CITY COUNCIL

MEETING AGENDA

SEPTEMBER 05, 2023, 6:00 PM

CITY COUNCIL REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.086. CERTAIN PUBLIC POWER UTILITIES: COMPETITIVE MATTERS.
For deliberations regarding a Wholesale Electric Power Agreement with Lower Colorado River Authority (LCRA).

RECONVENE INTO WORK SESSION

Reconvene into the Work Session. Any action deemed necessary as a result of Executive Session will be taken during the Regular Session.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

The Regular Meeting will begin following the Work Session but not earlier than 7:00 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Council 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 Council with regard to matters on the agenda will be received at the time the item is considered. The Council 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 Councilmember 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 on the minutes from the August 14, 2023, meeting.

2. Consideration and possible action on the minutes from the August 21, 2023, meeting.

3. Consideration and possible action to purchase one new Ford F150 Patrol Truck from Silsbee Ford and one new Chevrolet Tahoe Patrol vehicle from Holiday Chevrolet.

4. Consideration and possible action on ratifying Change Request No. 3 in the amount of $5,372.00 with North Rock Construction for the Porter Park Softball Field Renovations.

PUBLIC HEARING ITEMS

5. Conduct a public hearing on Ordinance No. 09-23-23 amending Planned Development 04-11-22 (PD 04-11-22) to extend the boundaries to include approximately 21.17 acres of land, described as A0029A R BEEBE, 65B, from Agricultural (A) to Planned Development (PD) within the City of Sanger, and generally located south of FM 455 and East of Indian Lane.

6. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Quick Service Food and Beverage use, at 904 S 5th Street, parking lot, located on approximately 0.291 acres of land described as A1241A TIERWESTER, TR, and generally located on the north side of 5th Street approximately 183 feet east of the intersection of 5th Street and Freese Drive.

7. Conduct a public hearing on a request for the Replat of Lot 1R, Block A of the Powell Addition, being 1.05 acres located within the City of Sanger, generally located along the north side of Duck Creek Road approximately 511 feet west of the intersection of Duck Creek Road and South Stemmons Frwy.

8. Conduct a public hearing on a rezoning from Planned Development-Townhome (PD-TH) to Planned Development-SF-1 (PD-SF-1) of approximately 14.908 acres of land, described as A0029A R BEEBE, 72B(2A), within the City of Sanger, and generally located on west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

ACTION ITEMS

9. Consideration and possible action on Ordinance No. 09-23-23 amending Planned Development 04-11-22 (PD 04-11-22) to extend the boundaries to include approximately 21.17 acres of land, described as A0029A R BEEBE, 65B, from Agricultural (A) to Planned Development (PD) within the City of Sanger, and generally located south of FM 455 and East of Indian Lane.

10. Consideration and possible action on Ordinance No. 09-24-23 a request for a Specific Use Permit (SUP) for a Quick Service Food and Beverage use, at 904 S 5th Street, parking lot, located on approximately 0.291 acres of land described as A1241A TIERWESTER, TR, and generally located on the north side of 5th Street approximately 183 feet east of the intersection of 5th Street and Freese Drive.

11. Consideration and possible action on a request for the Replat of Lot 1R, Block A of the Powell Addition, being 1.05 acres located within the City of Sanger, generally located along the north side of Duck Creek Road approximately 511 feet west of the intersection of Duck Creek Road and South Stemmons Frwy.

12. Consideration and possible action on Ordinance No. 09-25-23 a rezoning from (PD-TH) Planned Development-Townhome to (PD-SF1) Planned Development-SF1 of approximately 14.908 acres of land, described as A0029A R BEEBE, 72B(2A), within the City of Sanger, and generally located on west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

13. Consideration and possible action on Resolution 2023-14, Appointing members to the Parks and Recreation / Keep Sanger Beautiful Board.

14. Consideration and possible action on the Final Plat of the Bentley Addition, being 1.064 acres of land described as A0658A JANUARY TR 33A, 34A, and 35A(PT) located in the City of Sanger's ETJ, and generally located on the east side of FM 2450 approximately 162 feet north of the intersection of FM 2450 and FM 455.

15. Consideration and possible action on the Minor Plat of Sims Street Addition, Block A, Lot 1 being 0.129 acres, located in the City of Sanger, and generally located on the east side of Sims Street approximately 97 feet north of the intersection of Sims St and Kirkland St.

16. Consideration and possible action on the Final Plat of Coffee Bistro 1187, being 0.779 acres, located in the City of Sanger, and generally located on the east side of FM 455 and approximately 218 feet n of the intersection of FM 455 and N Stemmons Frwy corner of FM 455 and N Stemmons Frwy.

17. Consideration and possible action on the Preliminary Plat of Sanger Middle School, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.

18. Consideration and possible action on the Preliminary Plat of Clear Creek Intermediate School, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

19. Consideration and possible action on authorizing staff to issue a Request for Proposals for Solid Waste and Recycling Services (RFP# 2023-05).

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Mayor and Councilmembers to bring forward items they wish to discuss at a future meeting, A Councilmember 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 Council or at the call of the Mayor.

INFORMATIONAL ITEMS

Information Items are for informational purposes only. No action may be taken on items listed under this portion of the agenda.

20. Disbursements Report June and July

21. Financial Statements May - July 2023

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.086. CERTAIN PUBLIC POWER UTILITIES: COMPETITIVE MATTERS.
For deliberations regarding a Wholesale Electric Power Agreement with Lower Colorado River Authority (LCRA).

Section 551.074. PERSONNEL MATTERS
For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee. - City Attorney

RECONVENE INTO REGULAR SESSION

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

ADJOURN

NOTE: The City Council 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 August 30, 2023, at 3:00 PM.

/s/Kelly Edwards
Kelly Edwards, City 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.

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the August 14, 2023, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:
Budgeted: N/A Amount: $0.00 GL Account: N/A

RECOMMENDED MOTION OR ACTION:
Approve the minutes from the August 14, 2023, meeting.

ATTACHMENTS:
City Council minutes

CITY COUNCIL

MEETING MINUTES

AUGUST 14, 2023, 6:00 PM

CITY COUNCIL SPECIAL MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE SPECIAL MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 1	Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, and Finance Director Clayton Gray.

INVOCATION AND PLEDGE

Councilmember Mayor Muir gave the Invocation. The Pledge of Allegiance was led by Councilmember Gann.

CITIZENS COMMENTS

No one addressed the Council.

PUBLIC HEARING ITEMS

1. Conduct a public hearing for the City of Sanger's Annual Budget for the fiscal year 2023-2024.

   Mayor Muir opened the public hearing at 6:02 p.m.

   No one addressed the Council.

   Mayor Muir closed the public hearing at 6:04 p.m.

2. Conduct a public hearing for the City of Sanger's proposed property tax rate.

   Mayor Muir opened the public hearing at 6:04 p.m.

   No one addressed the Council.

   Mayor Muir closed the public hearing at 6:06 p.m.

FUTURE AGENDA ITEMS

No future agenda items.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 6:06 p.m.

_____
Thomas E. Muir, Mayor

_____
Kelly Edwards, City Secretary

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the August 21, 2023, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:
Budgeted: N/A Amount: $0.00 GL Account: N/A

RECOMMENDED MOTION OR ACTION:
Approve the minutes from the August 21, 2023, meeting.

ATTACHMENTS:
City Council minutes

CITY COUNCIL

MEETING MINUTES

AUGUST 21, 2023, 6:00 PM

CITY COUNCIL REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Finance Director Clayton Gray, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, and Director of Human Resources and Special Projects Jeriana Staton.

DISCUSSION ITEMS

1. Presentation and discussion regarding solid waste and recycling services.

   City Manager Noblitt provided an overview of the item and responses from the City's survey.

   Discussion ensued regarding options of continuing or opting into recycling collection, twice a week collection, vendors providing a detailed percentage of recycling taken to the landfill due to contamination, purchasing additional totes for collection of one a week, and that the finalists in the process provide a presentation to the Council prior to awarding a contract.

2. Discussion on the repairs to the Sullivan Senior Center.

   Director Nolting provided a presentation and overview of the item, the process of assessing the building, and proposed repairs.

   Discussion ensued regarding the roof leak, damage to the floor in the back room, the amount budgeted for repairs, funding for the repairs, new electrical, asbestos testing, and temporarily relocating the Seniors during the repairs.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:59 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:07 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Finance Director Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton, Director of Economic Development Shani Bradshaw, and Interim Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

Councilmember Dillon gave the Invocation. The Pledge of Allegiance was led by Councilmember Bilyeu.

CITIZENS COMMENTS

Pamela Peterson, 102 Freese Drive, spoke regarding rolling blackouts, transparency, and a choice of electric providers.

Matthew Cain, 613 N 3rd Street, spoke regarding the rolling blackouts and lack of information sent to residents.

Haley Werling, FM 455, spoke regarding the rolling blackout, transparency, and the rise of temperature in her home.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

3. Proclamation for Denton County MHMR Center proclaiming September 2023 as Suicide Prevention Awareness Month.

   Mayor Muir welcomed Jorden Clifton and Lori Common and read the proclamation.

4. Proclaiming September 2023 as LIVE UNITED Month.

   May Muir welcomed Pat Sherman and Teddy Yan and read the proclamation.

REPORTS

5. Provide an update on Freedom Fest 2023.

   Director Green provided a summary of the event.

   Discussion ensued regarding the number of attendees and vendors, and the next Freedom Fest is scheduled for June 29, 2024.

CONSENT AGENDA

6. Consideration and possible action on the minutes from the August 7, 2023, meeting.

7. Consideration and possible action on property acquisition for betterment of I-35 Water and Sewer Relocation.

8. Consideration and possible action on a Master Agreement and Individual Project Order with Kimley Horn for the design and construction plan for the sound wall to be located on the I-35 corridor through the City of Sanger.

9. Consideration and possible action on authorizing staff to issue an RFP for Conceptual Design for a New Downtown Park.

   Motion to approve made by Councilmember Barrett, Seconded by Councilmember Dillon.
   Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Gann.
   Motion passed unanimously.

ACTION ITEMS

10. Consideration and possible action on Ordinance 08-18-23, Approving the Property Tax Roll.

    Director Gray provided an overview of the item.

    Motion to approve made by Councilmember Barrett, Seconded by Councilmember Dillon.
    Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Gann.
    Motion passed unanimously.

11. Consideration and possible action on Ordinance 08-19-23, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2023, and ending September 30, 2024, providing for the intra- and inter-department and fund transfers, providing for unexpected revenues such as grants, donations, and insurance proceeds, providing for an effective date, and providing for approval of the investment policy.

    Director Gray provided an overview of the item.

    Discussion ensued regarding any amendments or updates from the previous copies provided to the Council.

    Motion to approve made by Councilmember Barrett, Seconded by Councilmember Bilyeu.
    Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.
    Voting Nay: None
    Motion passed unanimously.

