AND HYDROLOGY INFORMATION.  
2. REFER TO SHEET WALK1 FOR LOCATION OF DEVELOPER WALKS.

**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

**BENCHMARK 2**  
N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07



Does not Match Plan view

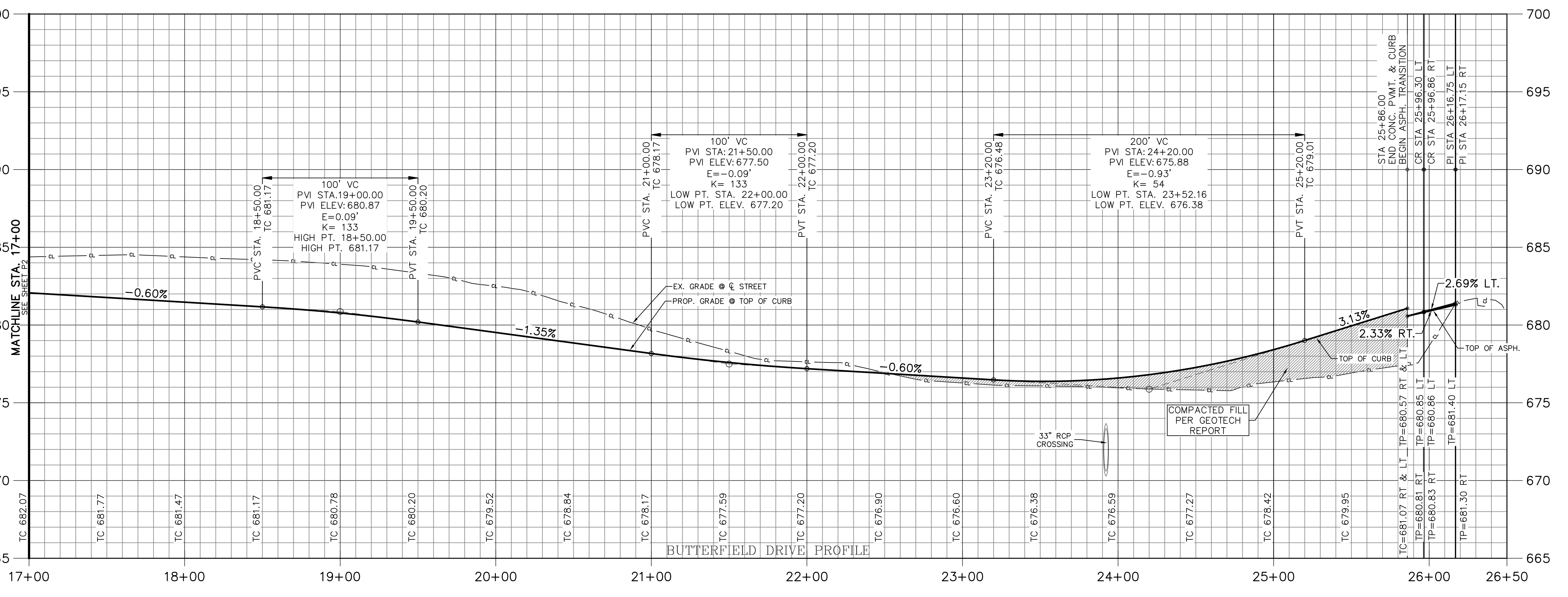
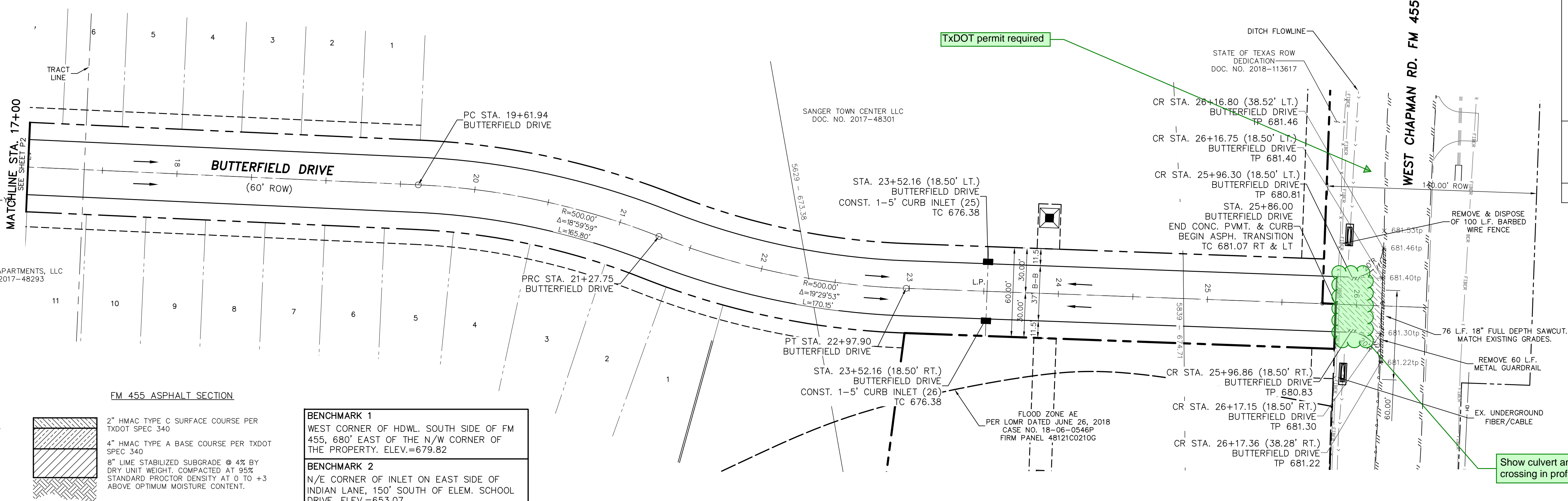
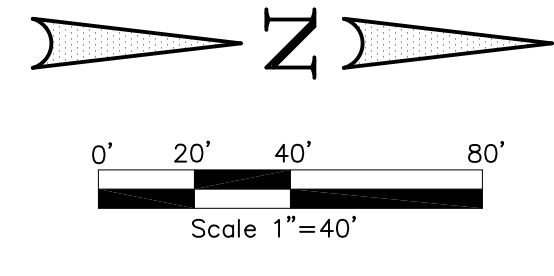
APPROV.	REVISION	DATE	NO.
<b>Middleton &amp; Assoc, LLC</b> CONSULTING CIVIL ENGINEERS & LAND PLANNERS TSPE #F-19900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800			
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR., REGISTERED PROFESSIONAL ENGINEER NO. 67484.			
<b>LANE RANCH, PHASE 1</b> CITY OF SANGER DENTON COUNTY, TEXAS SANGER TOWN CENTER LLC & MARION PROPERTY HOLDING LLC 10000 FM 1975, SUITE 100 COOPER, TEXAS 75018 JONATHAN WANG - 214-316-2256			

**PAVING PLAN & PROFILE**  
**BUTTERFIELD DRIVE**  
**STA. 0+00 - 7+00**  
 LANE RANCH, PHASE 1

Date: 2-2-24  
 Dwg Scale: Hor. 1"=40'  
 Vert. 1"=4'  
 Dwg File: 0001043PAV.DWG  
 Project No. 0001043

**P1**

- 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
  - SN Sign
  - RF Iron Rod Found
  - IRS Iron Rod Set
- LEGEND**
- TC TOP OF CURB
  - TP TOP OF PAVEMENT
  - CR CURB RETURN
  - FL FLOW LINE
  - VG VALLEY GUTTER
  - H.P. HIGH POINT
  - L.P. LOW POINT
  - STREET STATION
  - HC RAMP
  - FLOW ARROWS
  - FLOOD CROSS SECTION & 100-ELEV. PER FLOOD REPORT
  - EX. OVERHEAD UTILITY
  - EX. FENCE
  - STREET NAME CHANGE



**NOTE:**  
 1. SEE THE FLOOD STUDY BY CARDINAL STRATEGIES FOR FLOODPLAIN AND HYDROLOGY INFORMATION.  
 2. REFER TO SHEET WALK1 FOR LOCATION OF DEVELOPER WALKS.

**WARNING!!!**  
 EXIST. UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

NO.	DATE	REVISION	APPROV.

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

LANE RANCH, PHASE 1  
 CITY OF SANGER  
 DENON COUNTY, TEXAS  
 SANGER TOWN CENTER LLC &  
 MARION PROPERTY HOLDING LLC  
 1000 PRESIDENT LANE  
 COOPER, TEXAS 75018  
 JONATHAN WANG - 214-316-2256

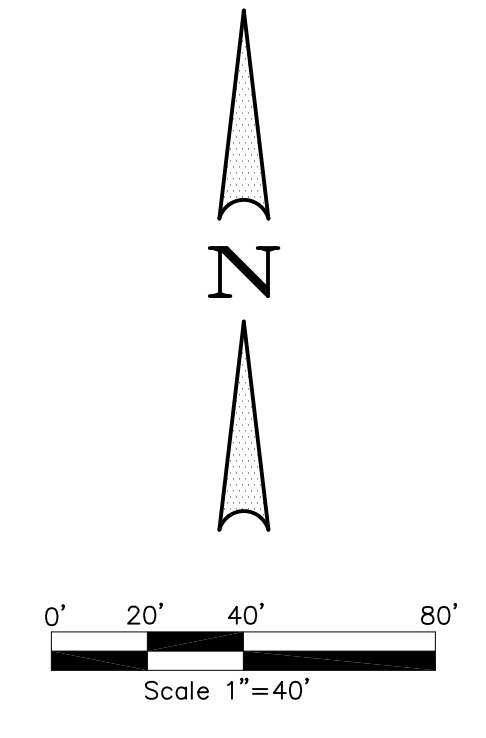
**PAVING PLAN & PROFILE**  
**BUTTERFIELD DRIVE**  
**STA. 17+00 - END**  
 LANE RANCH, PHASE 1

Date: 2-2-24  
 Dwg Scale: Hor. 1"=40'  
 Vert. 1"=4'  
 Dwg File: 0001043PAV.DWG  
 Project No. 0001043

**P3**

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
SN	Sign
RF	Iron Rod Found
IRS	Iron Rod Set

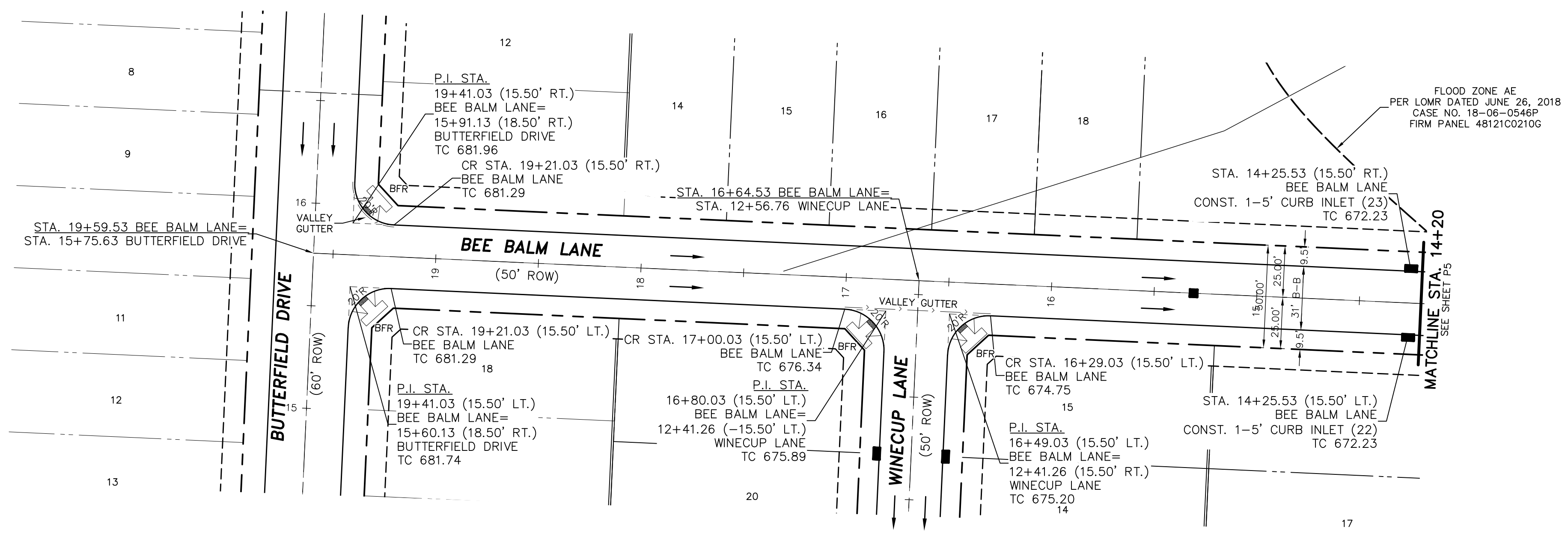
LEGEND	
TC	TOP OF CURB
TP	TOP OF PAVEMENT
CR	CURB RETURN
FL	FLOW LINE
VG	VALLEY GUTTER
H.P.	HIGH POINT
L.P.	LOW POINT
2	STREET STATION
BFR	HC RAMP
→	FLOW ARROWS
1140-667.57	FLOOD CROSS SECTION & 100-YR. ELEV. PER FLOOD REPORT
—BH—	EX. OVERHEAD UTILITY
-x-x-	EX. FENCE
◆	STREET NAME CHANGE