12. Consideration and possible action on Ordinance 08-20-23, setting the City's Ad Valorem tax rate at $0.689747/$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

    Director Gray provided an overview of the item.

Motion made by Councilmember Barrett that the property tax rate be increased by the adoption of a tax rate of $0.689747 per $100, which is effectively a 28.82% percent increase in the tax rate. Seconded by Councilmember Bilyeu.
Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.
Voting Nay: None
Motion passed unanimously.

13. Consideration and possible action on Ordinance 08-22-23, ratifying the property tax increase reflected in the fiscal year 2023-2024 budget.

    Director Gray provided an overview of the item.

    Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Dillon.
    Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Gann.
    Motion passed unanimously.

14. Consideration and possible action on Ordinance 08-21-23 amending the Fee Schedule, Appendix A, Article 4.00 Utility Related Fees, Section 4.307 Sewer Service Rates; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.

    Director Gray provided an overview of the item, stating the amendment would adjust the maximum amount.

    Matt Fuller, 2501 Santa Fe Trail, asked if in the future, the Council would consider calculating the max amount on a 12-month average.

    Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Dillon.
    Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Gann.
    Motion passed unanimously.

15. Consideration and possible action regarding an Agreement between the City of Sanger and Denton 1000 LLC to Perform a Waste Water Study related to Denton County Municipal Utility District #12.

    City Manager Noblitt provided an overview of the item, including the reimbursement section and CCN terms.

    Discussion ensued regarding the portion of the CCN included in the MUD district.

    Motion to approve made by Councilmember Barrett, Seconded by Councilmember Bilyeu.
    Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.
    Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Barrett suggested conducting a work session on how Sanger's Electric Utility operates.

INFORMATIONAL ITEMS

16. Atmos Rider GCR - Rate Filing Docket No. 10170 07-25-2023

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee. – City Manager

Council convened into executive session at 8:01 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 10:05 p.m.

> Motion to approve the City Manager's Employment Agreement as discussed in executive session, made by Councilmember Bilyeu, Seconded by Councilmember Chick.
> Voting Yea: Councilmember Barrett, Councilmember Dillon, and Councilmember Gann.
> Motion passed unanimously.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 10:06 p.m.

_____
Thomas E. Muir, Mayor

_____
Kelly Edwards, City Secretary

SANGER CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Tyson Cheek, Chief of Police

AGENDA ITEM: Consideration and possible action to purchase one new Ford F150 Patrol Truck from Silsbee Ford and one new Chevrolet Tahoe Patrol vehicle from Holiday Chevrolet.

SUMMARY:

- Patrol vehicles are currently extremely difficult to locate due to supply problems nationwide. These vehicles have become available to us due to cancellations by other departments.
- The cost on the quotes attached includes the full conversion (lights and sirens etc). into police ready vehicles by Dana Public Safety Supply (Ford truck) and Defender Supply (Chevrolet Tahoe).
- Nine of the current patrol vehicles in our fleet are 7 years old or more and vehicle repair costs this year have exceeded budgeted amounts by over $28,000.

FISCAL INFORMATION:

Budgeted: No Amount: $140,000.00 GL Account: 001-20-6130

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

Quotes from Holiday Chevrolet and Silsbee Ford.

PRODUCT PRICING SUMMARY

TIPS USA 210907 Automobiles

VENDOR- Silsbee Ford, 1211 Hwy 96 N., Silsbee TX 77656

End User: SANGER PD INTERIOR
Prepared by: SETH GAMBLIN
Contact:
Phone: 512.436.1313
Email:
Email: SGAMBLIN.SILSBEEFLEET@GMAIL.COM
Product Description: FORD F150 RESPONDER
Date: August 7, 2023

A. **Bid Item:** **A. Base Price:** $ 45,799.00

B. **Factory Options**

Code	Description	Bid Price	Code	Description	Bid Price
W1P	FORD 2023 RESPONDER 4X4 SHORT BED	$ 1,995.00			
998	3.5L V6 ECOBOOST	$ -			
44G	10 SPEED TRANS AUTO				
18B	BLACK PLATFORM RUNNING BOARDS	$ 250.00			
53A	TRAILER TOW PACKAGE	$ 1,325.00			
67P	REMOTE KEYLESS ENTRY KEY FOBS	$ 340.00			

Total of B. Published Options: $ 3,910.00

Published Option Discount (5%) $ (95.75)

C. **Unpublished Options** **$=** 33.4 **%**

Description	Bid Price	Options	Bid Price
DANA INSTALL 496287	$ 16,595.65	EXTERIOR- WHITE	
		INTERIOR- PG MEDIUM EARTH GRAY	
		HD PD GRADE CLOTH 40/CONSOLE/40 FRONT	
		150A- EQUIPMENT GROUP	
		UNIT ON ORDER*	

Total of C. Unpublished Options: $ 16,595.65

D. **Floor Plan Interest (for in-stock and/or equipped vehicles):** $ 250.00

E. **Lot Insurance (for in-stock and/or equipped vehicles):** $ -

F. **Contract Price Adjustment:**

G. **Additional Delivery Charge:** 250 $ 437.50

H. **Subtotal:** $ 66,896.40

I. **Quantity Ordered** 1 **x H =** $ 66,896.40

J. **Trade in:** $ -

K.

L. **Total Purchase Price** $ 66,896.40

HOLIDAY AUTOGROUP.COM

Date	8/9/2023
Estimate #	36801
Estimate By	Mike Hewitt
	mike@defendersupply.com
	903-771-1089

Bill To
Sanger Police Department 301 Bolivar St. Sanger, Texas 76266 940 458 4721

Customer Contact	
Customer Phone	Finance 940-458-7930
Customer E-mail	accountspayable@sangertexas.org

Description	Location	Qty	Price	Total
PATROL Unit				
2023 Chevrolet Tahoe 9C1 4WD Police Pursuit Vehicle (CK10706) - with EcoTec3 5.3-liter, 10-Speed Auto Trans with Heavy Duty Cooler, Heavy Duty Clutch Type Locking Differential, Dual Batteries with 760-amp Auxiliary Battery, High-output Alternator, 20-inch Steel Wheels, Brembo Front Calipers with 16-inch rotors, Keyless Entry & Push-to-Start Ignition, OnStar with Bluetooth Connectivity, Vinyl Rear Seat & Front Recovery Tow Hooks. (No Spotlight) Make Payment to: Holiday Chevrolet 1009 Highway 82 West Whitesboro, Tx 76273		1	43,267.00	43,267.00T
2 Year Texas State Inspection Certificate		1	7.00	7.00T
Vehicle Dealer Prep		1	130.00	130.00T
Defender Supply TAHOE Driver Side Spot Light with LED Bulb. Includes Installation.		1	525.00	525.00T

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total

Signature

HOLIDAY AUTOGROUP.COM

Date	8/9/2023
Estimate #	36801
Estimate By	Mike Hewitt
	mike@defendersupply.com
	903-771-1089

Bill To
Sanger Police Department 301 Bolivar St. Sanger, Texas 76266 940 458 4721

Customer Contact	
Customer Phone	Finance 940-458-7930
Customer E-mail	accountspayable@sangertexas.org

Description	Location	Qty	Price	Total
Defender Supply TAHOE Marked Patrol Slicktop Base Package - Full Function Tri Color LED Low Profile Visor Light Bar with Full Across Take Down, Progressing Flash Patterns with Slide Switch, Cruise, Low Power (R/B/W). - Core Controller, SYNC Module, Output Expansion Module, 100 Watt Speaker and Bracket. Wired and Programmed to Defender Supply Standard. - Steel Push Bumper with Textured Coating and 6 Tri Color Super LED Light Heads (R/B/W), 4 in the Top Channel Cutouts and 1 on Each Side with 45° Brackets. Take Down, Alley Lighting, Progressing Flash Patterns with Slide Switch, Cruise and Low Power Capabilities. - 2 Tri Color Super LED Light Heads (R/B/W) Mounted on Rear License Plate Bracket. Reverse / Brake Lighting, Progressing Flash Patterns with Slide Switch, Cruise and Low Power Capabilities. - 1 Front Cabin and 2 Hatch Dome Lights. - Contoured Police Console With Dual Cup Holder, Arm Rest and 2 Magnetic Mic Clips. One Additional Power Outlet on the Passenger Side. - Defender Supply Wiring Harnesses and Power Distribution Block. - Includes Installation.		1	8,580.50	8,580.50
Defender Supply Running Board Lighting - Includes Four Dual Color Super LED Light Heads (4x R/W/B), 2 on Each Running Board. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.		1	1,149.00	1,149.00
Defender Supply Rear Side Window Lighting Package - Includes Two Tri Color Super LED Light Heads (R/B/W) Mounted 1 on Each Rear Side Window Top. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.				610.50

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total

Signature

HOLIDAY AUTOGROUP.COM

Date	8/9/2023
Estimate #	36801
Estimate By	Mike Hewitt
	mike@defendersupply.com
	903-771-1089

Bill To
Sanger Police Department 301 Bolivar St. Sanger, Texas 76266 940 458 4721

Customer Contact	
Customer Phone	Finance 940-458-7930
Customer E-mail	accountspayable@sangertexas.org

Description	Location	Qty	Price	Total
Defender Supply Mirror Lighting Package 1 - Includes Two Tri-Color Super LED Light Heads Mounted Under Mirror (R/B/W) with 180° Light Spread and integrated Alley Function with Bracket. Includes Installation.		1	857.00	857.00
Defender Supply TAHOE Rear Spoiler Light Package - Includes Six Light Heads (3x Red/Amber, 3x Blue/Amber) Under Rear Spoiler Mounted at the top of the Rear Window. Traffic Advisor and Flash Functions. Includes Installation. TRIO LIGHTING 6 Red/Amber/Blue		1	1,740.00	1,740.00
Defender Supply TAHOE Pillar Light Package - Includes Six Super LED Light Heads (3x Red, 3x Blue) integrated into a formed Housing Mounted on the Pillar at Each Side of the Rear Window. Includes Installation.		1	1,257.75	1,257.75
Stalker Dual SL - 'Ka' Band - Front & Rear Antenna Moving Radar Unit with Remote and Vehicle Specific Brackets. Includes Installation.		1	2,851.00	2,851.00T
Defender Supply Computer Mount; Console. Includes Installation.				375.01T
Defender Supply Surface Mount Dual Weapon Universal Cuff Lock with 8 Second Timer, Switch, Defender Supply Gunlock Wire Harness. Includes Installation.		1	445.00	445.00T
Defender Supply Low Frequency Siren Package for Core. Includes Amp, 2 Subwoofer Speakers, Brackets. Includes Installation.		1	958.50	958.50
Defender Supply Dual Tone Siren Package for Core. Includes Amp, 100 Watt Speaker, Bracket. Includes Installation.		1	662.50	662.50
Professional Design & Installation of Graphics for Customer's Department by Defender Supply - MIKE GLASS		1	949.00	949.00
Docking Station, CF-31		1	588.00	588.00T
Havis Rear Hinged Lid Trunk Tray Storage Box For 2021-2022 Chevrolet Tahoe		1	838.00	838.00T

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total

Signature

HOLIDAY AUTOGROUP.COM

Date	8/9/2023
Estimate #	36801
Estimate By	Mike Hewitt mike@defendersupply.com 903-771-1089

Bill To
Sanger Police Department 301 Bolivar St. Sanger, Texas 76266 940 458 4721

Customer Contact	
Customer Phone	Finance 940-458-7930
Customer E-mail	accountspayable@sangertexas.org

Description	Location	Qty	Price	Total
Installation of Customer Supplied Radio, Coax, Axon Video System and Above Docking Station. DS Trunk Tray Storage.		10	110.00	1,100.00T
CUSTOMER SUPPLIED: Watch Guard System EF Johnson (242-5M70) Radio - 1 piece Radio power cable Coax & connector				
Texas Government or Municipality - No Sales Tax			0.00%	0.00

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total **$66,890.76**

Signature _____

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ryan Nolting, Parks & Recreation Director

AGENDA ITEM: Consideration and possible action on ratifying Change Request No. 3 in the amount of $5,372.00 with North Rock Construction for the Porter Park Softball Field Renovations.