**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

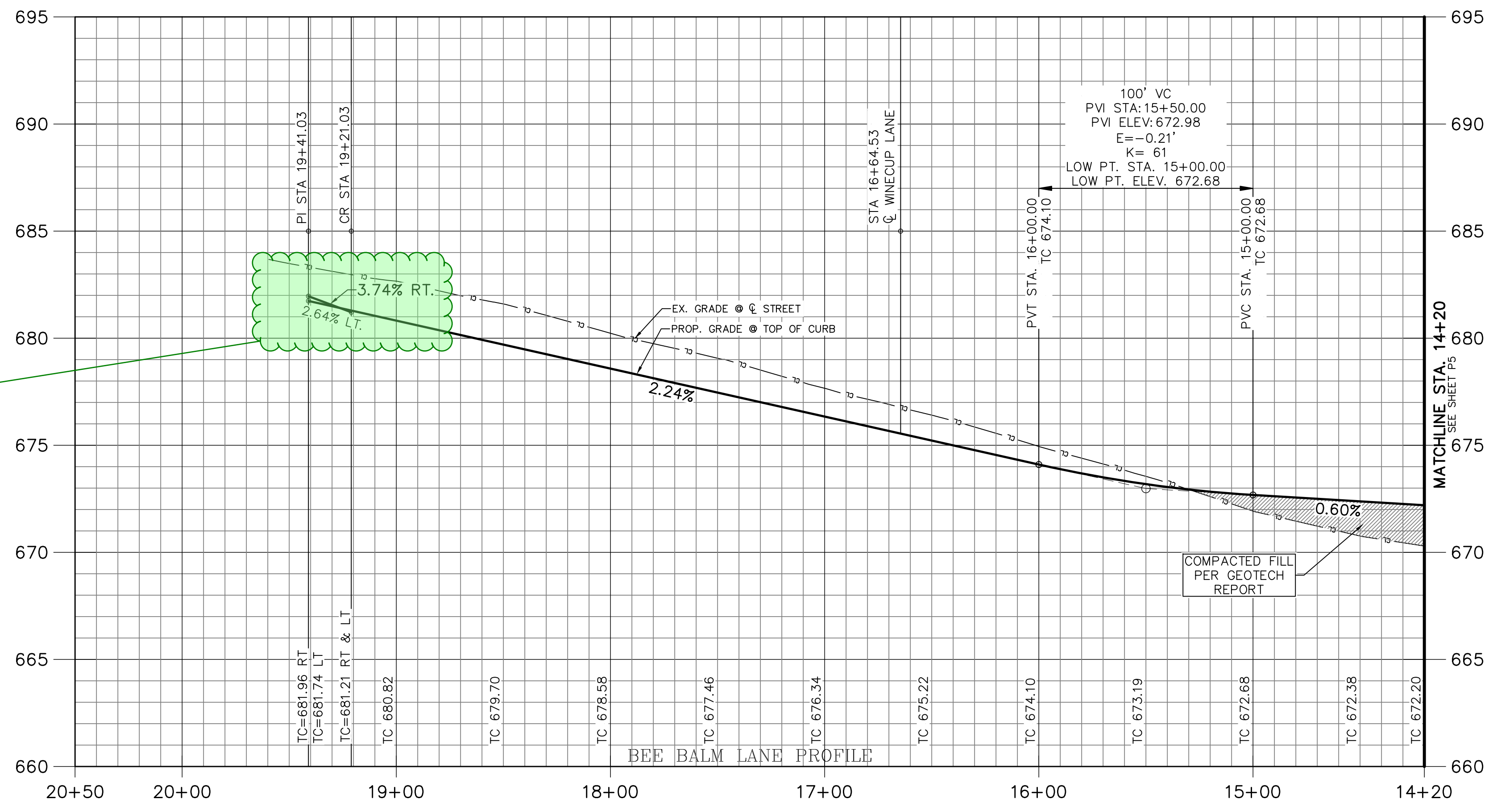
**BENCHMARK 2**  
N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07

Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%) 10.106(b)(4).



FLOOD ZONE AE  
PER LOMR DATED JUNE 26, 2018  
CASE NO. 18-06-0546P  
FIRM PANEL 48121C0210G

NOTE:  
1. SEE THE FLOOD STUDY BY CARDINAL STRATEGIES FOR FLOODPLAIN AND HYDROLOGY INFORMATION.  
2. REFER TO SHEET WALK1 FOR LOCATION OF DEVELOPER WALKS.



No.	DATE	REVISION	APPROV.

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

LANE RANCH, PHASE 1  
CITY OF SANGER  
DENTON COUNTY, TEXAS

SANGER TOWN CENTER LLC &  
MARION PROPERTY HOLDING LLC  
1000 PINE HILL  
COOPER, TEXAS 75019  
JONATHAN WANG - 214-316-2256

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

**PAVING PLAN & PROFILE**  
**BEE BALM LANE**  
**STA. 14+20 - END**  
LANE RANCH, PHASE 1

Date: 2-2-24  
Dwg Scale: Hor. 1"=40'  
Vert. 1"=4'  
Dwg File: 0001043PAV.DWG  
Project No. 0001043

**P6**

**LEGEND**

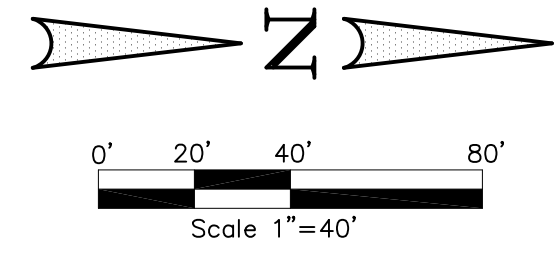
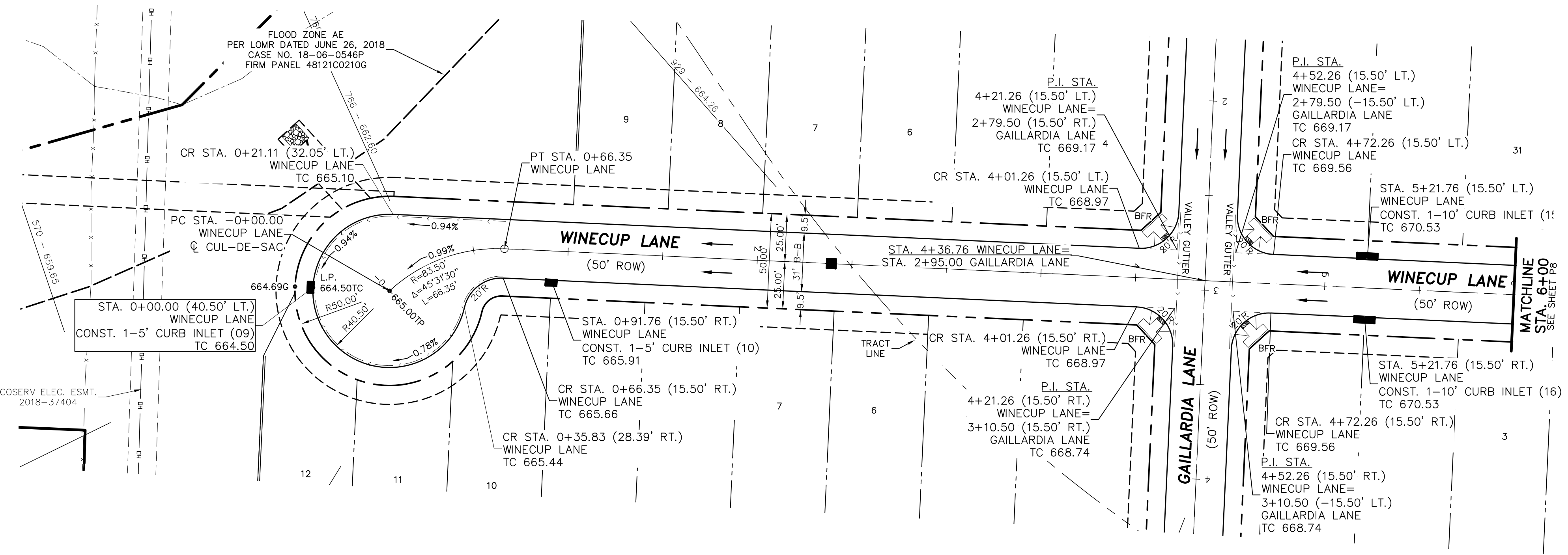
PP	Power Pole
CW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
SN	Sign
RF	Iron Rod Found
IRS	Iron Rod Set

**LEGEND**

TC	TOP OF CURB
TP	TOP OF PAVEMENT
CR	CURB RETURN
FL	FLOW LINE
VG	VALLEY GUTTER
H.P.	HIGH POINT
L.P.	LOW POINT
2	STREET STATION
BFR	HC RAMP

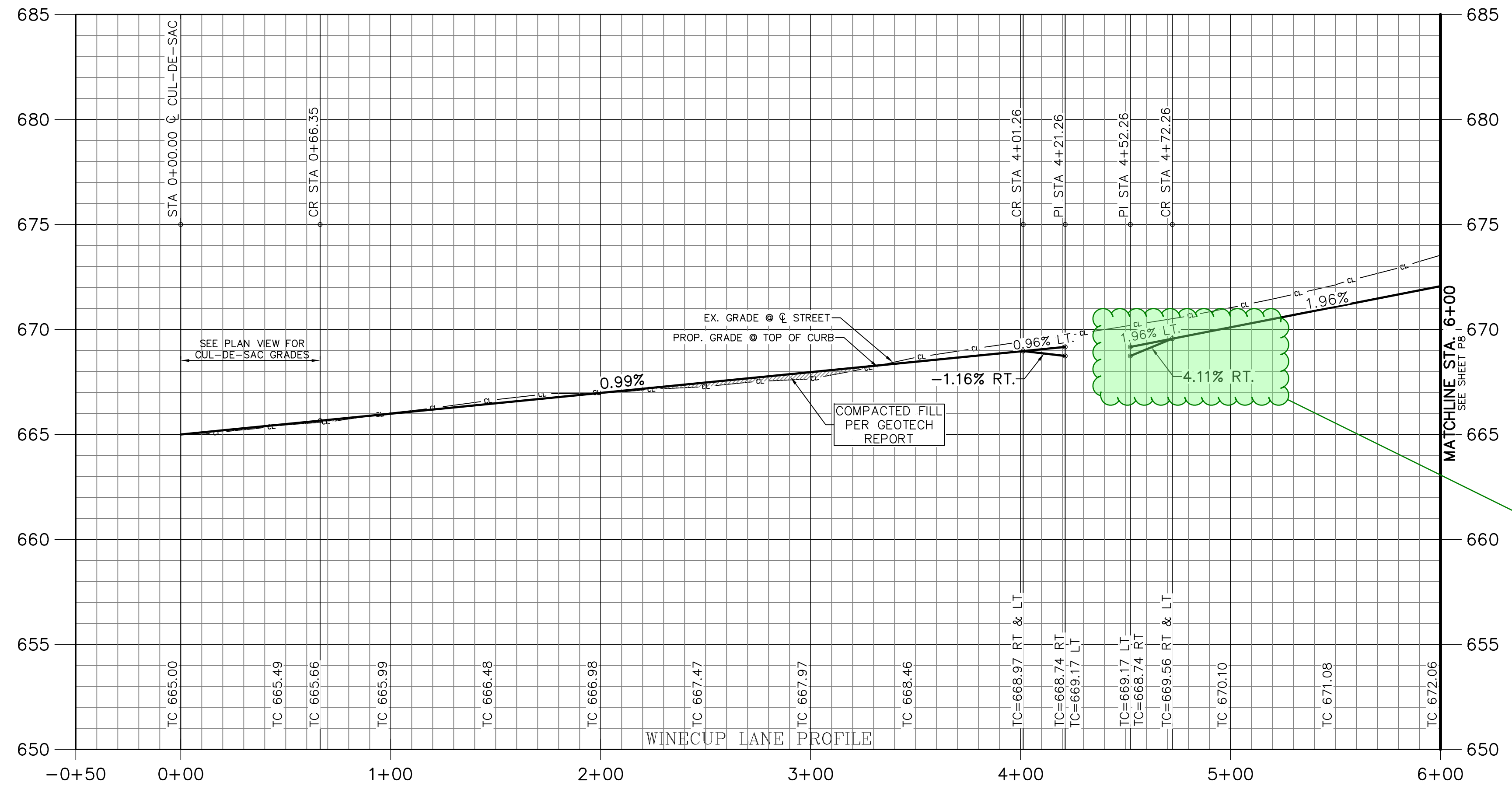
1140-667.57 FLOOD CROSS SECTION & 100-YR. ELEV. PER FLOOD REPORT  
 EX. OVERHEAD UTILITY  
 EX. FENCE  
 STREET NAME CHANGE



NOTE:  
 1. SEE THE FLOOD STUDY BY CARDINAL STRATEGIES FOR FLOODPLAIN AND HYDROLOGY INFORMATION.  
 2. REFER TO SHEET WALK1 FOR LOCATION OF DEVELOPER WALKS.

**BENCHMARK 1**  
 WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

**BENCHMARK 2**  
 N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07



Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%) 10.106(b)(4).

DATE	REVISION	APPROV.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR., REGISTERED PROFESSIONAL ENGINEER NO. 07449.