SUMMARY:

- January 5, 2023 – Executed contact with North Rock Construction for the Porter Park Softball Field Renovations.
- January 26, 2032 - City contacted Sanger Softball Association about adding timers to the new scoreboards at Porter Park.
- January 30, 2023 - Sanger Softball Association gave a check for $5000.00 for the upgrade to the scoreboard.
- August 28, 2023 – Executed Change Request No. 3 by City Manager. This action was needed to keep the project on track. All wireless hardware is in stock and no delays are expected.

FISCAL INFORMATION:

Budgeted: NO Amount: $5,372.00 GL Account: 76-6116

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval.

ATTACHMENTS:

Change Request No. 3

Parkhill

CONSTRUCTION CHANGE REQUEST #003

PROJECT: Porter Park Softball Field Renovations	DATE: August 25, 2023	☒Owner
	CONTRACT DATE: 01/5/2023	☒Architect
TO CONTRACTOR: North Rock Construction 521 South Loop 288, Suite 125 Denton, TX 76205	OWNER'S PROJECT NUMBER: RFP #2023-002	☒Other

08/25/2023

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modification to the Contract Documents described herein. **THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN UNTIL APPROVED BY THE OWNER.**

Description: (Written description of the work)

Contractor shall change scoreboards from hardwired to wireless. Contractor shall add 3 wireless receivers and 3 wireless controllers. The Contractor shall install the wireless controllers and receiver systems, complete and fully operational as per manufacturer's recommendations. Hardwired controllers will be returned to the supplier unused. Credit for the hardwired controller return is included.

Submitted By: Landon Bell Attachments: CCR Attachment

CONTRACTOR'S RESPONSE:

Additional days requested for this CCR: 0

☐Add to / ☐ Credit Contract Sum $_____

☐Credit / ☒Deduct Contingency $ 5,372.00

☒ *Owner* ☐ *CMAR*

☐ Credit / ☐Deduct Allowance $_____ _____

(Name of Allowance)

TOTAL CCR **$ 5,372.00**

Attachment: Breakdown

CONSTRUCTION CHANGE REQUEST APPROVAL

When signed by Owner and upon receipt of approved document by the Contractor, the Contractor shall proceed with the change(s) described above. If CCR is changing the Contract Sum or GMP by cost or time, an official Change Order on AIA G701 will be executed and distributed.

Approved Additional Time_____

By:_____ *(Signature)* Date: 8-28-23

\\Data1\Projects3\2022\8156.22\05_CONSTR\04_CHANGE\01_CCR\CCR_003\8156.22-CCR_003t.docx

521 South Loop 288, Suite 125
NORTH ROCK CONSTRUCTION
Denton, TX 76205
Phone: 940-220-5500

Project	Porter Park Softball Field Renovations	U.O.C # 3	
Contract #	RFP #2023-002	Original Contract Amount	$ 348,579.21
Attention	Ryan Nolting	Previous Change Orders	$5,591.30
Contract Date	01/5/2023	Current Contigency request	$5,372.00
OH&P		Balance of Contigency	$3,036.70
NR Project #	22N-090	Original Contract Day	80
Start Date	01/16/2023	Previous Added Days	0
Compl Date	04/6/2023	Current CO Days Added	0
Today's Date	08/25/2023	Revised Contract Days	80

Line Item	Quantity	Unit	Description UOC #3	Unit Price	Total Price
1	1	LS	Provide and install wireless controllers	$ 5,372.00	$ 5,372.00
					$ -
					$ -
					$ -
					$ -
					$ -
			Subtotal		$ 5,372.00
			Overhead & Profit		$ -

Total Add: $ 5,372.00

					$ -
					$ -

Total Deduct: $ -
Total: $ 5,372.00
Date: Friday, August 25, 2023
North Rock Construction Garrett Harden (Project Manager)
Accepted By:

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on Ordinance No. 09-23-23 amending Planned Development 04-11-22 (PD 04-11-22) to extend the boundaries to include approximately 21.17 acres of land, described as A0029A R BEEBE, 65B, from Agricultural (A) to Planned Development (PD) within the City of Sanger, and generally located south of FM 455 and East of Indian Lane.

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 new acreage will follow the same PD regulations as PD 04-11-22.
- The added acreage will add 54 Manor Lots (50' x 120') and 88 Garden Lots (40' x 120'). No new estates will be added.
- Total Open Space increased from 83.783 acres to 86.25 acres.
- The trail system increased from 2.56 miles to 3.07 miles.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no response.

FISCAL INFORMATION:

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

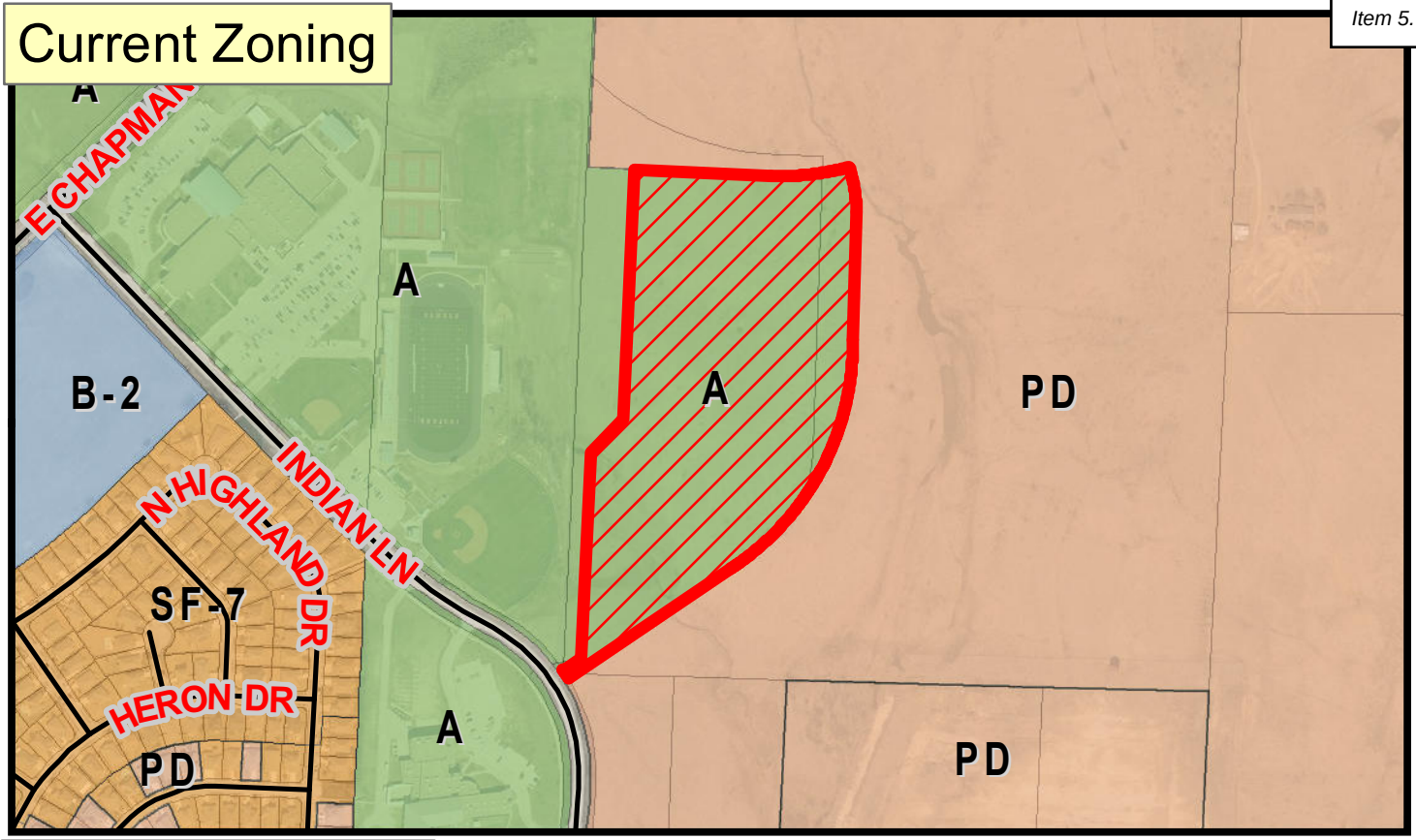
RECOMMENDED MOTION OR ACTION:

N/A

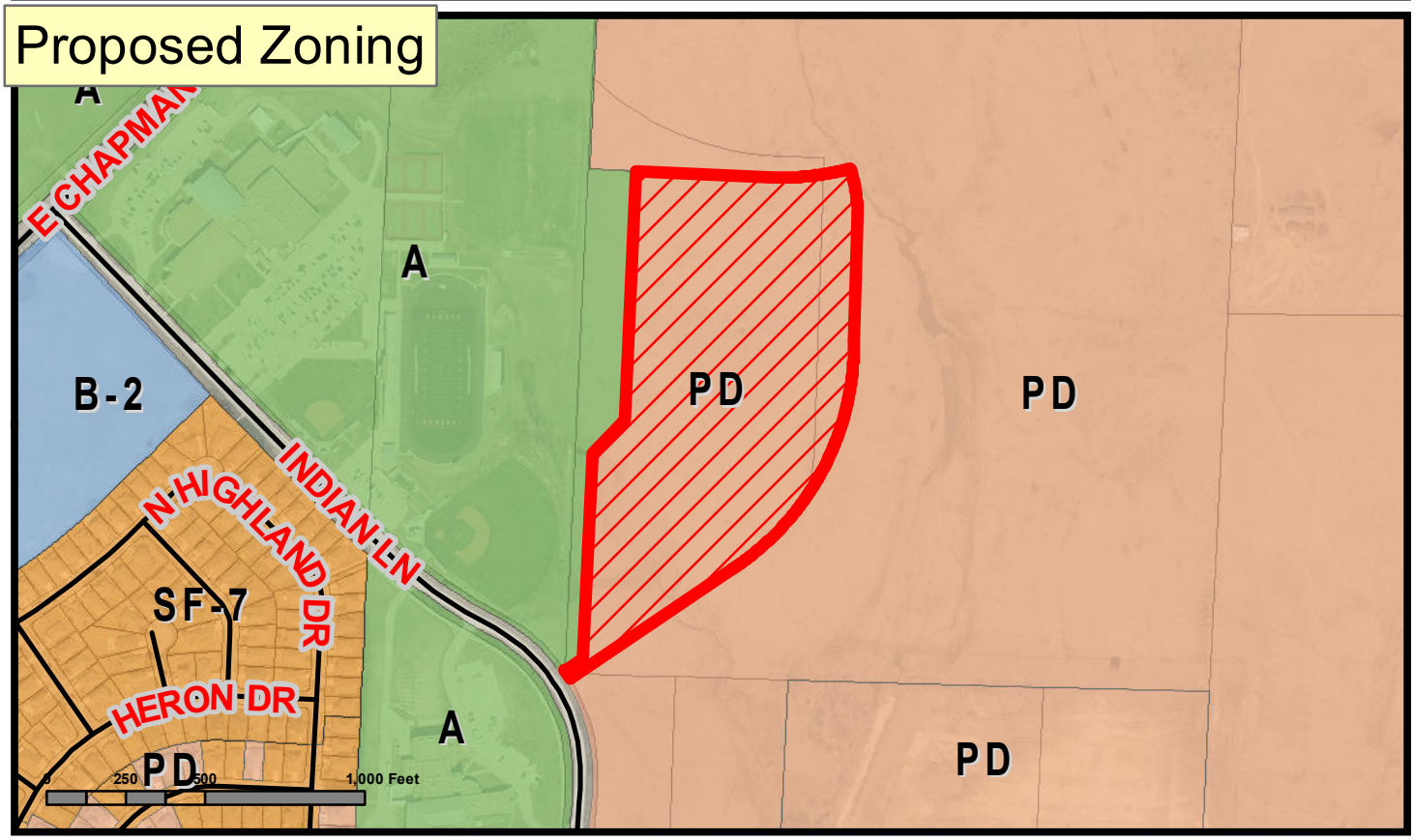
ATTACHMENTS:

Location Map

Current Zoning



Proposed Zoning



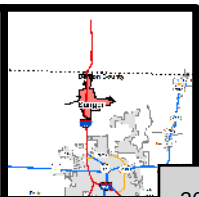
N
W E
S

SANGER
EST. 1886
DEVELOPMENT SERVICES

Location: Lane Ranch
PD Zoning Change
Project: 23SANZON-0027

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.



SANGER CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Quick Service Food and Beverage use, at 904 S 5th Street, parking lot, located on approximately 0.291 acres of land described as A1241A TIERWESTER, TR, and generally located on the north side of 5th Street approximately 183 feet east of the intersection of 5th Street and Freese Drive.

SUMMARY:

- The applicant is proposing a Food Truck at 904 S 5th Street.
- The applicant has a business Oscar's Street Tacos that he would like to operate at this site.
- The property is zoned "PD-B1" Planned Development B-1 which allows Quick Service Food and Beverage with a SUP.
- The truck would have to remain at the site full-time and not be mobile.
- All necessary health permits would be required prior to opening.
- The space would be leased from July 2023 to July 2024.
- The following conditions would apply to this SUP
    - The SUP will expire 1 year after going into effect
    - The SUP will expire upon abandonment of the quick service food and beverage shop for a period of ninety (90) days.
    - No vehicle parking will be permitted within thirty (30) feet of the right-of-way of 5th Street.
    - No night operation of the business is permitted without adequate lighting.
    - The site must fully mitigate the effects of traffic and parking on the site, maintaining the site in day one condition throughout the life of the SUP.
    - Maximum building site of 128 square feet.
    - Minimum setback between building and parking area of fifteen (15) feet.
    - All necessary health permits will be maintained throughout the life of the SUP.
- Staff mailed 22 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.

FISCAL INFORMATION:

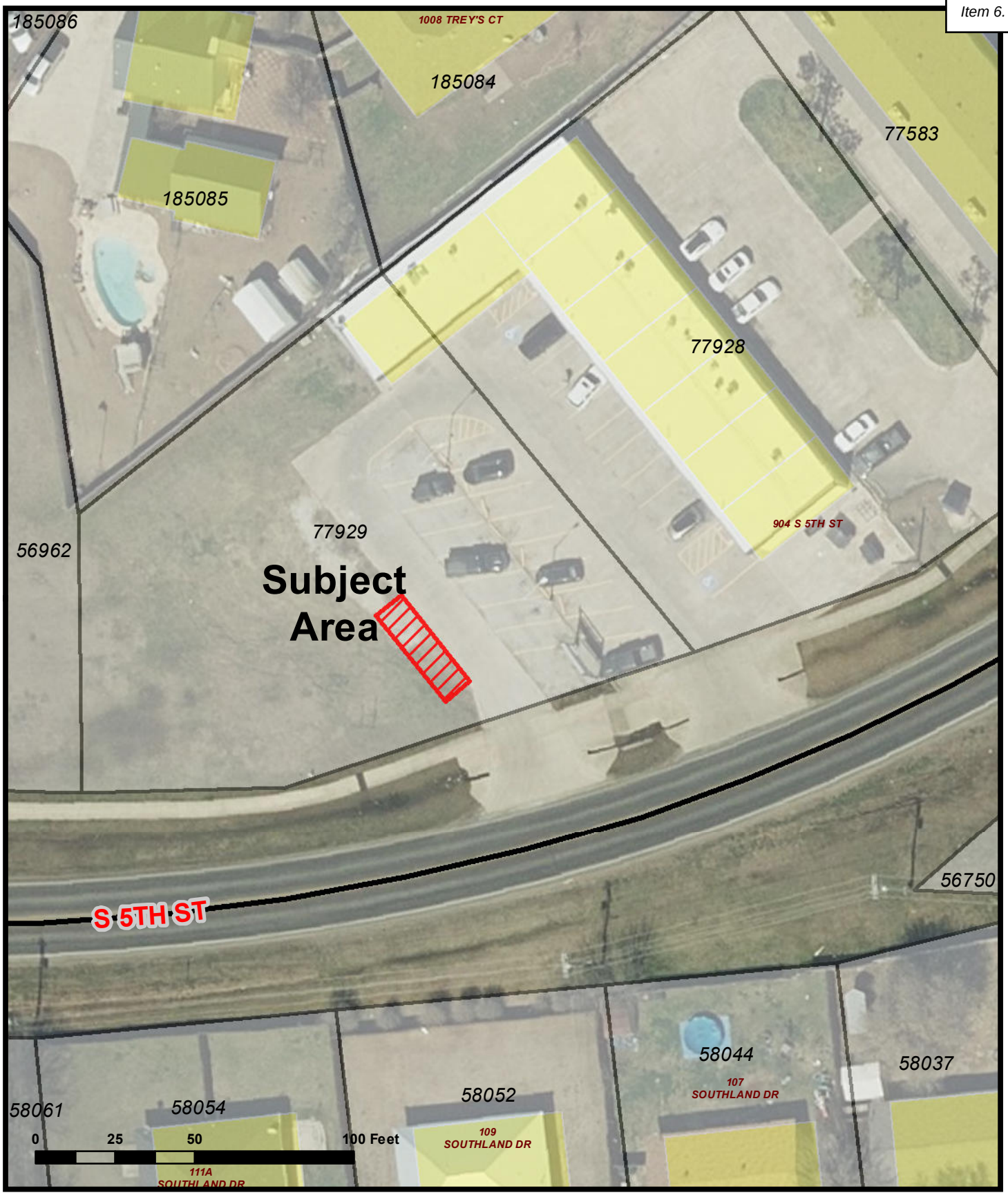
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A.

ATTACHMENTS:

Location Map



N
W E
S

SANGER DEVELOPMENT SERVICES EST. 1886

Project Name: 904 S. 5th St.
Oscars Tacos - SUP
Project: 23SANZON-0034

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 7/23/2023 2:48:43 PM
Doc Name: 23SANZON-0034_SUP Oscars Tacos 904S

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for the Replat of Lot 1R, Block A of the Powell Addition, being 1.05 acres located within the City of Sanger, generally located along the north side of Duck Creek Road approximately 511 feet west of the intersection of Duck Creek Road and South Stemmons Frwy.

SUMMARY:

- The applicant is proposing to create 1 commercial lot of 1.05 acres, from 1 previously platted tract.
- The site is zoned Business District 2.
- The existing building is currently over the build line.
- The owner states the building will be utilized as a church.
- There was right-of-way dedication of 0.01 acres.
- The replat will establish all easements required to make the site developable.
- Staff mailed out 12 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger.
- Resubmission has not be received.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

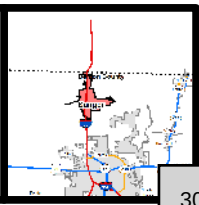
N
W E
S

SANGER DEVELOPMENT SERVICES EST. 1886

Project Name: 1609 Duck Creek Rd.
Tuff Powder Coating Replat
Project: 23SANZON-0031

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 7/23/2023 2:31:40 PM
Doc Name: 23SANZON-0031_1609 Duck Creek Replat



SANGER CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a rezoning from Planned Development-Townhome (PD-TH) to Planned Development-SF-1 (PD-SF-1) of approximately 14.908 acres of land, described as A0029A R BEEBE, 72B(2A), within the City of Sanger, and generally located on west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 14.908 acres from PD-TH to PD_SF-1.
- They will create 64 single-family lots on the site.
- This zoning would conform to the future land use map.
- The property adjoins a single-family property and a townhome property.
- The development would meet the R-1 zoning requirements with the following changes
    - Minimum lot square footage would 6000 square feet.
    - Minimum lot depth would be 120 feet.
    - Minimum dwelling size would be 1850 with a 15% max of lots below 2000.
    - Minimum front yard setback 25 feet with features such as overhangs, stoops, bay windows, front porches allowed to extend a maximum of 5 feet into the front yard setback.
    - Minimum side yard setback 5 feet and 10 feet adjacent a street.
    - Minimum rear yard setback 20 feet with feature such as porches, courtyards, masonry chimneys, and bay windows allowed to extend a maximum 5 feet into setback
    - Maximum lot coverage 65%
    - Enclosed parking area of at least 400 square feet (this does not count toward minimum house size) and face of garage door must be located at least 20 feet from street right-of-way. The garage door does not have to be behind the street-facing façade of the house.
    - Lot widths shall be measured at the rear of the required front yard setback.
    - 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.
    - Single-family lots shall have an irrigation system in the front yard and street corner side yard.
    - Each home will have a minimum of 2 shade trees.
    - Each home will have a minimum of 12 three gallon shrubs.
- Staff mailed out 34 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received one response in favor and one response opposed. Responses are attached.