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

**PAVING PLAN & PROFILE**  
**WINECUP LANE**  
**STA. 0+00 - 6+00**  
 LANE RANCH, PHASE 1

LANE RANCH, PHASE 1  
 CITY OF SANGER  
 DENTON COUNTY, TEXAS  
 SANGER TOWN CENTER LLC &  
 MARION PROPERTY HOLDING LLC  
 10000 W. WINDYBROOK  
 COOPER, TEXAS 75019  
 JONATHAN WANG - 214-316-2256

Date: 2-2-24  
 Dwg Scale: Hor. 1"=40'  
 Vert. 1"=4'  
 Dwg File: 0001043PAV.DWG  
 Project No. 0001043

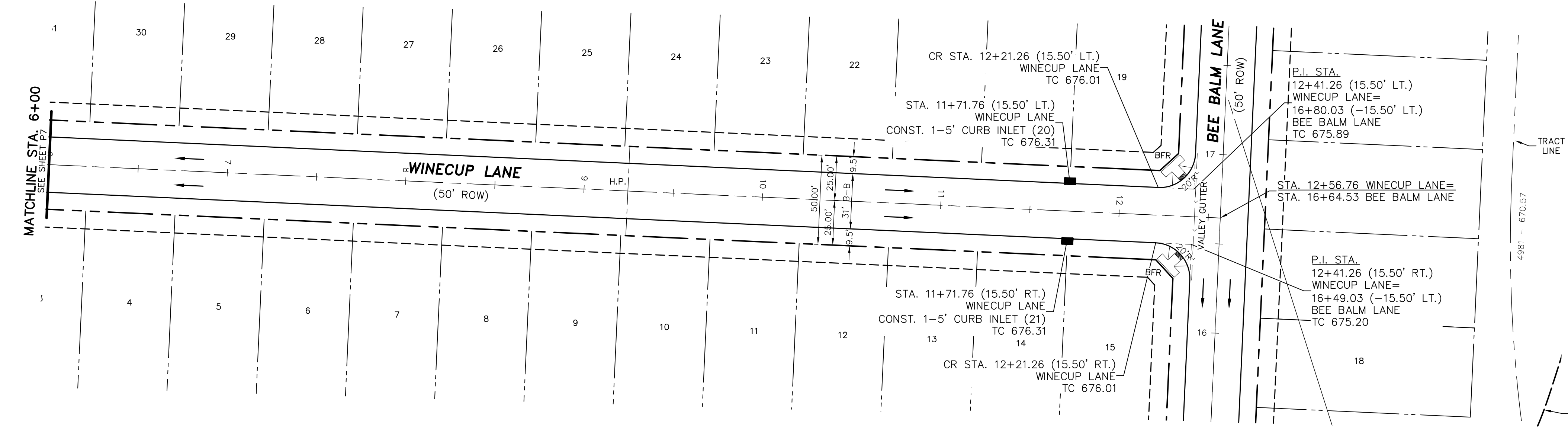
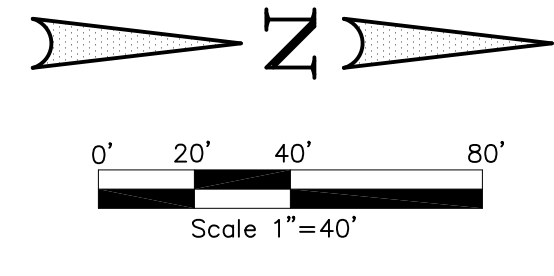
**P7**

**LEGEND**

PP	Power Pole
CW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
SN	Sign
RF	Iron Rod Found
IRS	Iron Rod Set

**LEGEND**

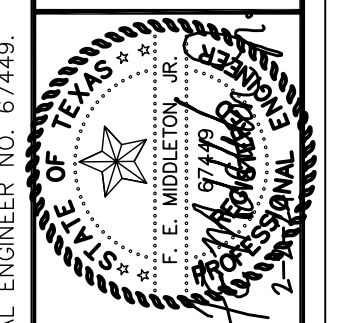
TC	TOP OF CURB
TP	TOP OF PAVEMENT
CR	CURB RETURN
FL	FLOW LINE
VG	VALLEY GUTTER
H.P.	HIGH POINT
L.P.	LOW POINT
2	STREET STATION
BFR	HC RAMP
→	FLOW ARROWS
1140-667.57	FLOOD CROSS SECTION & 100-YR. ELEV. PER FLOOD REPORT
—x—x—	EX. OVERHEAD UTILITY
—x—x—	EX. FENCE
◆	STREET NAME CHANGE



FLOOD ZONE AE  
PER LOMR DATED JUNE 26, 2018  
CASE NO. 18-06-0546P  
FIRM PANEL 48121C0210G

**NOTE:**  
1. SEE THE FLOOD STUDY BY CARDINAL STRATEGIES FOR FLOODPLAIN AND HYDROLOGY INFORMATION.  
2. REFER TO SHEET WALK1 FOR LOCATION OF DEVELOPER WALKS.

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

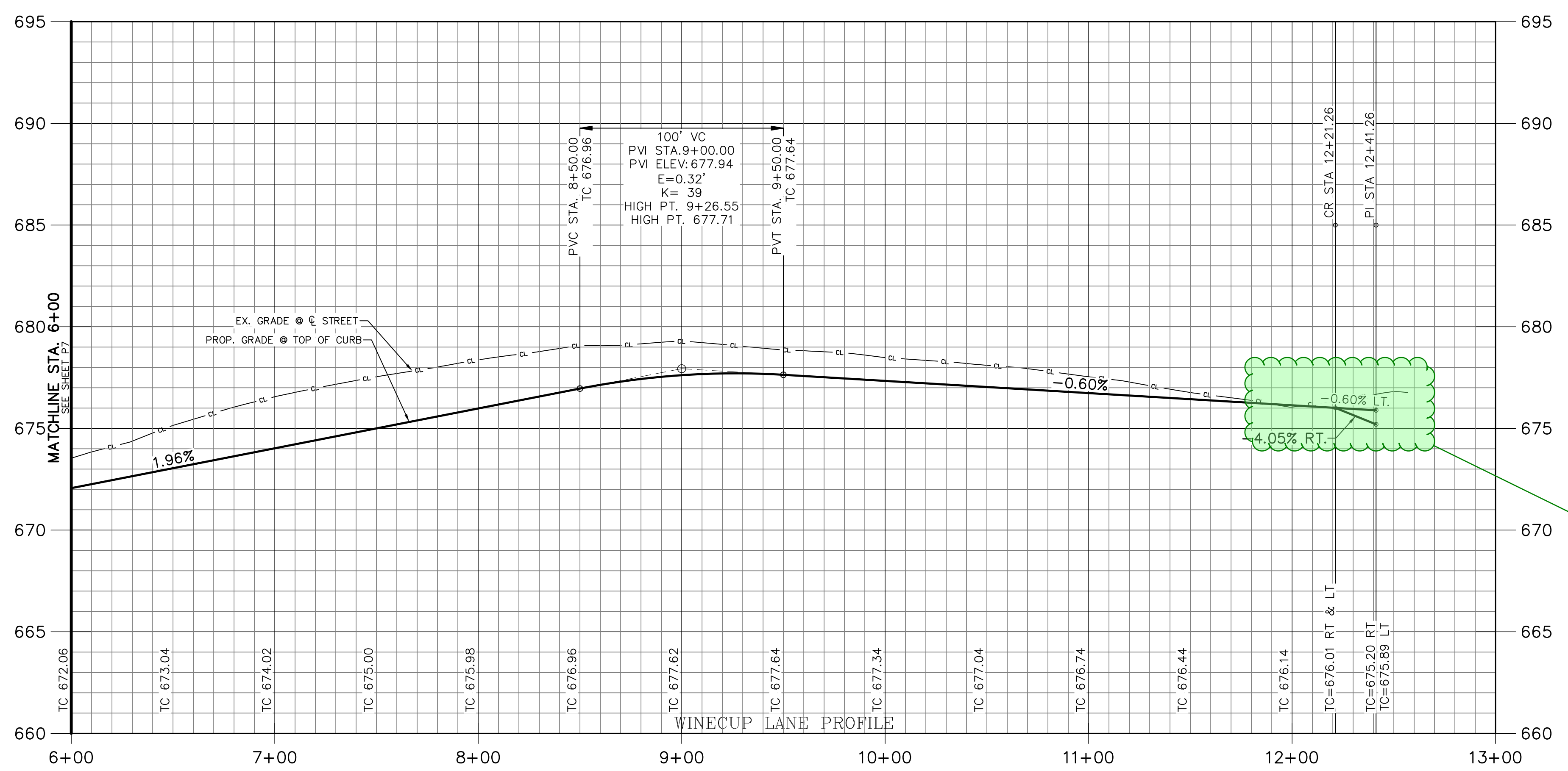


LANE RANCH, PHASE 1  
CITY OF SANGER  
DENTON COUNTY, TEXAS  
SANGER TOWN CENTER LLC &  
MARION PROPERTY HOLDING LLC  
10000 PINE TREE LANE  
SANGER, TEXAS 75018  
JONATHAN WANG - 214-316-2256

NO.	DATE	REVISION	APPROV.

**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

**BENCHMARK 2**  
N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07



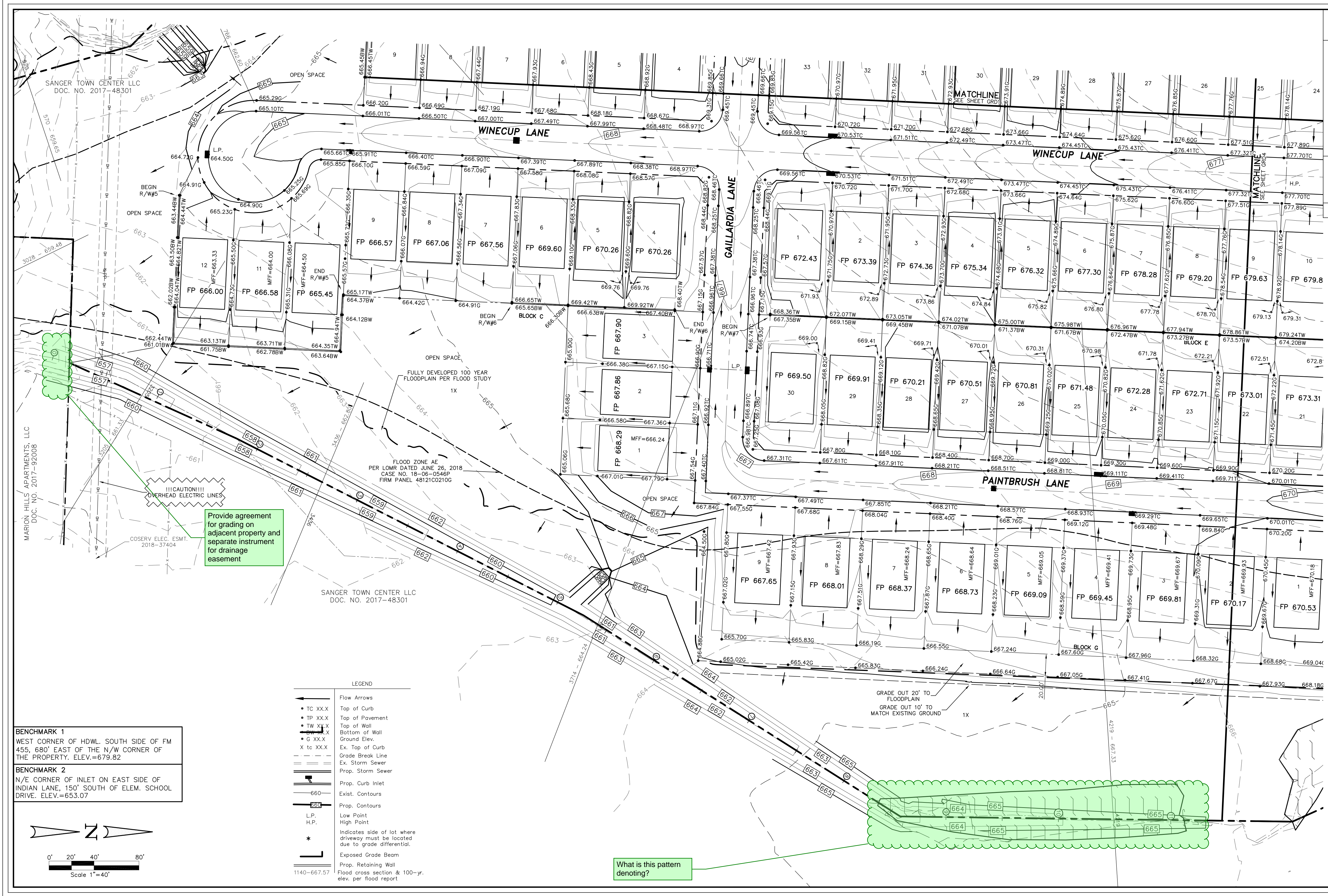
Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%) 10.106(b)(4).

**PAVING PLAN & PROFILE**  
**WINECUP LANE**  
**STA. 6+00 - END**  
LANE RANCH, PHASE 1

Date: 2-2-24  
Dwg Scale: Hor. 1"=40'  
Vert. 1"=4'  
Dwg File: 0001043PAV.DWG  
Project No. 0001043

**P8**





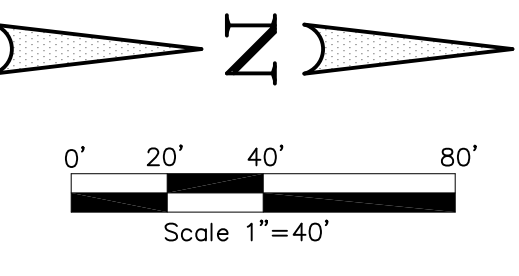
SANGER TOWN CENTER LLC  
DOC. NO. 2017-48301

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

SANGER TOWN CENTER LLC  
DOC. NO. 2017-48301

**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

**BENCHMARK 2**  
N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07

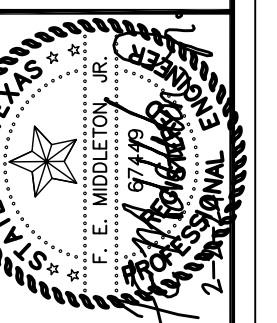


- LEGEND**
- Flow Arrows
  - TC XX.X Top of Curb
  - TP XX.X Top of Pavement
  - TW XX.X Top of Wall
  - BX XX.X Bottom of Wall
  - G XX.X Ground Elev.
  - X to XX.X Ex. Top of Curb
  - - - Grade Break Line
  - - - Ex. Storm Sewer
  - - - Prop. Storm Sewer
  - - - Prop. Curb Inlet
  - - - 660 Exist. Contours
  - - - 660 Prop. Contours
  - L.P. Low Point
  - H.P. High Point
  - \* Indicates side of lot where driveway must be located due to grade differential.
  - - - Exposed Grade Beam
  - - - Prop. Retaining Wall
  - 1140-667.57 Flood cross section & 100-yr. elev. per flood report

Provide agreement for grading on adjacent property and separate instrument for drainage easement

What is this pattern denoting?

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 07494.