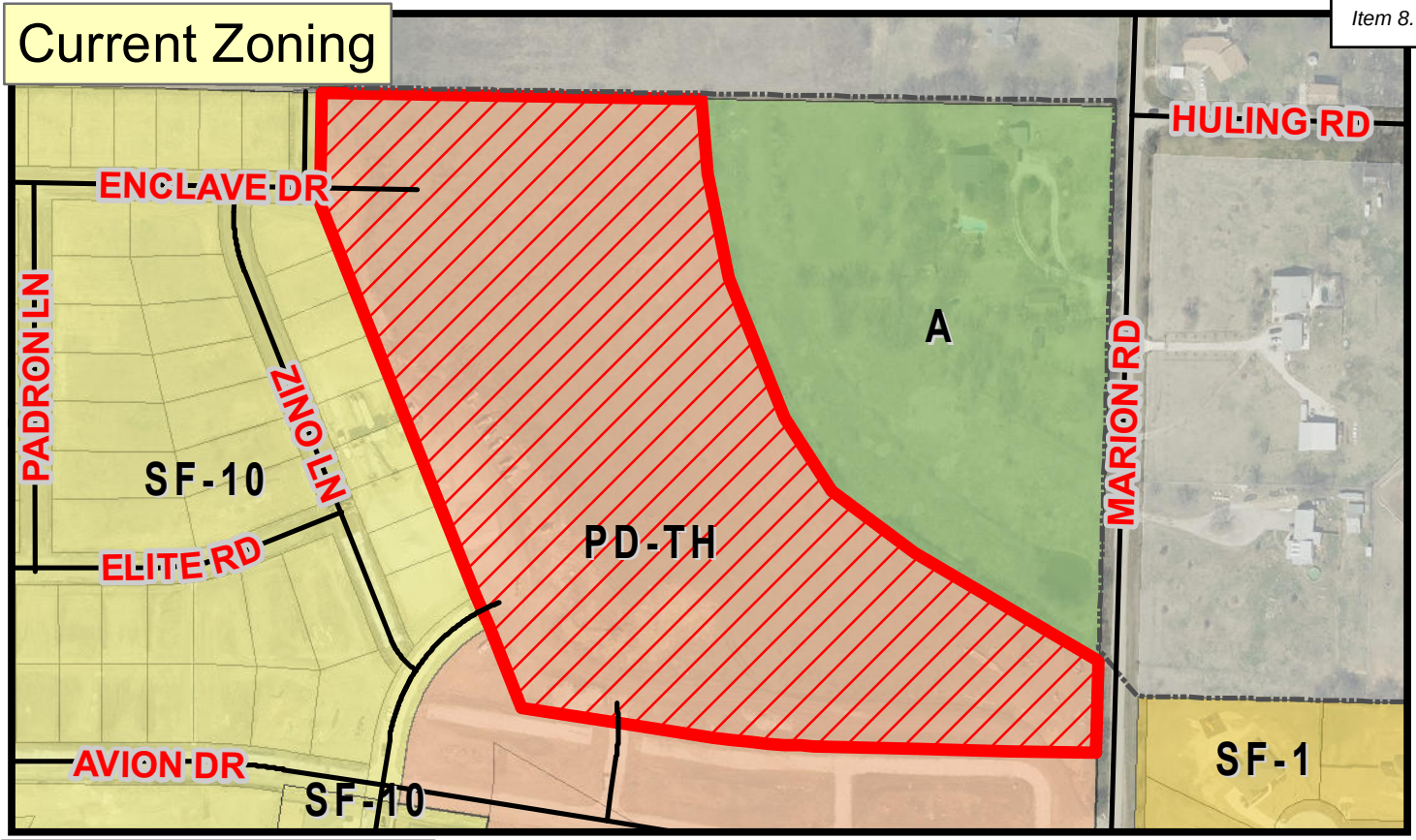
FISCAL INFORMATION:

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

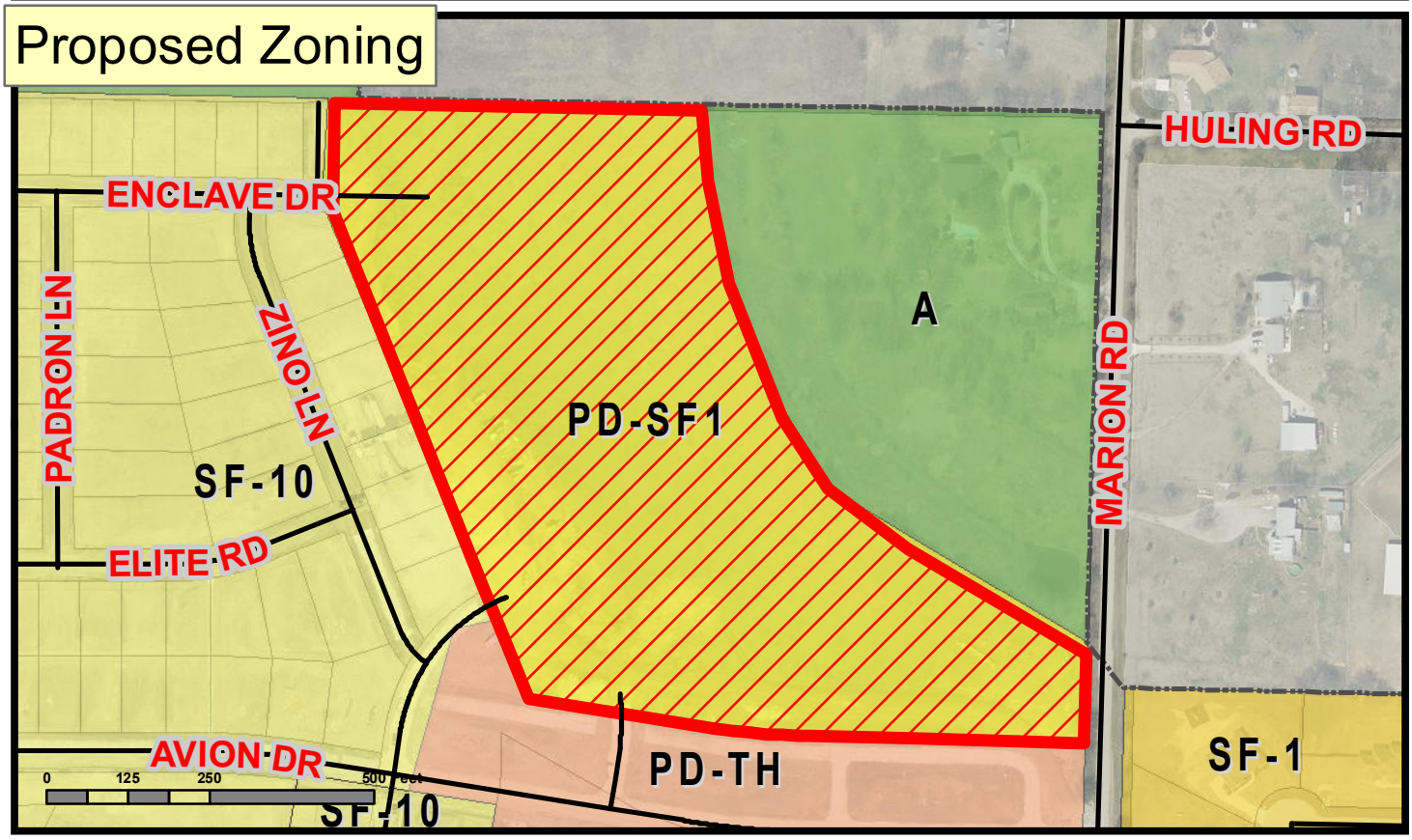
RECOMMENDED MOTION OR ACTION:
N/A.

ATTACHMENTS:
Location Map

Current Zoning



Proposed Zoning



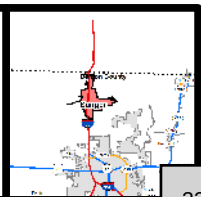
N
W E
S

SANGER
EST. 1886
DEVELOPMENT SERVICES

Location: Sanger Circle Phase 7
PD Zoning Change
Project: 23SANZON-0028

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.



SANGER CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 09-23-23 amending Planned Development 04-11-22 (PD 04-11-22) to extend the boundaries to include approximately 21.17 acres of land, described as A0029A R BEEBE, 65B, from Agricultural (A) to Planned Development (PD) within the City of Sanger, and generally located south of FM 455 and East of Indian Lane.

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 new acreage will follow the same PD regulations as PD 04-11-22.
- The added acreage will add 54 Manor Lots (50' x 120') and 88 Garden Lots (40' x 120'). No new estates will be added.
- Total Open Space increased from 83.783 acres to 86.25 acres.
- The trail system increased from 2.56 miles to 3.07 miles.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no response.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommend APPROVAL.

ATTACHMENTS:

Location Map
Ordinance No. 09-23-23
Application
Letter of Intent

CITY OF SANGER, TEXAS

ORDINANCE 09-23-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP BY AMENDING THE PLANNED DEVELOPMENT DISTRICT CREATED BY ORDINANCE 04-11-22 (PD 04-11-22) TO EXTEND THE BOUNDARIES THEREOF TO INCLUDE APPROXIMATELY 21.17 ACRES OF TRACT DESCRIBED AS A0029A R BEEBE, 65B; FROM (A) AGRICULTURAL TO (PD) PLANNED DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; 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 A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING 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 August 14, 2023, duly covered and conducted a public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

WHEREAS, all requests 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 A0029B, TR 65B.

SECTION 2. That the subject property described in Section 1 and further described through metes and bounds in Exhibit A, and generally located approximately 838 feet south of

FM 455 and 1284 feet east of Indian Lane 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. 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 5. 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 6. 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.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 6th day of September 5, 2023.

APPROVED:

_____

Thomas E. Muir, Mayor

ATTEST:

_____

Kelly Edwards, City Secretary

APPROVED TO FORM:

_____

Hugh Coleman, City Attorney

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 od 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 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°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°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°53'26" East a distance of 1,269.90 feet to a1/2” 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 347.329 acres, or 15,129,632 square feet of land.

PD 04-11-22

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 (268.101 Acres)

Approximately 177.35 acres are proposed as single-family detached uses, 16.2 acres as single family attached (townhome) and 74.551 acres of open space. The net density is 3.79 units/acre.

Business District (79.228 Acres)

Approximately 43.368 acres are proposed as local business and retail, 5.012 acres of assisted living along with 19.149 acres of multi-family and 11.699 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 (86.250 Acres)

A. Developer, and its assigns, agree to dedicate approximately 55.878 acres of the total 86.250 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.

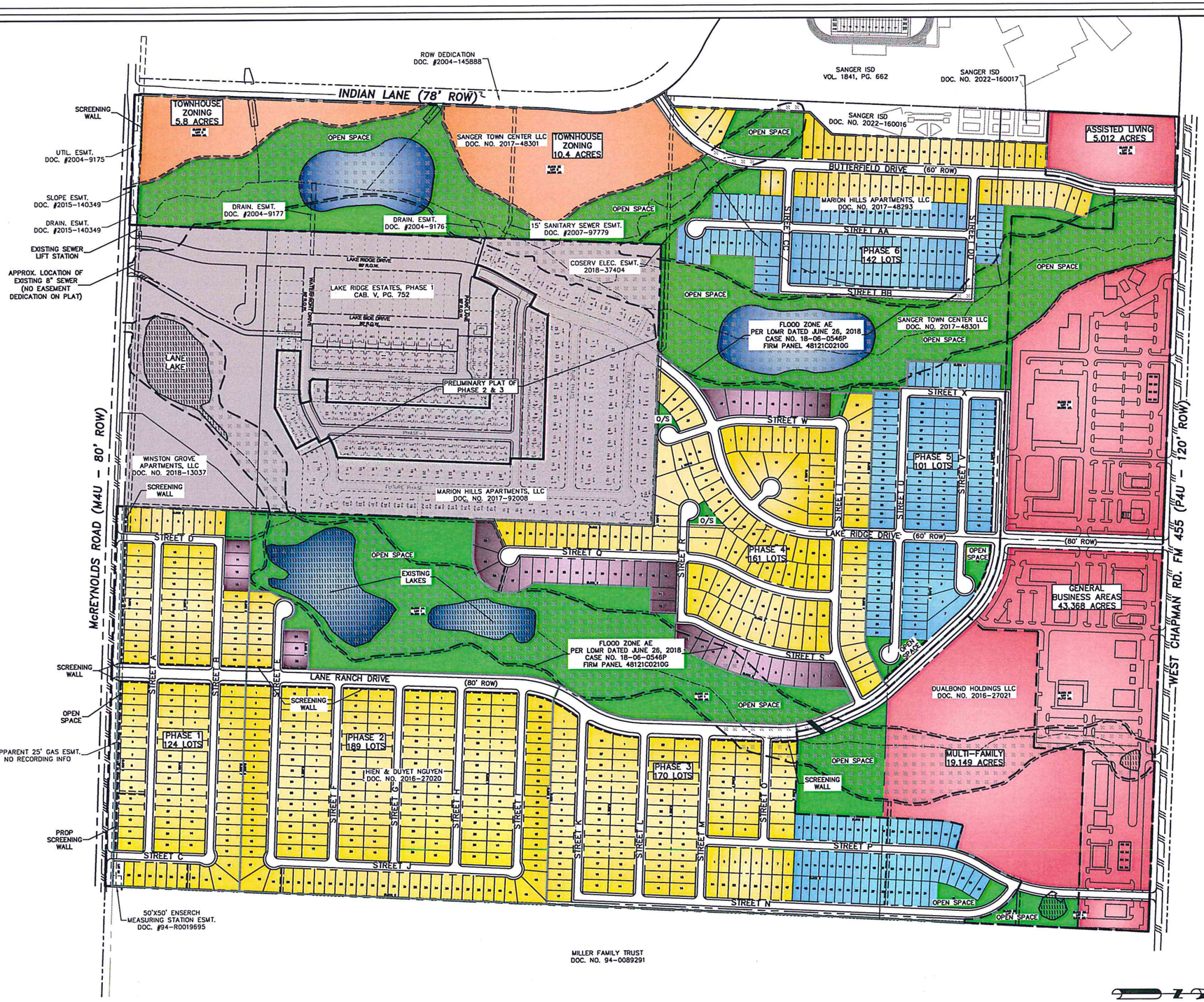
B. If a detached home plan is repeated on an adjacent lot, it should be elevated with a different architectural style or two of the following three elevation changes - brick color, roof color, or flipped plan.

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 19.149-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.



LEGEND

	COMMERCIAL AREAS
	60'X120' RESIDENTIAL LOTS
	50'X120' RESIDENTIAL LOTS
	40'X120' RESIDENTIAL LOTS
	TOWN HOME ZONING
	GRASS/OPEN SPACE
	LAKES
	LAKERIDGE PD

RESIDENTIAL LOT COUNT BY SIZE

60'X120' LOTS (R-1)	46 LOTS (ESTATE LOTS)
50'X120' LOTS (R-1)	595 LOTS (MANOR LOTS)
40'X120' LOTS (R-1)	246 LOTS (GARDEN LOTS)
24'X100' LOTS (TH)	130 LOTS (8 PER AC.)
TOTAL	1017 LOTS

TOTAL RESIDENTIAL AREA 268.101 AC.

- SINGLE FAMILY 177.35 AC.
- TOWN HOMES 16.2 AC.
- OPEN SPACE 74.551 AC.

TOTAL BUSINESS AREA 79.228 AC.

- GENERAL BUSINESS 43.368 AC.
- ASSISTED LIVING 5.012 AC.
- MULTI-FAMILY 19.149 AC.
- OPEN SPACE 11.699 AC.

0' 125' 250' 500'
Scale 1"=250'

PRELIMINARY - FOR REVIEW ONLY These documents are for design review and not intended for construction, bidding or permit purposes. They were prepared by or under the supervision of: F. E. MIDDLETON, JR. P.E. 67449

STATE OF TEXAS F. E. MIDDLETON, JR. 67449 REGISTERED PROFESSIONAL ENGINEER 8-9-23

No.	DATE	REVISION	APPROV.

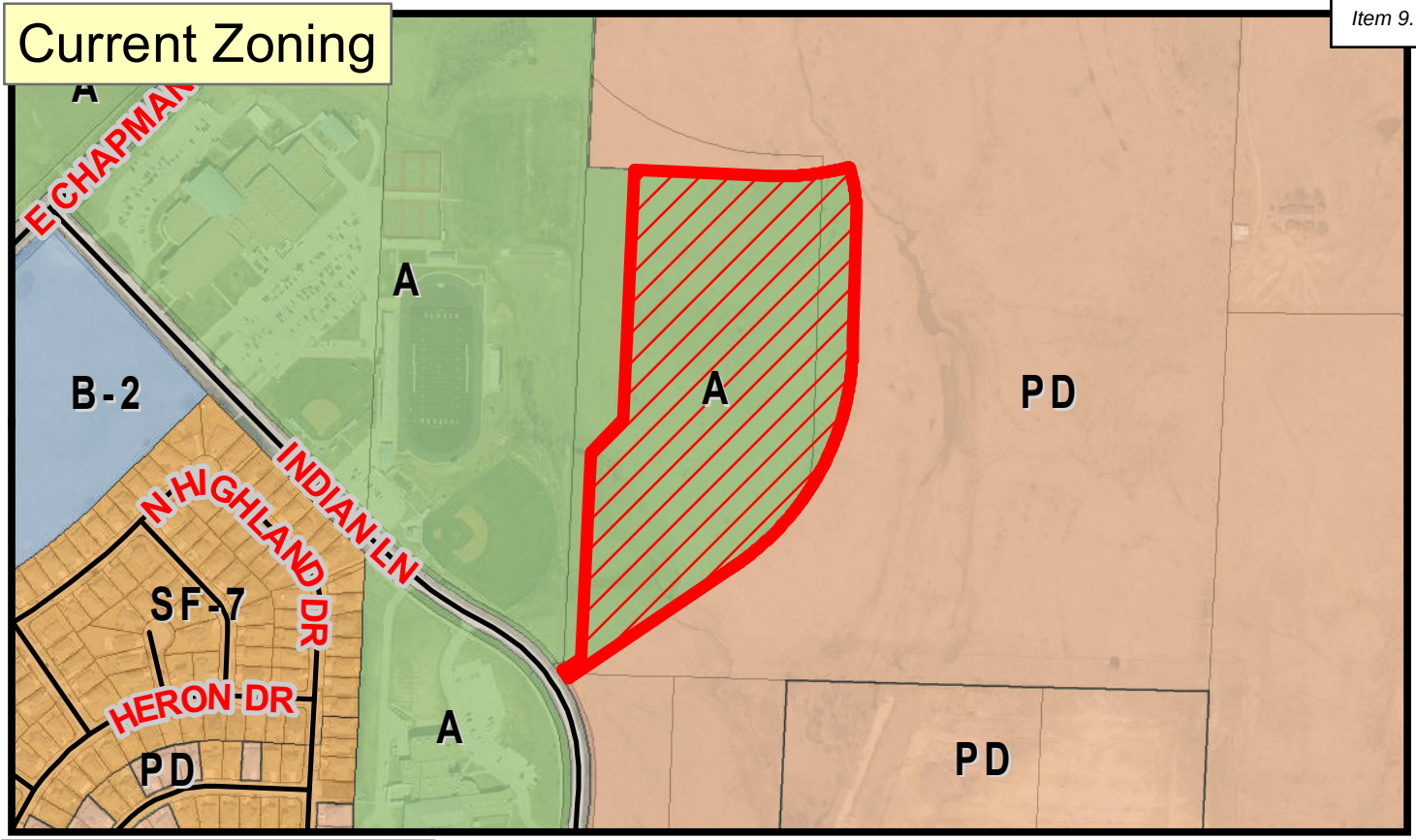
Middleton & Associates, LLC
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
© Copyright 2023
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