LANE RANCH, PHASE 1  
CITY OF SANGER  
DENON COUNTY, TEXAS  
SANGER TOWN CENTER LLC &  
MARION PROPERTY HOLDING LLC  
10000 FM 1900  
ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75019  
JONATHAN WANG - 214-316-2256

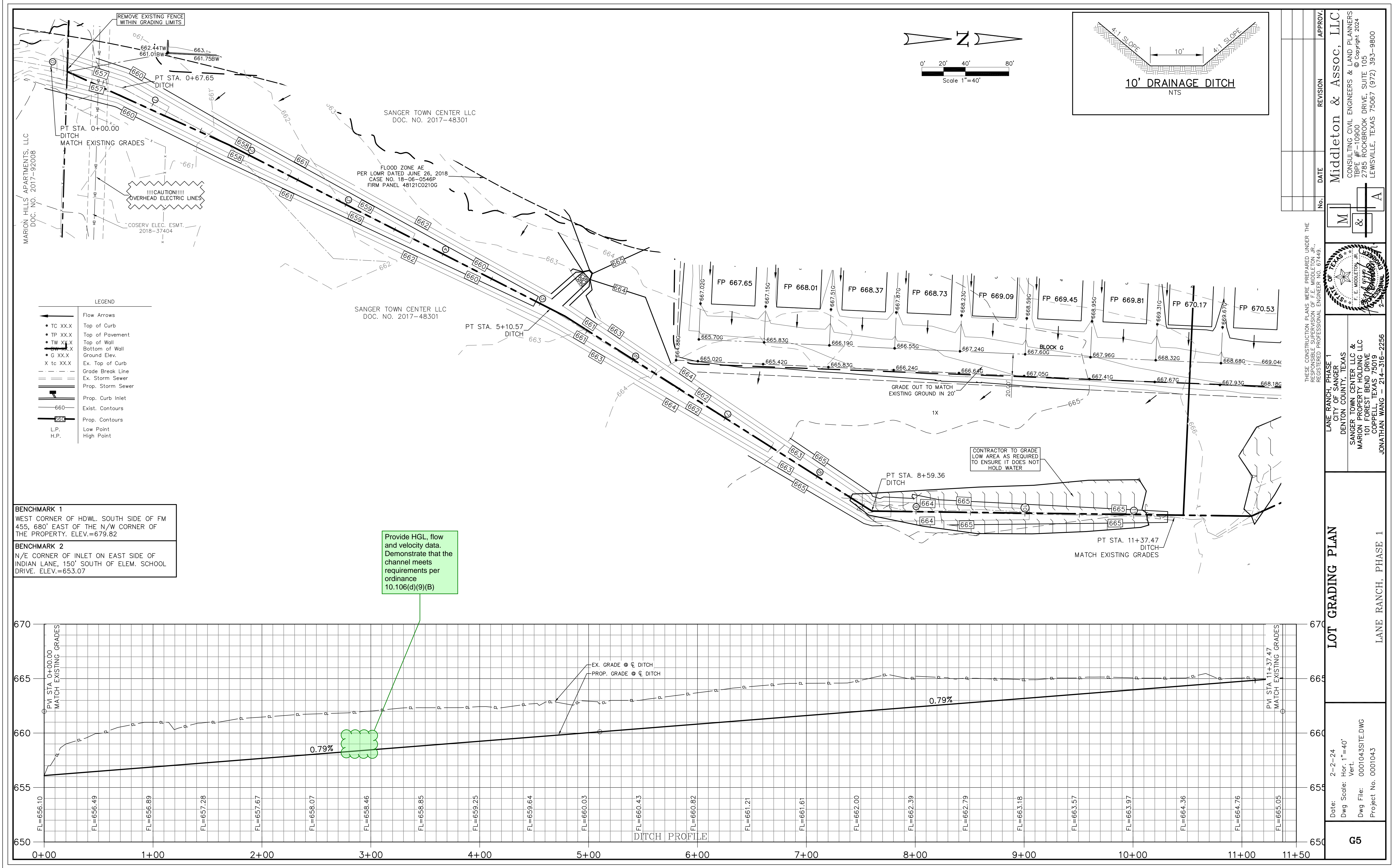
**LOT GRADING PLAN**

Date: 2-2-24  
Dwg Scale: Hor. 1"=40'  
Vert.  
Dwg File: 0001043SITE.DWG  
Project No. 0001043

G3

NO.	DATE	REVISION	APPROV.

Middleton & Assoc., LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TSPE #1-19900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800



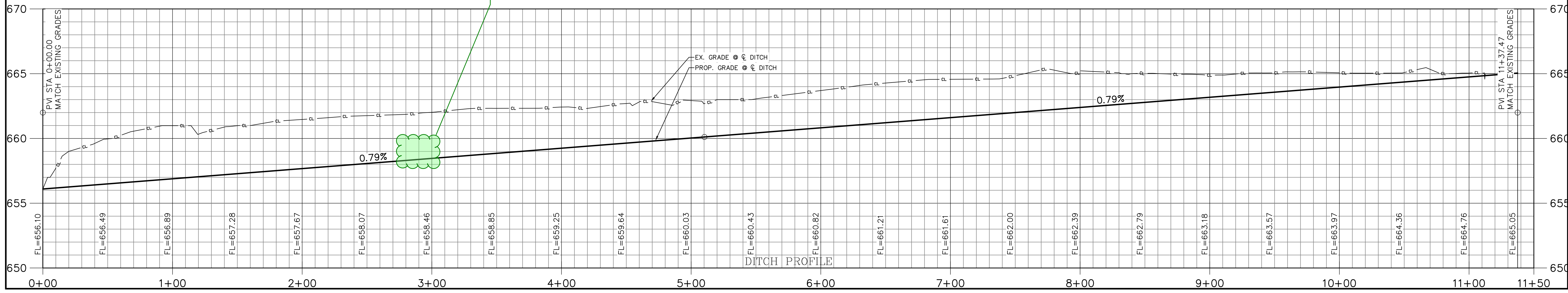
**LEGEND**

- Flow Arrows
- TC XX.X Top of Curb
- TP XX.X Top of Pavement
- TW XX.X Top of Wall
- BW XX.X Bottom of Wall
- G XX.X Ground Elev.
- X to XX.X Ex. Top of Curb
- - - - - Grade Break Line
- - - - - Ex. Storm Sewer
- - - - - Prop. Storm Sewer
- - - - - Prop. Curb Inlet
- 660 Exist. Contours
- 660 Prop. Contours
- L.P. Low Point
- H.P. High Point

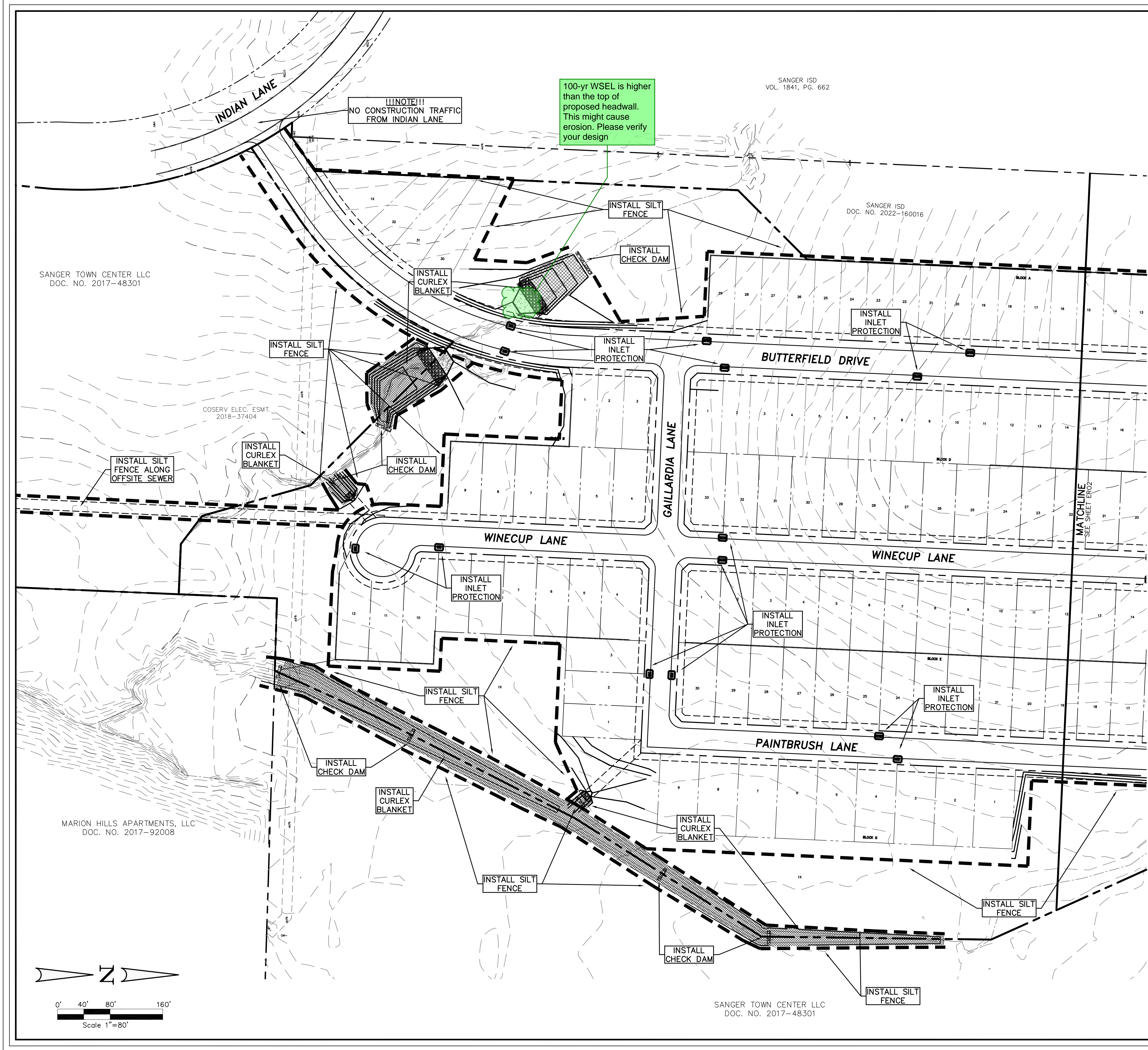
**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

**BENCHMARK 2**  
N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07

Provide HGL, flow and velocity data. Demonstrate that the channel meets requirements per ordinance 10.106(d)(9)(B)



APPROV.	REVISION	DATE	NO.
<b>Middleton &amp; Assoc., LLC</b> CONSULTING CIVIL ENGINEERS & LAND PLANNERS TSPE #F-10900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800			
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR., REGISTERED PROFESSIONAL ENGINEER NO. 07449.			
<b>LOT GRADING PLAN</b> LANE RANCH, PHASE 1 CITY OF SANGER DENTON COUNTY, TEXAS SANGER TOWN CENTER LLC & MARION PROPERTY HOLDING LLC 100 COPPEL DRIVE COOPER, TEXAS 75018 JONATHAN WANG - 214-316-2256			
Date: 2-2-24 Dwg Scale: Hor. 1"=40' Vert. Dwg File: 0001043SITE.DWG Project No. 0001043			
<b>G5</b>			

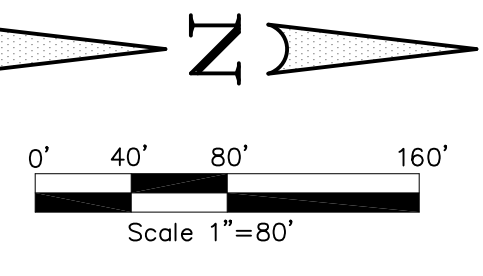


PHASE	DEVICES
1. GRADING	SILT FENCE & EXISTING INLET(S) PROTECTION
2. UTILITY INSTALLATION	SILT FENCE
3. DRAINAGE INSTALLATION	SILT FENCE, INLET PROTECTION
4. PAVING OPERATIONS	SILT FENCE, CURB AND DROP INLET PROTECTION
5. LANDSCAPE	SILT FENCE, CURLEX, SEEDING AND SODDING, INLET(S) PROTECTION
6. FINAL CLEAN-UP	SILT FENCE

TOTAL DISTURBED AREA = 32.4 ACRES

- NOTE:
- A 4' BAND OF CURLEX BLANKET SHALL BE PLACED BEHIND THE CURB ONCE ALL FRANCHISE UTILITIES ARE COMPLETE.
  - ALL LOTS WILL BE SEEDED WITH GRASS AFTER FINAL LOT BENCHING.

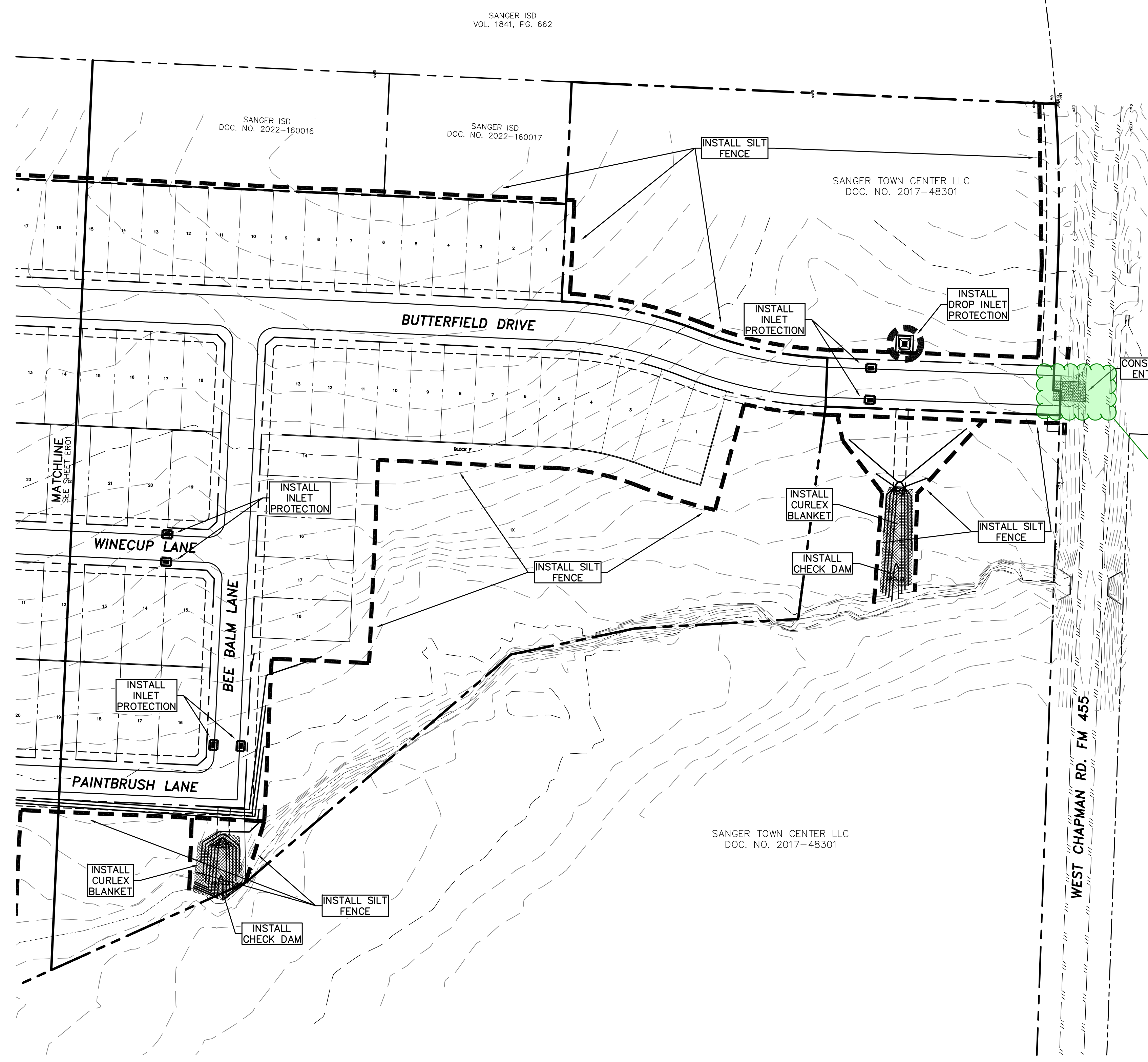
- EROSION CONTROL SEQUENCING
- THE EROSION CONTROL CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE AND CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
  - THE GRADING CONTRACTOR SHALL STRIP, CLEAR AND MASS GRADE THE SITE. THE GRADING CONTRACTOR IS TO ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING GRADING OPERATIONS AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER GRADING IS COMPLETE, THE GRADING CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
  - BEGIN UTILITY INSTALLATION. THE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER THE STORM DRAIN INLET INVERT AND WALLS ARE ERECTED, THE CONTRACTOR SHALL PROTECT THE INLET FROM SILTATION BY SURROUNDING IT WITH SILT FENCE OR HAY BALES. AFTER THIS PHASE OF UTILITY INSTALLATION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
  - BEGIN PAVING CONSTRUCTION. THE PAVING CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING PAVING CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER PAVING CONSTRUCTION IS COMPLETE, THE PARKWAYS SHALL BE BACKFILLED TO A FINISHED SLOPE OF 1/4" PER FOOT. THE PAVING CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
  - THE UTILITY CONTRACTOR SHALL REMOBEILIZE AND FINISH THE STORM DRAIN INLET CONSTRUCTION BY COMPLETING THE ERECTION OF THE WALLS AND TOP. AFTER PUBLIC UTILITY CONSTRUCTION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
  - THE EROSION CONTROL CONTRACTOR SHALL INSTALL THE CURB INLET PROTECTION DETAILED ON THIS PLAN.
  - BEGIN FRANCHISE UTILITY CONSTRUCTION. EACH FRANCHISE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING FRANCHISE UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER FRANCHISE UTILITY CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
  - AFTER CONSTRUCTION IS COMPLETE, THE EROSION CONTROL CONTRACTOR SHALL SEED ALL DISTURBED AREAS. WHEN SUFFICIENT GRASS GROWTH HAS BEEN ESTABLISHED, ALL SILT FENCE AND OTHER EROSION CONTROL DEVICES SHALL BE REMOVED FROM THE SITE.