CONCEPT PLAN

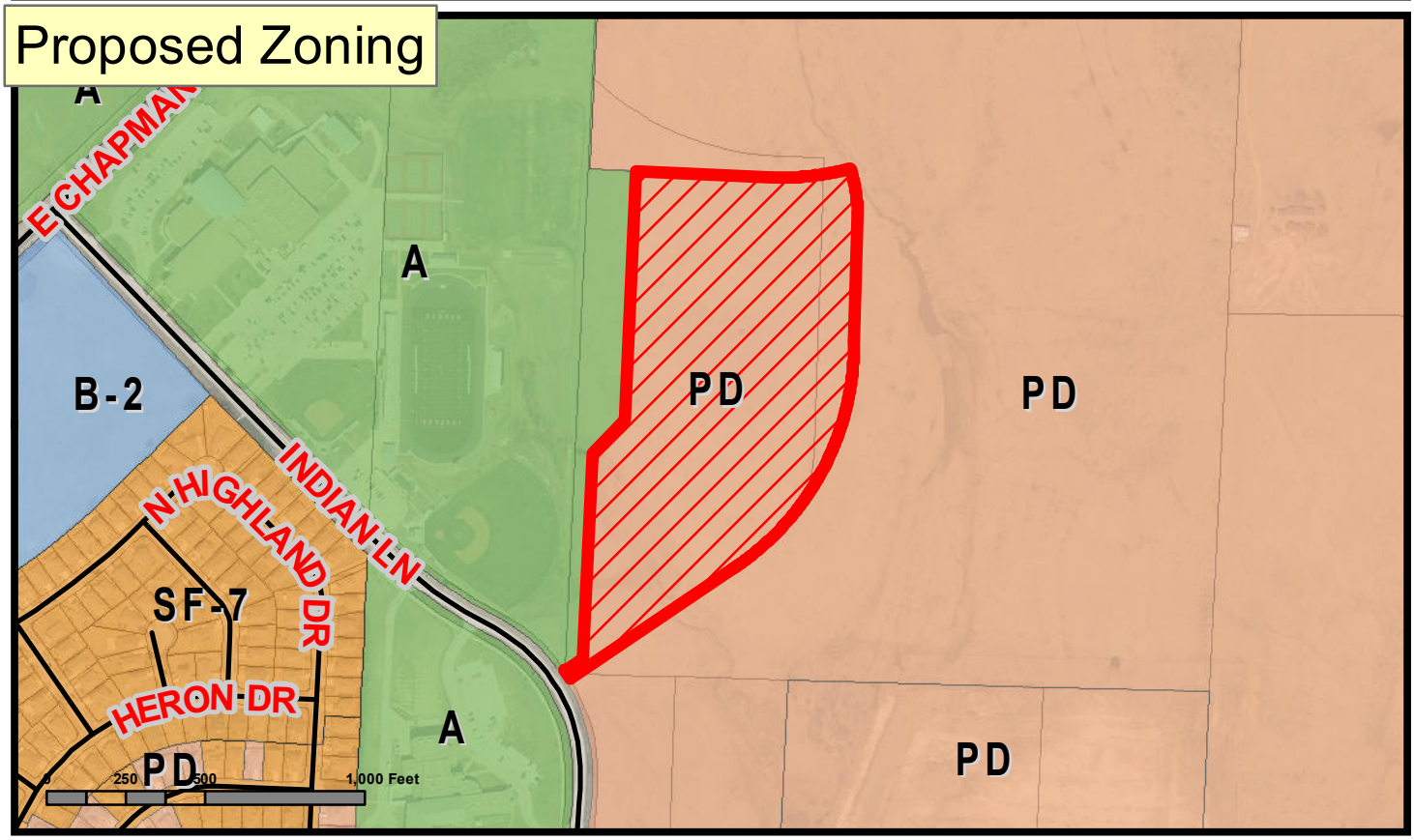
LANE RANCH
347.329 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT5.DWG	DATE:	SCALE:	SHEET NO: 1
Project No. 0001032	8-9-23	1"=250'	1

Current Zoning



Proposed Zoning



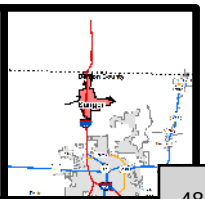
N
W E
S

SANGER DEVELOPMENT SERVICES EST. 1886

Location: Lane Ranch
PD Zoning Change
Project: 23SANZON-0027

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.



SANGER
DEVELOPMENT SERVICES

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

ZONING CHANGE/SUP APPLICATION

[X] Zoning Change [ ] Specific Use Permit

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

Submittal Checklist

X	Site Plan (for Specific Use Permits Only)
X	Letter of Intent
X	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 **Date**

Applicant Signature **Date** May 31, 2023

Office Use

	Fee
	Date

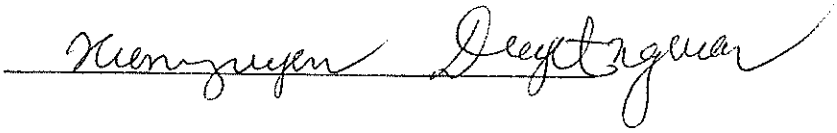
LANE RANCH PD OWNERSHIPS (THIS INFORMATION WAS TAKEN FROM THE DENTON COUNTY APPRASIAL WEB SITE)

1)

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

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

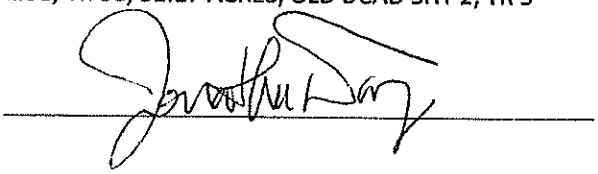
A0029A R. BEEBE, TR 56A, 2.012 ACRES

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

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

SIGNATURE: 

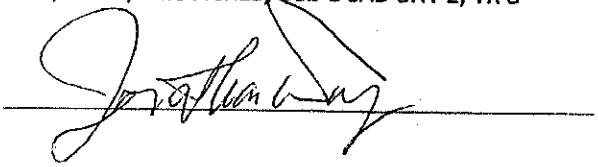
3)

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

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

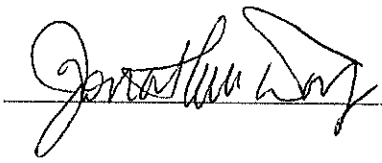
A0029A R. BEEBE, TR 61, 12.8 ACRES, OLD DCAD SHT 2, TR 8

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

A0029A R. BEEBE, TR 65B

SIGNATURE: 

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 (268.101 Acres)

Approximately 180.98 acres are proposed as single family detached uses, 16.2 acres as single family attached (townhome) and 70.92 acres of open space. The net density is 3.79 units/acre.

Business District (83.935 Acres)

Approximately 42.93 acres are proposed as local business and retail, 5.0 acres of assisted living along with 19.15 acres of multi-family and 12.13 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 (83.054 Acres)

A. Developer, and its assigns, agree to dedicate approximately 59.7 acres of the total 83.054 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 19.15-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.
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.

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

Eugene Middleton, P.E.
President

2785 Rockbrook Drive, Suite 105 Lewisville, Texas 75067

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 09-24-23 a request for a Specific Use Permit (SUP) for a Quick Service Food and Beverage use, at 904 S 5th Street, parking lot, located on approximately 0.291 acres of land described as A1241A TIERWESTER, TR, and generally located on the north side of 5th Street approximately 183 feet east of the intersection of 5th Street and Freese Drive.

SUMMARY:

- The applicant is proposing a Food Truck at 904 S 5th Street.
- The applicant has a business Oscar's Street Tacos that he would like to operate at this site.
- The property is zoned "PD-B1" Planned Development B-1 which allows Quick Service Food and Beverage with a SUP.
- The truck would have to remain at the site full-time and not be mobile.
- All necessary health permits would be required prior to opening.
- The space would be leased from July 2023 to July 2024.
- The following conditions would apply to this SUP
    - The SUP will expire 1 year after going into effect
    - The SUP will expire upon abandonment of the quick service food and beverage shop for a period of ninety (90) days.
    - No vehicle parking will be permitted within thirty (30) feet of the right-of-way of 5th Street.
    - No night operation of the business is permitted without adequate lighting.
    - The site must fully mitigate the effects of traffic and parking on the site, maintaining the site in day one condition throughout the life of the SUP.
    - Maximum building site of 128 square feet.
    - Minimum setback between building and parking area of fifteen (15) feet.
    - All necessary health permits will be maintained throughout the life of the SUP.
- Staff mailed 22 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.

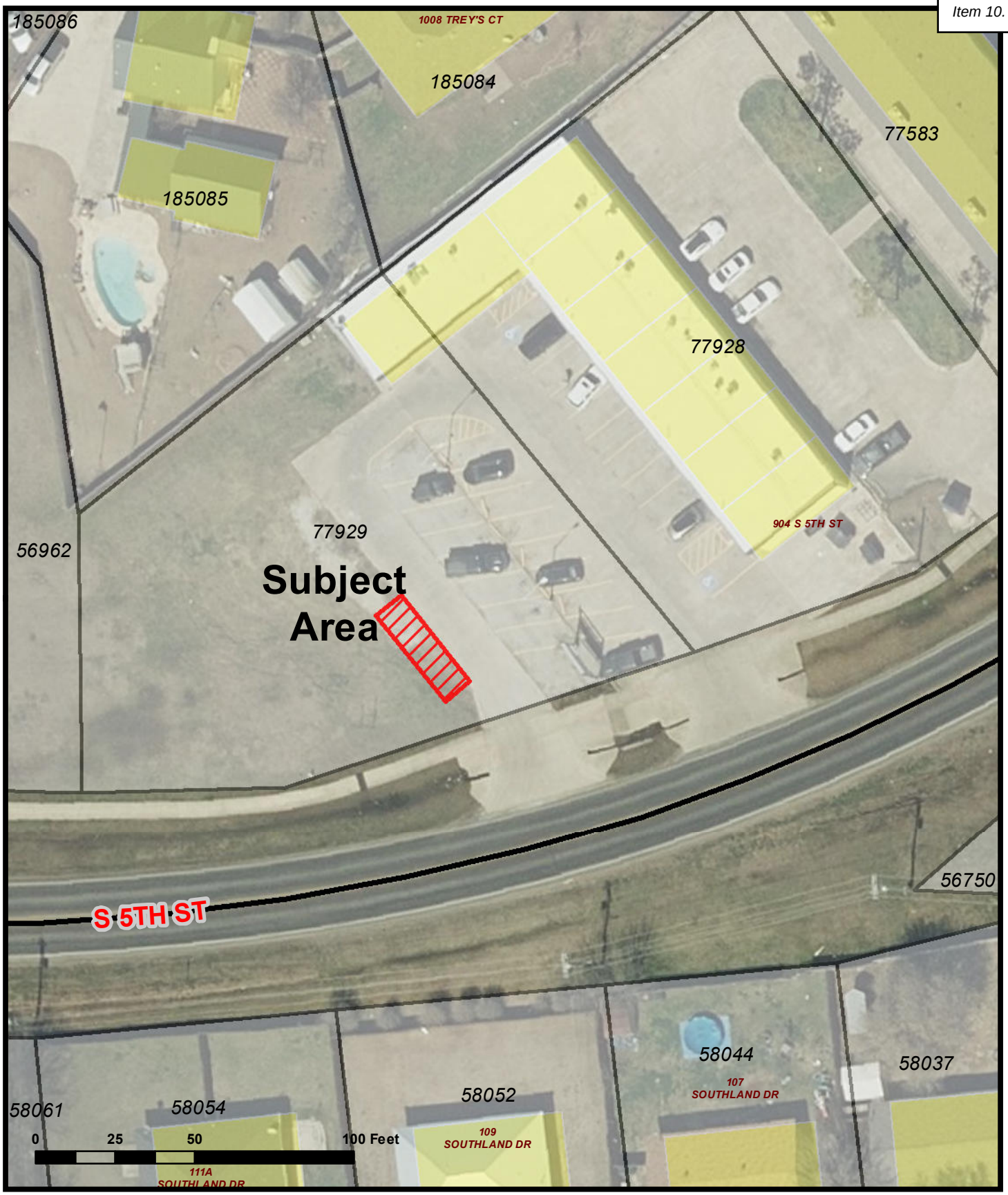
FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with a one-year renewal/expiration.