LEGEND

	Ex. Storm Sewer
	Prop. Storm Sewer
	Prop. Curb Inlet
	Exist. Contours
	Prop. Contours
	Prop. Silt Fence
	Prop. Curb Inlet Protection
	Prop. Drop Inlet Protection
	Prop. Construction Entrance
	Prop. Curlex & Grass Seed
	Prop. Rock Check Dam

NO.	DATE	REVISION	APPROV.
<b>Middleton &amp; Assoc., LLC</b> CONSULTING CIVIL ENGINEERS & LAND PLANNERS TSPE #F-10900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800			
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR., REGISTERED PROFESSIONAL ENGINEER NO. 07449.			
<b>EROSION CONTROL PLAN</b>			
LANE RANCH, PHASE 1 CITY OF SANGER, TEXAS SANGER TOWN CENTER LLC & MARION PROPERTY HOLDING LLC 1000 WEST WINECUP LANE LOPPLET, TEXAS 75018 JONATHAN WANG - 214-316-2256			
DATE: 2-2-24 DWG SCALE: Hor. 1"=80' Dwg File: 0001043ERO.DWG Project No. 0001043			
<b>ERO1</b>			



EROSION CONTROL GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
2. ALL SEEDING AND FERTILIZATION OF DISTURBED AREAS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL CONTRACTOR. SEEDING WILL BE DONE PRIOR TO ANY EROSION CONTROL BLANKET INSTALLATIONS.
3. EROSION PROTECTION WILL BE DELETED OR ADDED PER THE COUNTY.
4. THE SWPPP INSPECTOR SHALL MAKE INSPECTIONS OF THE EROSION CONTROL DEVICES EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH.
5. THE EROSION CONTROL CONTRACTOR SHALL SEED, WATER, AND FERTILIZE ALL DISTURBED AREAS BY THE 14TH DAY AFTER THE LAST DISTURBANCE (EXCEPT THOSE WITHIN LANDSCAPED AREAS) UNTIL SUFFICIENT GRASS GROWTH HAS BEEN PROVIDED TO STOP EROSION. SILT FENCES SHALL REMAIN IN GOOD WORKING CONDITION UNTIL GRASS HAS BEEN ESTABLISHED.
6. THE POST DEVELOPMENT RUNOFF COEFFICIENT IS 0.55.
7. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGE WAYS OR BORROW DITCHES AT RISK OF CONTRACTOR.
8. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE.
9. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGE WAYS OR BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
10. SILT FENCES SHALL BE MRF1 100 X OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER RECOMMENDATIONS.
11. EROSION CONTROL BLANKETS SHALL BE CURLEX I OR APPROVED EQUAL FOR ALL SLOPES FROM 4:1 TO FLATTER. ALL OTHER SLOPES FROM 4:1 OR GREATER SHALL BE CURLEX II OR APPROVED EQUAL. ALL AREAS REQUIRING EROSION CONTROL BLANKETS SHALL BE SEEDED AND FERTILIZED PRIOR TO EROSION CONTROL BLANKET INSTALLATION.
12. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
13. ALL PERIMETER PROTECTION SHALL BE INSTALLED PRIOR TO EXTENSIVE ON-SITE GRADING.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS AND INLETS FROM EROSION DEPOSITS.
15. USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED. HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE NCTCOG CONSTRUCTION BMP MANUAL SECTION 4 HAZARDOUS WASTE MANAGEMENT.
16. A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE NCTCOG CONSTRUCTION BMP MANUAL SECTION 4 HAZARDOUS WASTE MANAGEMENT.
17. "SEDIMENT BARRIER" INDICATES SILT FENCE OR CHECK DAM (OR A COMBINATION OF THE TWO), AS SELECTED BY THE CONTRACTOR AND APPROVED BY THE CONSULTANT ENGINEER.
18. CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS, AND SERVICE VEHICLES AT THE "PARKING AND STORAGE AREA". THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
19. CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.

Provide dimensions

NO.	DATE	REVISION	APPROV.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 07449.

STATE OF TEXAS  
 F.E. MIDDLETON JR.  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 07449

LANE RANCH, PHASE 1  
 CITY OF SANGER  
 DENON COUNTY, TEXAS  
 SANGER TOWN CENTER LLC &  
 MARION PROPERTY HOLDING LLC  
 1000 WEST CHAPMAN RD.  
 COOPER, TEXAS 75018  
 JONATHAN WANG - 214-316-2256

EROSION CONTROL PLAN

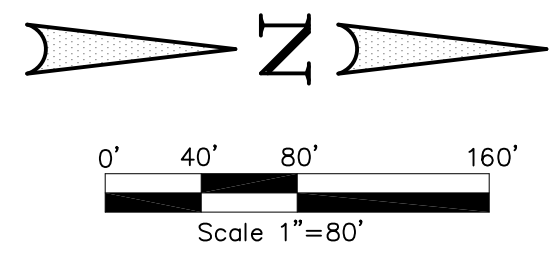
LANE RANCH, PHASE 1

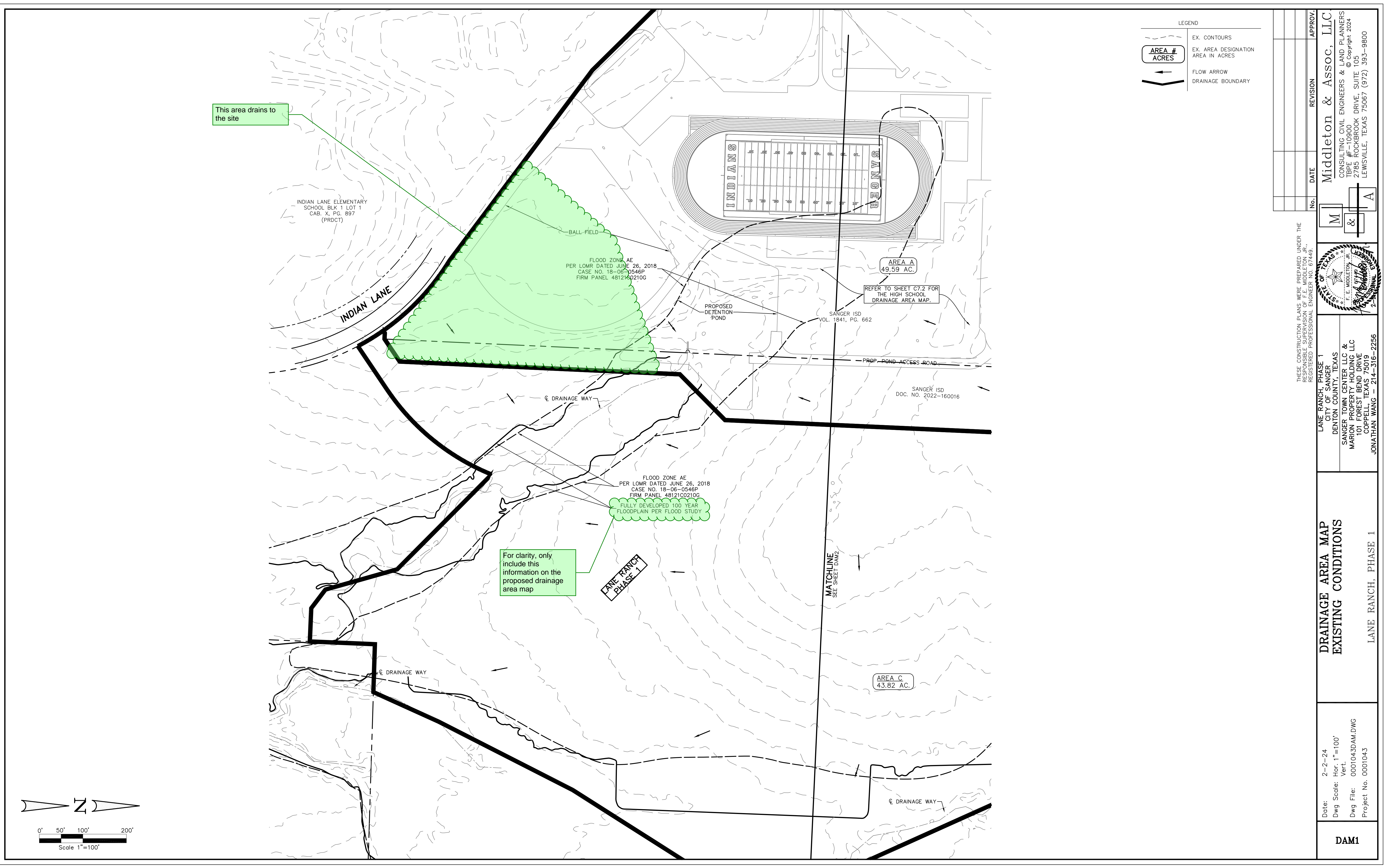
Date: 2-2-24  
 Dwg Scale: Hor. 1"=80'  
 Vert. 1"=80'  
 Dwg File: 0001043ERO.DWG  
 Project No. 0001043

ERO2

LEGEND

	Ex. Storm Sewer
	Prop. Storm Sewer
	Prop. Curb Inlet
	Exist. Contours
	Prop. Contours
	Prop. Silt Fence
	Prop. Curb Inlet Protection
	Prop. Drop Inlet Protection
	Prop. Construction Entrance
	Prop. Curlex & Grass Seed
	Prop. Rock Check Dam

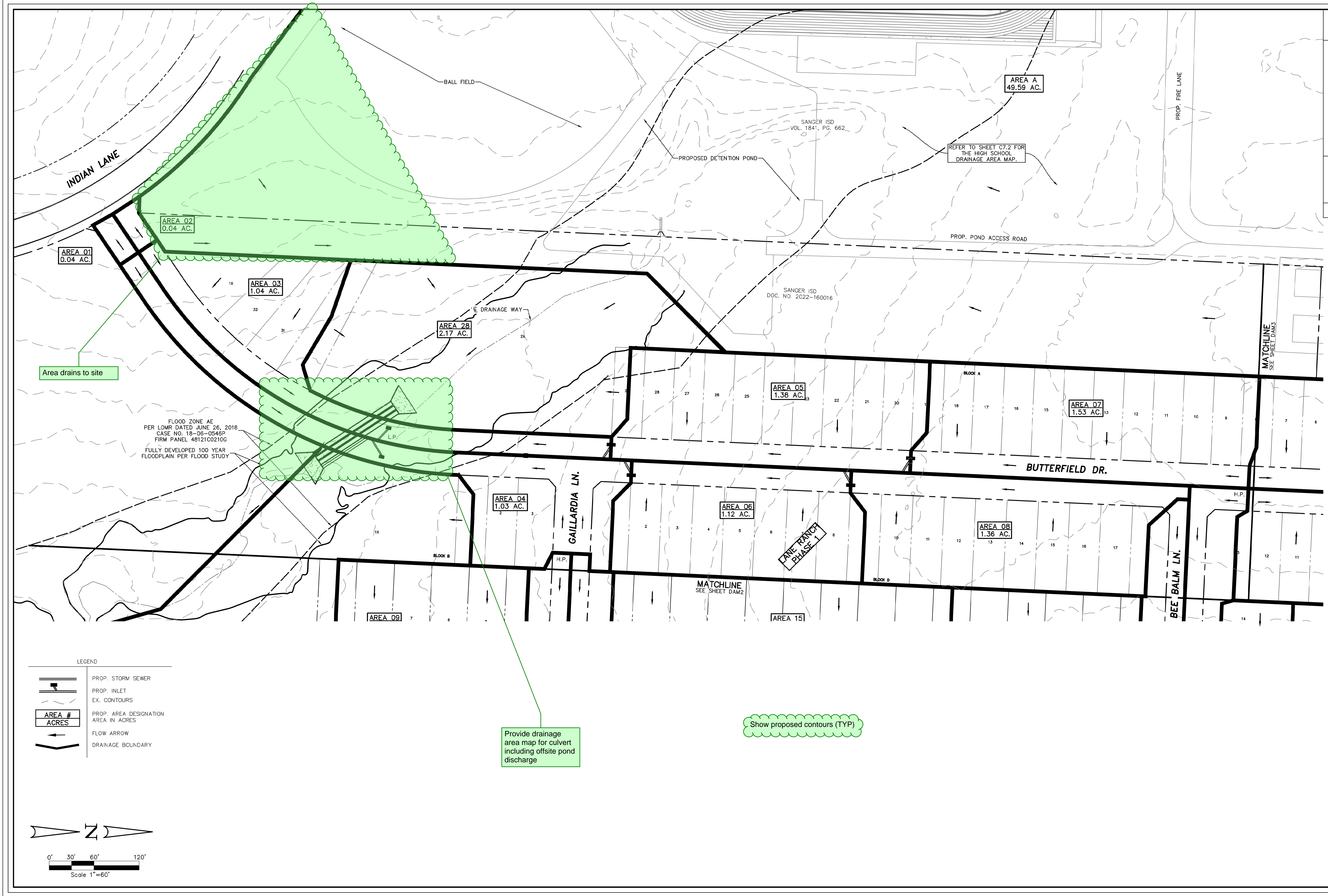




No.	DATE	REVISION	APPROV.

<p>THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 07449.</p> <p>LANE RANCH, PHASE 1 CITY OF SANGER DENTON COUNTY, TEXAS SANGER TOWN CENTER LLC &amp; MARION PROPERTY HOLDING LLC 10000 W. WINDYBROOK LOPPET, TEXAS 75018 JONATHAN WANG — 214-316-2256</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>F. E. MIDDLETON JR.</p> <p>07449</p>	<p>Middleton &amp; Assoc, LLC</p> <p>CONSULTING CIVIL ENGINEERS &amp; LAND PLANNERS</p> <p>CSPE #1-10900</p> <p>TSPE #1-19900</p> <p>2785 ROCKBROOK DRIVE, SUITE 105</p> <p>LEWISVILLE, TEXAS 75067 (972) 393-9800</p>
<p><b>DRAINAGE AREA MAP</b></p> <p><b>EXISTING CONDITIONS</b></p>	<p>LANE RANCH, PHASE 1</p>	<p>DATE: 2-2-24</p> <p>DWG SCALE: Hor. 1"=100'</p> <p>Vert.</p> <p>DWG FILE: 0001043DAM.DWG</p> <p>PROJECT NO. 0001043</p>
<p>DAMI</p>		



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

LANE RANCH, PHASE 1  
CITY OF SANGER  
DENON COUNTY, TEXAS  
SANGER TOWN CENTER LLC &  
MARION PROPERTY HOLDING LLC  
1000 COPPEL LN., SUITE 100  
SANGER, TEXAS 75018  
JONATHAN WANG — 214-316-2256

DATE: 2-2-24  
Dwg Scale: Hor. 1"=60'  
Vert. 1"=60'  
Dwg File: 0001043DAM.DWG  
Project No. 0001043

**DRAINAGE AREA MAP  
PROPOSED CONDITIONS**

LANE RANCH, PHASE 1

Middleton & Assoc, LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
CSPE #119900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

**DAM3**

### DRAINAGE AREA CALCULATIONS DEVELOPED CONDITIONS SANGER RESIDENTIAL PHASE 1

Drainage Area	Area (ac)	Runoff Coefficient "C"	Time of Concentration (min)	Intensity 10 Year (in/hr)	Intensity 100 Year (in/hr)	Q 10 Year (cfs)	Q 100 Year (cfs)
1	0.04	0.90	15	6.60	9.60	0.24	0.35
2	0.04	0.90	15	6.60	9.60	0.24	0.35
3	1.04	0.55	15	6.60	9.60	3.78	5.49
4	1.03	0.55	15	6.60	9.60	3.74	5.44
5	1.38	0.55	15	6.60	9.60	5.01	7.29
6	1.12	0.55	15	6.60	9.60	4.07	5.91
7	1.53	0.55	15	6.60	9.60	5.55	8.08
8	1.36	0.55	15	6.60	9.60	4.94	7.18
9	1.27	0.55	15	6.60	9.60	4.61	6.71
10	0.59	0.55	15	6.60	9.60	2.14	3.12
11	0.74	0.55	15	6.60	9.60	2.69	3.91
12	0.33	0.55	15	6.60	9.60	1.20	1.74
13	0.93	0.55	15	6.60	9.60	3.38	4.91
14	1.49	0.55	15	6.60	9.60	5.41	7.87
15	1.46	0.55	15	6.60	9.60	5.30	7.71
16	1.46	0.55	15	6.60	9.60	5.30	7.71
17	1.56	0.55	15	6.60	9.60	5.66	8.24
18	0.41	0.55	15	6.60	9.60	1.49	2.16
19	1.19	0.55	15	6.60	9.60	4.32	6.28
20	0.84	0.55	15	6.60	9.60	3.05	4.44
21	0.84	0.55	15	6.60	9.60	3.05	4.44
22	0.68	0.55	15	6.60	9.60	2.47	3.59
23	0.59	0.55	15	6.60	9.60	2.14	3.12
24	0.55	0.55	15	6.60	9.60	2.00	2.90
25	1.41	0.55	15	6.60	9.60	5.12	7.44
26	2.02	0.55	15	6.60	9.60	7.33	10.67
27	4.34	0.90	10	6.60	9.60	25.78	37.50
28	2.17	0.30	10	6.60	9.60	4.30	6.25
OS-1	0.74	0.70	10	6.60	9.60	3.42	4.97
OS-2	0.44	0.90	10	6.60	9.60	2.61	3.80
OS-3	0.28	0.90	10	6.60	9.60	1.66	2.42
OS-4	11.38	0.30	10	6.60	9.60	22.53	32.77

Show calculations for the culverts. Plan set will be provided for future record requests and this information needs to be available.

### DRAINAGE AREA CALCULATIONS EXISTING CONDITIONS SANGER RESIDENTIAL PHASE 1

Drainage Area	Area (ac)	Runoff Coefficient	Time of Concentration (min)	Intensity 10 Year (in/hr)	Intensity 100 Year (in/hr)	Q 10 Year (cfs)	Q 100 Year (cfs)
A							
B							
C	43.82	0.30	15	6.60	9.60	88.76	126.20
D	0.44	0.90				2.61	3.80

Areas A & B are taken from the plans for the Sanger High School prepared by Eikon dated 6-14-23.

Provide this data

### ON GRADE INLET CALCULATIONS

Inlet No.	Location	Drainage Area	Area (Ac.)	Runoff Coefficient C	Time of Concentration (min.)	Gutter Slope S (ft/ft)	Street Section (type)	Pavement Cross Slope Sx (ft/ft)	Cross Slope of Gutter sx (ft/ft)	Manning's Coefficient for pavement (n)	100 Year Intensity (in./hr.)	100 Year Runoff (cfs)	100 Year Carryover Flow (cfs)	100 Year Total Flow Q (cfs)	Street Capacity Half Section (cfs)	Right of Way Capacity Half Section (cfs)	Design Storm of Inlet	Depth of Flow at Inlet for 100 Year Y (ft)	Spread of Flow for 100 Year T (ft)	Pick up per Foot Qo/Lo (cfs/ft)	Length of Inlet Required Lo (ft)	Length of Inlet Provided L (ft)	L/Lo	Q/Go	Inlet Capacity Q (cfs)	100 Year Carryover Flow (cfs)	Comments
1	8+01.94 Butterfield Drive (Lt.)	5	1.38	0.55	15 min.	0.0060	straight crown	0.0278	0.267	0.017	9.60	7.29	0.00	7.29	14.45	39.78	100 Yr	0.387	13.93	0.85	8.56	10	1.17	1.17	8.52	0.00	Curb Inlet
5	8+30.63 Butterfield Drive (Rt.)	6	1.12	0.55	15 min.	0.0060	straight crown	0.0278	0.267	0.017	9.60	5.91	0.00	5.91	14.45	39.78	100 Yr	0.358	12.88	0.82	7.21	10	1.39	1.39	8.20	0.00	Curb Inlet
6	12+01.94 Butterfield Drive (Lt.)	7	1.53	0.55	15 min.	0.0070	straight crown	0.0278	0.267	0.017	9.60	8.08	0.00	8.08	15.61	42.97	100 Yr	0.391	14.06	0.86	9.44	10	1.06	1.06	8.56	0.00	Curb Inlet
7	11+23.72 Butterfield Drive (Rt.)	8	1.36	0.55	15 min.	0.0070	straight crown	0.0278	0.267	0.017	9.60	7.18	0.00	7.18	15.61	42.97	100 Yr	0.374	13.46	0.84	8.57	10	1.17	1.17	8.38	0.00	Curb Inlet
8	0+91.76 Winecup Lane (Rt.)	10	0.59	0.55	15 min.	0.0096	straight crown	0.0333	0.267	0.017	9.60	3.12	0.00	3.12	24.71	50.32	100 Yr	0.276	8.29	0.73	4.24	5	1.18	1.18	3.67	0.00	Curb Inlet
10	5+21.76 Winecup Lane (Lt.)	15	1.46	0.55	15 min.	0.0176	straight crown	0.0333	0.267	0.017	9.60	7.71	0.00	7.71	20.57	39.50	100 Yr	0.346	10.39	0.81	9.55	10	1.05	1.05	8.08	0.00	Curb Inlet
15	5+21.76 Winecup Lane (Rt.)	16	1.46	0.55	15 min.	0.0176	straight crown	0.0333	0.267	0.017	9.60	7.71	0.00	7.71	20.57	39.50	100 Yr	0.346	10.39	0.81	9.55	10	1.05	1.05	8.08	0.00	Curb Inlet
16	9+04.76 Paintbrush Lane (Lt.)	17	1.56	0.55	15 min.	0.0060	straight crown	0.0333	0.267	0.017	9.60	8.24	0.38	8.62	12.01	23.06	100 Yr	0.441	13.25	0.91	9.47	10	1.06	1.06	9.11	0.00	Curb Inlet
17	9+34.76 Paintbrush Lane (Rt.)	18	0.41	0.55	15 min.	0.0060	straight crown	0.0333	0.267	0.017	9.60	2.16	0.00	2.16	12.01	23.06	100 Yr	0.263	7.90	0.72	3.00	5	1.67	1.67	3.61	0.00	Curb Inlet
18	11+71.76 Winecup Lane (Lt.)	20	0.84	0.55	15 min.	0.0060	straight crown	0.0333	0.267	0.017	9.60	4.44	0.00	4.44	12.01	23.06	100 Yr	0.344	10.33	0.81	5.51	5	0.91	0.91	4.03	0.41	Curb Inlet
20	11+71.76 Winecup Lane (Rt.)	21	0.84	0.55	15 min.	0.0060	straight crown	0.0333	0.267	0.017	9.60	4.44	0.00	4.44	12.01	23.06	100 Yr	0.344	10.33	0.81	5.51	5	0.91	0.91	4.03	0.41	Curb Inlet
21	14+25.53 Bee Balm Lane (Lt.)	22	0.68	0.55	15 min.	0.0060	straight crown	0.0333	0.267	0.017	9.60	3.59	0.82	4.41	12.01	23.06	100 Yr	0.343	10.30	0.80	5.48	5	0.91	0.91	4.02	0.38	Curb Inlet
22	14+25.53 Bee Balm Lane (Rt.)	23	0.59	0.55	15 min.	0.0060	straight crown	0.0333	0.267	0.017	9.60	3.12	0.00	3.12	12.01	23.06	100 Yr	0.301	9.05	0.76	4.09	5	1.22	1.22	3.81	0.00	Curb Inlet

For clarity, it is suggested to match the inlet No. with the naming convention in the plan view and on the hydraulic calculations.

NOTES:  
1) THE PAVEMENT SECTION IS 30' F-F WITH A 6" CURB AND 6" CROWN EXCEPT FOR BUTTERFIELD WHICH IS 36' F-F.

### SUMP INLET CALCULATIONS

Inlet No.	Location	Drainage Area	Area (Ac.)	Runoff Coefficient C	Time of Concentration (min.)	Minimum Incoming Gutter Slope S (ft/ft)	Street Section (type)	Pavement Cross Slope Sx (ft/ft)	Cross Slope of Gutter sx (ft/ft)	Manning's Coefficient for pavement (n)	100 Year Intensity (in./hr.)	100 Year Runoff (cfs)	100 Year Carryover Flow (cfs)	100 Year Total Flow Q (cfs)	Street Capacity Half Section (cfs)	Right of Way Capacity Half Section (cfs)	Design Storm of Inlet	Depth of Gutter Flow for 100 Year Yo (ft)	Depth of Depression a (ft)	Depth of Flow at Opening Y (ft)	Capacity of Inlet per Foot Q/L (cfs/ft)	Length of Inlet Required Lo (ft)	Length of Inlet Provided L (ft)	Inlet Capacity Q (cfs)	100 Year Carryover Flow (cfs)	Comments
3	5+00.00 Butterfield Drive (Lt.)	3	1.04	0.55	15 min.	0.0060	straight crown	0.0278	0.267	0.017	9.60	5.49	0.00	5.49	14.45	39.78	100 Yr	0.500	0.420	0.920	2.65	2.07	5	13.24	0.00	Curb Inlet
4	5+00.00 Butterfield Drive (Rt.)	4	1.03	0.55	15 min.	0.0060	straight crown	0.0278	0.267	0.017	9.60	5.44	0.00	5.44	14.45	39.78	100 Yr	0.500	0.420	0.920	2.65	2.05	5	13.24	0.00	Curb Inlet
9	0+00.00 Winecup Lane (Lt.)	9	1.27	0.55	15 min.	0.0096	straight crown	0.0333	0.267	0.017	9.60	6.71	0.00	6.71	15.19	29.17	100 Yr	0.500	0.420	0.920	2.65	2.53	5	13.24	0.00	Curb Inlet
13	4+90.00 Galliardia Lane (Rt.)	13	0.93	0.55	15 min.	0.0060	straight crown	0.0333	0.267	0.017	9.60	4.91	0.00	4.91	12.01	23.06	100 Yr	0.500	0.420	0.920	2.65	1.85	5	13.24	0.00	Curb Inlet
14	4+90.00 Galliardia Lane (Lt.)	14	1.49	0.55	15 min.	0.0060	straight crown	0.0333	0.267	0.017	9.60	7.87	0.00	7.87	12.01	23.06	100 Yr	0.500	0.420	0.920	2.65	2.97	5	13.24	0.00	Curb Inlet
25	23+52.16 Butterfield Drive (Lt.)	25	1.41	0.55	15 min.	0.0060	straight crown	0.0278	0.267	0.017	9.60	7.44	0.00	7.44	14.45	39.78	100 Yr	0.500	0.420	0.920	2.65	2.81	5	13.24	0.00	Curb Inlet
26	23+52.16 Butterfield Drive (Rt.)	26	2.02	0.55	15 min.	0.0060	straight crown	0.0278	0.267	0.017	9.60	10.67	0.00	10.67	14.45	39.78	100 Yr	0.500	0.420	0.920	2.65	4.03	5	13.24	0.00	Curb Inlet
27	23+92.20 Butterfield Drive (Lt.)	27	0.85	0.55	15 min.	0.0060	straight crown	0.0278	0.267	0.017	9.60	4.15	0.00	4.15	14.45	39.78	100 Yr	0.500	0.420	0.920	2.65	3.82	16	48.00	0.00	**Y Type Inlet

NOTES:  
1) THE PAVEMENT SECTION IS 30' F-F WITH A 6" CURB AND 6" CROWN EXCEPT FOR BUTTERFIELD WHICH IS 36' F-F.  
2) STANDARD INLET DEPRESSION IS 5".

APPROV. \_\_\_\_\_

REVISION \_\_\_\_\_

DATE \_\_\_\_\_

No. \_\_\_\_\_

**Middleton & Assoc, LLC**

CONSULTING CIVIL ENGINEERS & LAND PLANNERS

TSPE #E-10900

2785 ROCKBROOK DRIVE, SUITE 105

LEWISVILLE, TEXAS 75067 (972) 393-9800

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR., REGISTERED PROFESSIONAL ENGINEER NO. 07449.

LANE RANCH, PHASE 1  
CITY OF SANGER  
DENTON COUNTY, TEXAS

**SANGER TOWN CENTER LLC & MARION PROPERTY HOLDING LLC**  
100 COPPEL DRIVE  
SANGER, TEXAS 75018

JONATHAN WANG - 214-316-2256

DATE: 2-2-24

DWG SCALE: HOR. NTS

VERT. \_\_\_\_\_

DWG FILE: 0001043CALC.DWG

PROJECT NO. 0001043

**DRAINAGE AREA & INLET CALCULATIONS**

LANE RANCH, PHASE 1

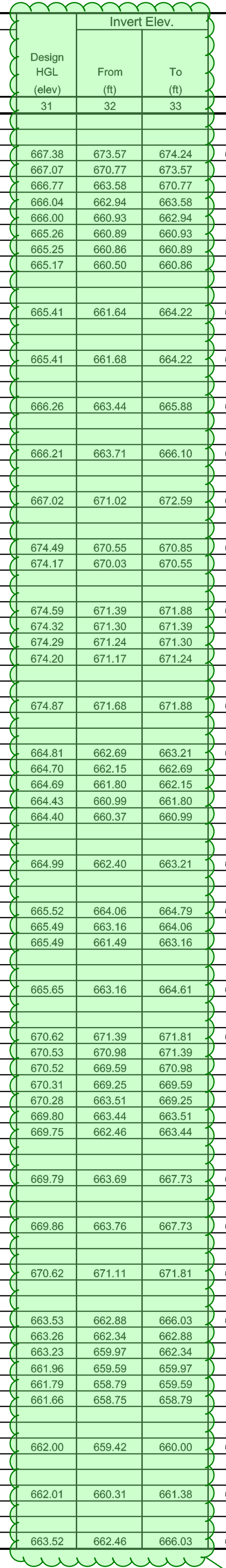
**CALC1**

Does not match intensities defined in Chapter 10 - appendix A of the ordinance

Calculations do not include manholes. Revise

STORM SEWER HYDRAULIC CALCULATIONS

Table with columns: From, To, Design Point, Pipe Length, Drainage Area (Incremental, Total), Time of Concentration (Inlet, Travel, Total), 10 Yr Intensity, 100 Yr Intensity, Q10 Runoff, Q100 Runoff, Total Carryover, Q Pipe, Pipe Size, Pipe Coefficient, Friction Slope, HGL (D/S, U/S), HEAD LOSS CALCULATIONS (V1 IN, V2 OUT, V1^2/2G, V2^2/2G, Kf, Kv^1/2G, Hf), Design HGL, Invert Elev. (From, To), U/S T/C Elev., COMMENTS.

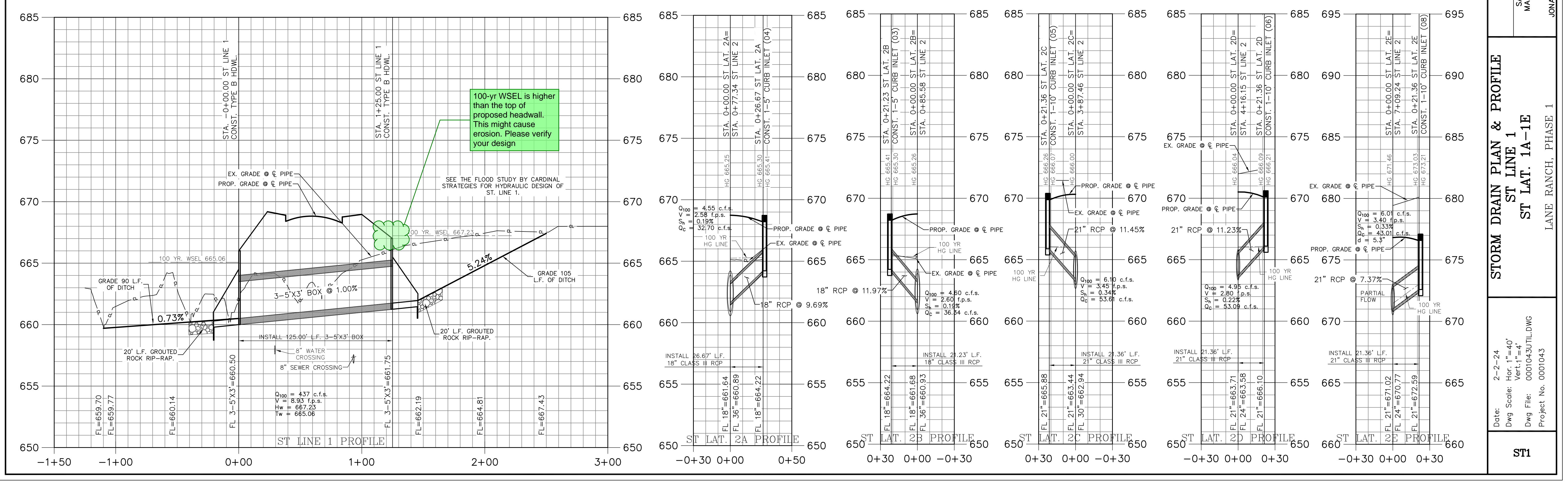
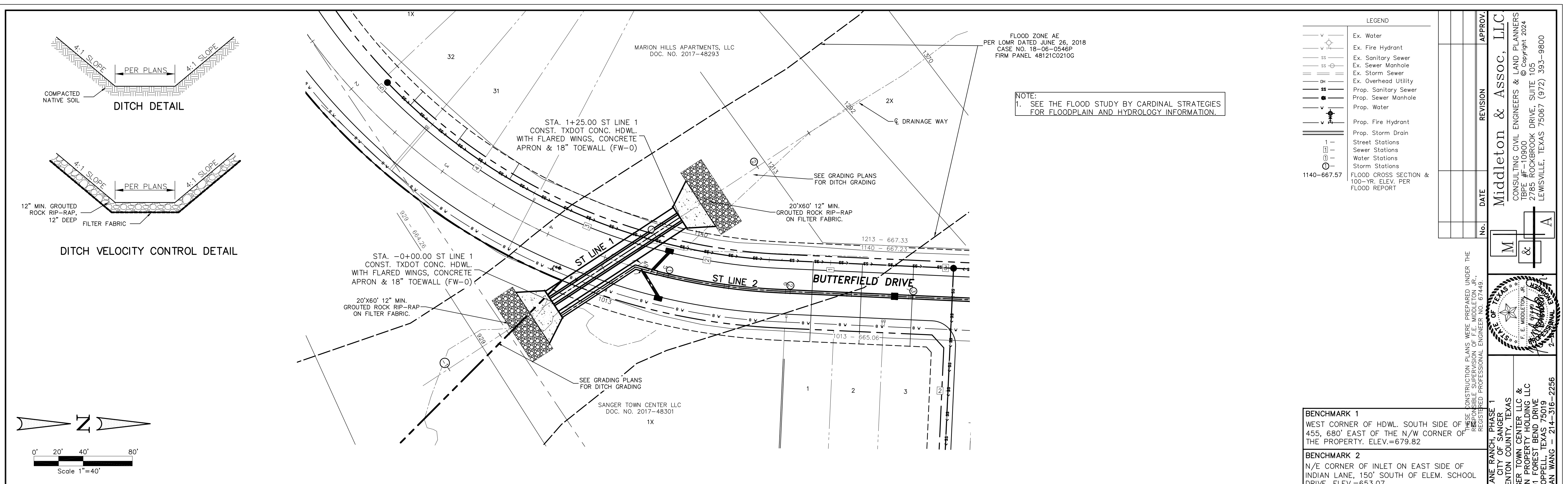


Design HGL should match profile and not be lower than the pipe invert

Project information including: LANE RANCH, PHASE 1, CITY OF SANGER, TEXAS, SANGER TOWN CENTER LLC & MARION PROPERTY HOLDING LLC, 1000 W. WYATT, SANGER, TEXAS 75019, JONATHAN WANG - 214-316-2256. Includes logos for Middleton & Assoc., LLC and a professional engineer seal for F.E. Middleton, Jr., No. 07449.

CALC2





**APPROV.**

**REVISION**

**DATE**

**No.**

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

**REGISTRATION**

**STATE OF TEXAS**  
 F. E. MIDDLETON, JR.  
 REGISTERED PROFESSIONAL ENGINEER NO. 67449

**LANE RANCH, PHASE 1**  
 CITY OF SANGER  
 DENTON COUNTY, TEXAS  
 SANGER TOWN CENTER LLC &  
 MARION PROPERTY HOLDING LLC  
 1000 PINE TREE LANE  
 COPPELL, TEXAS 75019  
 JONATHAN WANG - 214-316-2256

**STORM DRAIN PLAN & PROFILE**

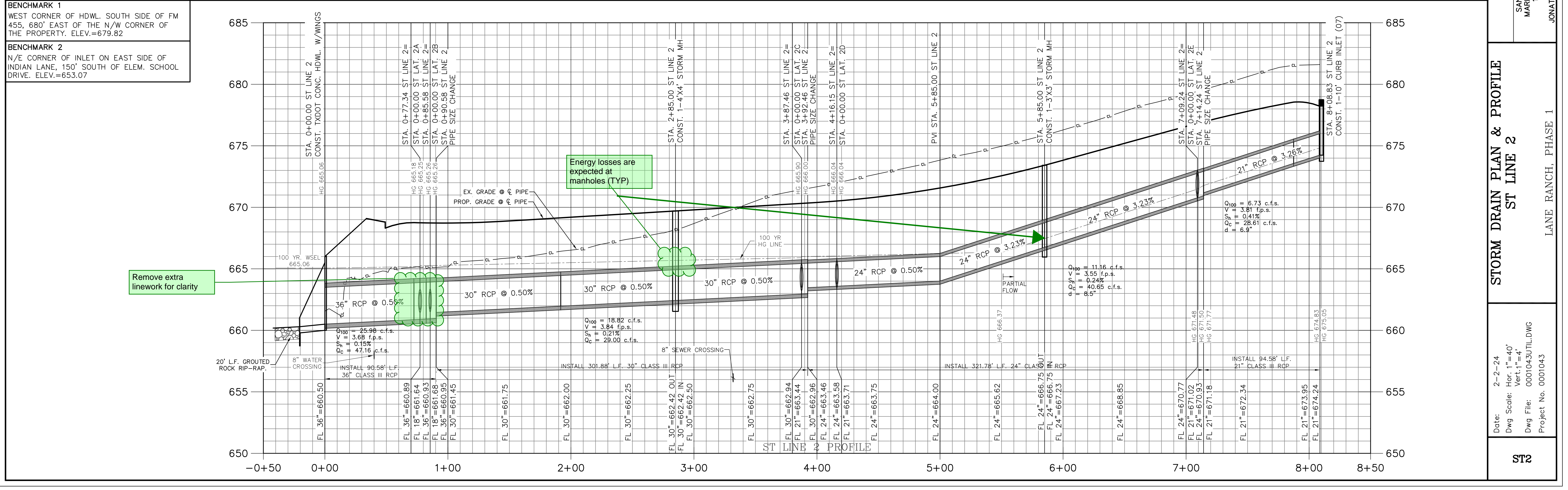
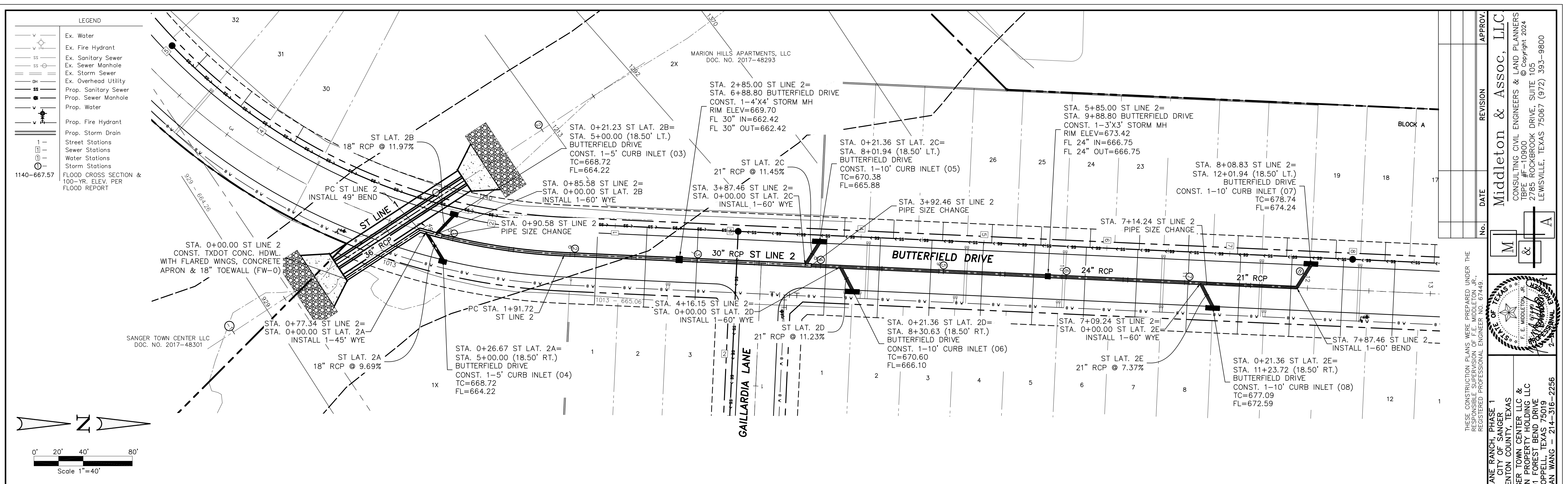
**ST LINE 1**

**ST LAT. 1A-1E**

**LANE RANCH, PHASE 1**

Date: 2-2-24  
 Dwg Scale: Hor. 1"=40'  
 Vert. 1"=4'  
 Dwg File: 00010430TLLD.WG  
 Project No. 0001043

**ST1**



APPROV. \_\_\_\_\_

REVISION \_\_\_\_\_

DATE \_\_\_\_\_

NO. \_\_\_\_\_

Middleton & Assoc, LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TSPE #1-19900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 07449.

LANE RANCH, PHASE 1  
CITY OF SANGER  
DENTON COUNTY, TEXAS  
SANGER TOWN CENTER LLC &  
MARION HILLS APARTMENTS, LLC  
10000 COPPEL, TEXAS 75019  
JONATHAN WANG - 214-316-2256

**STORM DRAIN PLAN & PROFILE**

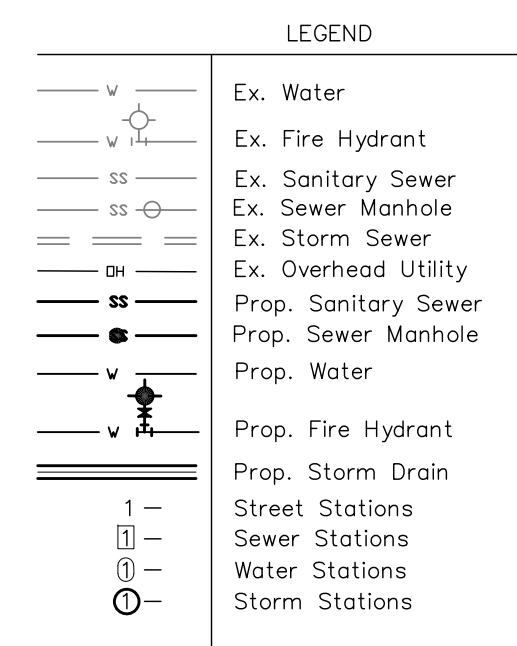
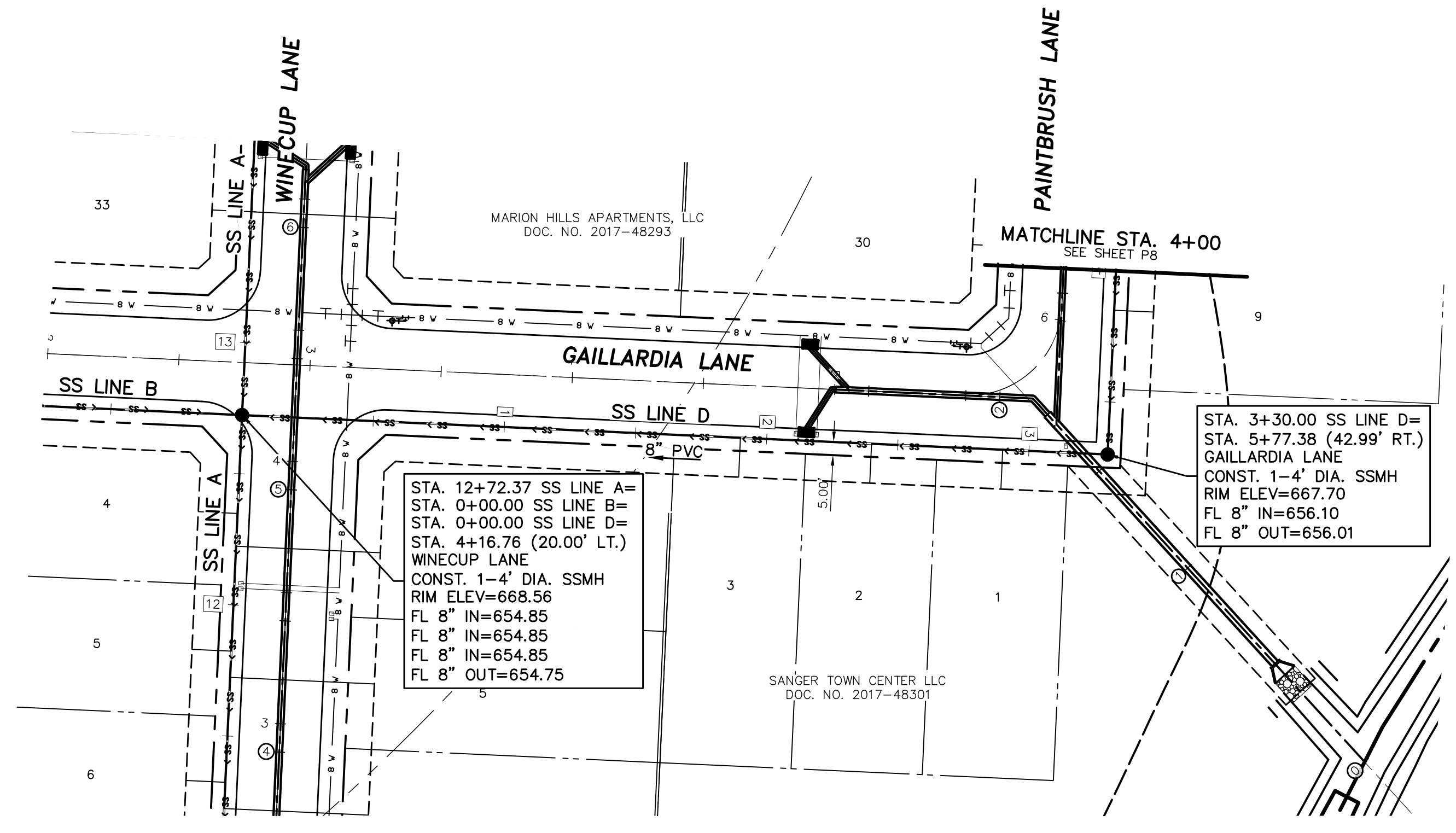
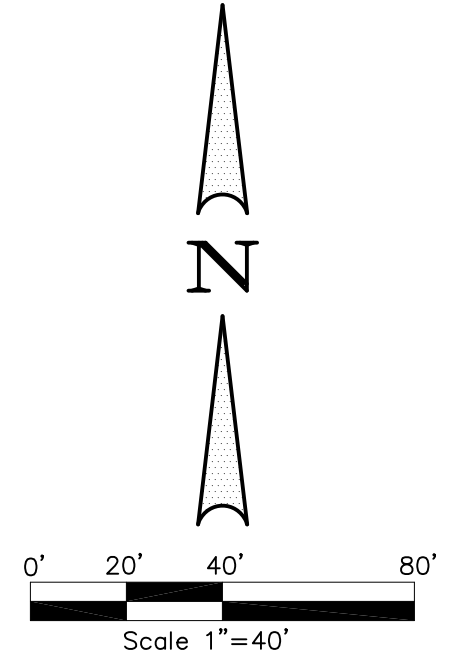
**ST LINE 2**

LANE RANCH, PHASE 1

Date: 2-2-24  
Dwg Scale: Hor. 1"=40'  
Vert. 1"=4'  
Dwg File: 00010430TLLD.DWG  
Project No. 0001043

**ST2**

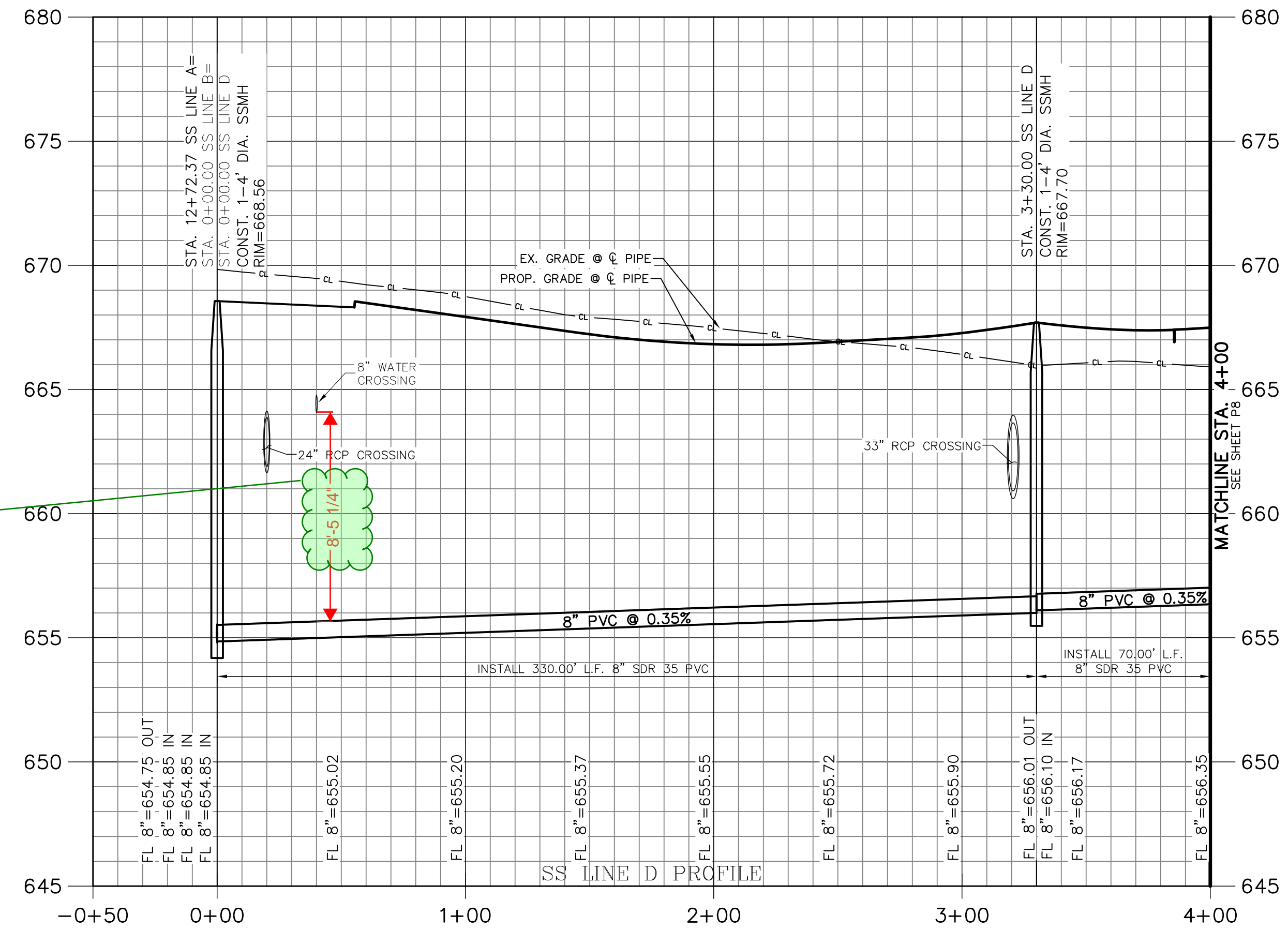
TCEQ "CHAPTER 217 DESIGN CRITERIA FOR DOMESTIC WASTE WATER SYSTEM" TABLE C.1	
CASE	PROTECTION REQUIREMENT
CROSSING PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS ABOVE THE WATER SUPPLY PIPE.	ENCASED IN A CASING PIPE ACCORDING TO PARAGRAPH (5)(A) OF THIS SUBSECTION - OR - CONSTRUCTED USING 150 PER SQUARE INCH (PSI) PRESSURE CLASS PIPE ACCORDING TO PARAGRAPH (5)(B) OF THIS SUBSECTION.
CROSSING PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS BELOW THE WATER SUPPLY PIPE.	CONSTRUCTED USING 150 PSI PRESSURE CLASS PIPE ACCORDING TO PARAGRAPH (7)(A) OF THIS SUBSECTION.



**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

**BENCHMARK 2**  
N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07

Does now meet clearance standard for TCEQ. Per TCEQ use pressure pipe or encase sewer at crossing



THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR., REGISTERED PROFESSIONAL ENGINEER NO. 07449.

LANE RANCH, PHASE 1  
CITY OF SANGER  
DENTON COUNTY, TEXAS  
SANGER TOWN CENTER LLC &  
MARION PROPERTY HOLDING LLC  
10000 FM 1000  
COOPER, TEXAS 75019  
JONATHAN WANG - 214-316-2256

APPROV. \_\_\_\_\_  
REVISION \_\_\_\_\_  
DATE \_\_\_\_\_

Middleton & Assoc., LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
CSPE #119900  
TSPE #119900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

Professional Engineer Seal for F.E. Middleton, Jr., No. 07449, State of Texas.

**SANITARY SEWER PLAN & PROFILE**  
**SS LINE D**  
**STA. 0+00 - 4+00**  
LANE RANCH, PHASE 1

Date: 2-2-24  
Dwg Scale: Hor. 1"=40'  
Vert. 1"=4'  
Dwg File: 00010430TLL.DWG  
Project No. 0001043

**SS7**