ATTACHMENTS:
Location Map
Ordinance No. 04-06-23
Application
B-1 Regulations



N
W E
S

SANGER DEVELOPMENT SERVICES EST. 1886

Project Name: 904 S. 5th St.
Oscars Tacos - SUP
Project: 23SANZON-0034

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 7/23/2023 2:48:43 PM
Doc Name: 23SANZON-0034_SUP Oscars Tacos 904S

CITY OF SANGER, TEXAS

ORDINANCE No. 09-24-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING A SPECIFIC USE PERMIT TO ALLOW A QUICK SERVICE FOOD AND BEVERAGE SHOP AT 904 S 5TH STREET IN THE PARKING LOT OF THE COTTON PATCH CENTER ON APPROXIMATELY 0.291 ACRES OF LAND DESCRIBED AS A1241A TIERWESTER, TR 240; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; 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 A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING 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, all requests for a Specific Use Permit (SUP) were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

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

WHEREAS, the Planning and Zoning Commission on August 14, 2023, duly covered and conducted public hearing for the purpose of assessing a request for a Specific Use Permit (SUP), recommending approval for the hereinafter described property; 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 a Specific Use Permit (SUP) to allow a Quick Service Food and Beverage Shop use is hereby granted for a period of one (1) year starting from the date of approval of the SUP by City Council. This is an approximately 0.291-acre site, described as A1241A Tierwester and shown in **Exhibit A**, located at 904 S 5th Street, approximately 183 feet east of the intersection of 5th Street and Freese Drive.

1. The SUP will expire 1 year after going into effect
2. The SUP will expire upon abandonment of the quick service food and beverage shop for a period of ninety (90) days.

3. No vehicle parking will be permitted within thirty (30) feet of the right-of-way of 5th Street.
4. No night operation of the business is permitted without adequate lighting.
5. The site must fully mitigate the effects of traffic and parking on the site, maintaining the site in day one condition throughout the life of the SUP.
6. Maximum building site of 128 square feet.
7. Minimum setback between building and parking area of fifteen (15) feet.
8. All necessary health permits will be maintained throughout the life of the SUP.

SECTION 2. 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 3. 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 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5. 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 5. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such case provides.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 5th day of September 2023.

APPROVED:

_____

Thomas E. Muir, Mayor

ATTEST:

_____

Kelly Edwards, City Secretary

APPROVED TO FORM:

_____

Hugh Coleman, City Attorney

EXHIBIT A

DOG
SHOPPE
BARBER

BARBER
Smoking Wizard
CBD
KRATOM
SMOKE SHOP
COOL VAPES
CIGARS-WATER PIPES-TOBACCO
OPEN
BARBERS
DELI
DONUTS
-rooming
COOLVAPES
E-Cigs
Supplies
Salon
TATTOO

SANGER
DEVELOPMENT SERVICES

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: Jose O. Valdez	Name: Upendra Dhakal
Company: Oscar's Street Tacos	Company: Cotton Patch Centre
Address: 1137 Serendipity Circle	Address: 4715 Cypress Hollow Dr, Ste
City, State, Zip Sanger, TX 76266	City, State, Zip Arlington TX 76005
Phone: 940-230-8871	Phone: 469-494-3056
Fax:	Fax:
Email: Oscarstreettacos88@gmail.com	Email: inckairav@gmail.com

Submittal Checklist

	Site Plan (for Specific Use Permits Only)
	Letter of Intent
	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.):
904 S 5th St, Sanger, TX

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

Upendra Dhakal
Owner Signature 7-14-2023 **Date**

Applicant Signature 7-14-2023 **Date**

Office Use

	Fee
	Date

SECTION 22
"B-1" BUSINESS DISTRICT

General Purpose and Description: The "B-1" Business District is intended for office facilities, neighborhood shopping facilities and retail and commercial facilities of a service character. The B-1 District is established to accommodate the daily and frequent needs of the community.

22.1 Use Regulations: A building or premise shall be used only for the following purposes:

1. Banks or savings and loans containing no more than 10,000 square feet of floor space.
2. Clinic, medical or dental containing no more than 10,000 square feet of floor space.
3. Food store with floor space not greater than twenty thousand (20,000) square feet.
4. Furniture and appliance, retail sales containing no more than 20,000 square feet of floor space.
5. Laboratory, medical or dental containing no more than 10,000 square feet of floor space.
6. Lithographic or print shop, retail only.
7. Tool rental (inside only).
8. Other general retail sales of similar nature and character provided that the business establishment is subject to the following conditions, which shall be applicable to all uses in the district:

a. The business shall be conducted wholly within an enclosed building;

b. Required yards shall not be used for display, sale or storage of merchandise or for the storage of vehicles, equipment, containers or waste material;

c. All merchandise shall be sold at retail on the premises; and

d. Such use shall not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance.

9. Other uses as listed in Section 30 of this ordinance.

The following specific uses shall be permitted in the B-1 District, when granted in accordance with Section 31:

1. Gasoline service station with associated automobile repair facility with floor space not greater than two thousand five hundred (2500) square feet.
2. Other uses as listed in Section 30 of this ordinance.

22.2 Height Regulations: No building shall exceed one hundred (100) feet in height, except cooling towers, roof gables, chimneys, vent stacks or mechanical equipment rooms, which may project not more than twelve (12) feet beyond maximum building height.

22.3 Area Regulations:

1. Size of Yards:

a. Front Yard: Twenty-five (25) feet measured from the front property line. (60) foot front yard.

b. Side Yard: Adjacent to a street-twenty-five (25) feet; adjacent to a residential district property line twenty (20) feet; other conditions ten (10) feet.

c. Rear Yard: Twenty (20) feet for any building or structure. If an alley is not required, a masonry or wood wall of a minimum height of six (6) feet shall be constructed adjacent to the rear property line to provide a barrier between the adjoining uses.

d. Special Side or Rear Yard Requirement; When a nonresidential zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided on the nonresidential property. A masonry or wood wall having a minimum height of six (6) feet above the average grade of the residential property shall be

constructed on the non-residential property adjacent to the common side (or rear) property line.

2. Size of Lot:

a. Minimum Lot Area: None

b. Minimum Lot Width: None

c. Minimum Lot Depth: None

3. Lot Coverage: No more than forty percent (40%) of the lot area shall be covered by buildings.

22.4 Parking Regulations: Off-street parking and loading shall be provided as set forth in Section 32.

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for the Replat of Lot 1R, Block A of the Powell Addition, being 1.05 acres located within the City of Sanger, generally located along the north side of Duck Creek Road approximately 511 feet west of the intersection of Duck Creek Road and South Stemmons Frwy.

SUMMARY:

- The applicant is proposing to create 1 commercial lot of 1.05 acres, from 1 previously platted tract.
- The site is zoned Business District 2.
- The existing building is currently over the build line.
- The owner states the building will be utilized as a church.
- There was right-of-way dedication of 0.01 acres.
- The replat will establish all easements required to make the site developable.
- Staff mailed out 12 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger.
- Resubmission has not be received.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments

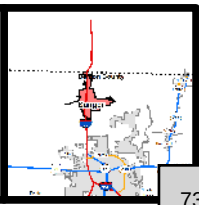
N
W E
S

SANGER DEVELOPMENT SERVICES EST. 1886

Project Name: 1609 Duck Creek Rd.
Tuff Powder Coating Replat
Project: 23SANZON-0031

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 7/23/2023 2:31:40 PM
Doc Name: 23SANZON-0031_1609 Duck Creek Replat



OWNERS DEDICATION:

WHEREAS HALLIBURTON FAMILY ENTERPIRSES LLC. IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE H. TIERWESTER SURVEY, ABSTRACT NUMBER 1241, IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, OF THE POWELL ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET D, PAGE 376, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND A PART OF A CALLED 6.4995 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HAUBURTON FAMILY ENTERPRISES, LLC. AS RECORDED IN DOCUMENT NUMBER 2019-142329 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHWEST CORNER OF SAID LOT 1, IN THE SOUTH LINE OF A CALLED 2.161 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO RYAN A. HOLDER AND ALI T. WOMACK, AS RECORDED IN DOCUMENT NUMBER 2019-71575 OF SAID OFFICIAL PUBLIC RECORDS AND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO MORGAN TOLLE AND JACQUELYN L. TOLLE AS RECORDED IN DOCUMENT NUMBER 2012-39989 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 88 DEGREES 00 MINUTES 03 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 1 AND SAID SOUTH LINE, PASSING EN ROUTE A ½ INCH IRON ROD FOUND AT A DISTANCE OF 71.35 FEET, A CAPPED IRON ROD FOUND (LABELED 4857) AT A DISTANCE OF 144.36 FEET AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 154.86 FEET TO A CAPPED IRON ROD SET (LABELED 4857; TYPICAL) FOR CORNER IN THE SOUTH LINE LOT 1, BLOCK A OF HEATHS HOLLOW ADDITION, AN ADDITION IN THE CITY OF SANGER ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2020-140 OF SAID PLAT RECORDS, FROM WHICH A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 88 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 455.33 FEET;

THENCE SOUTH 01 DEGREES 57 MINUTES 11 SECONDS WEST SEVERING SAID 6.4995 ACRE TRACT A DISTANCE OF 290.70 FEET TO A CAPPED IRON ROD SET FOR CORNER, FROM WHICH A CAPPED IRON ROD FOUND FOR REFERENCE BEARS SOUTH 02 DEGREES 15 MINUTES 24 SECONDS WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 87 DEGREES 44 MINUTES 51 SECONDS WEST, SEVERING SAID 6.4995 ACRE TRACT PART OF THE WAY, PASSING EN ROUTE A CAPPED IRON ROD FOUND AT A DISTANCE OF 18.40 FEET AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 156.30 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1 (POWELL ADDITION);

THENCE NORTH 02 DEGREES 14 MINUTES 11 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 1 (POWELL ADDITION), A DISTANCE OF 290.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.04 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HALLIBURTON FAIMLY ENTERPRISES LLC., THROUGH ITS DULY SWORN RESPRESENTATIVE, RAY HALLIBURTON, DOES HEREBY ADOPT THIS PLAY DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE REPLAT OF POWELL 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 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.

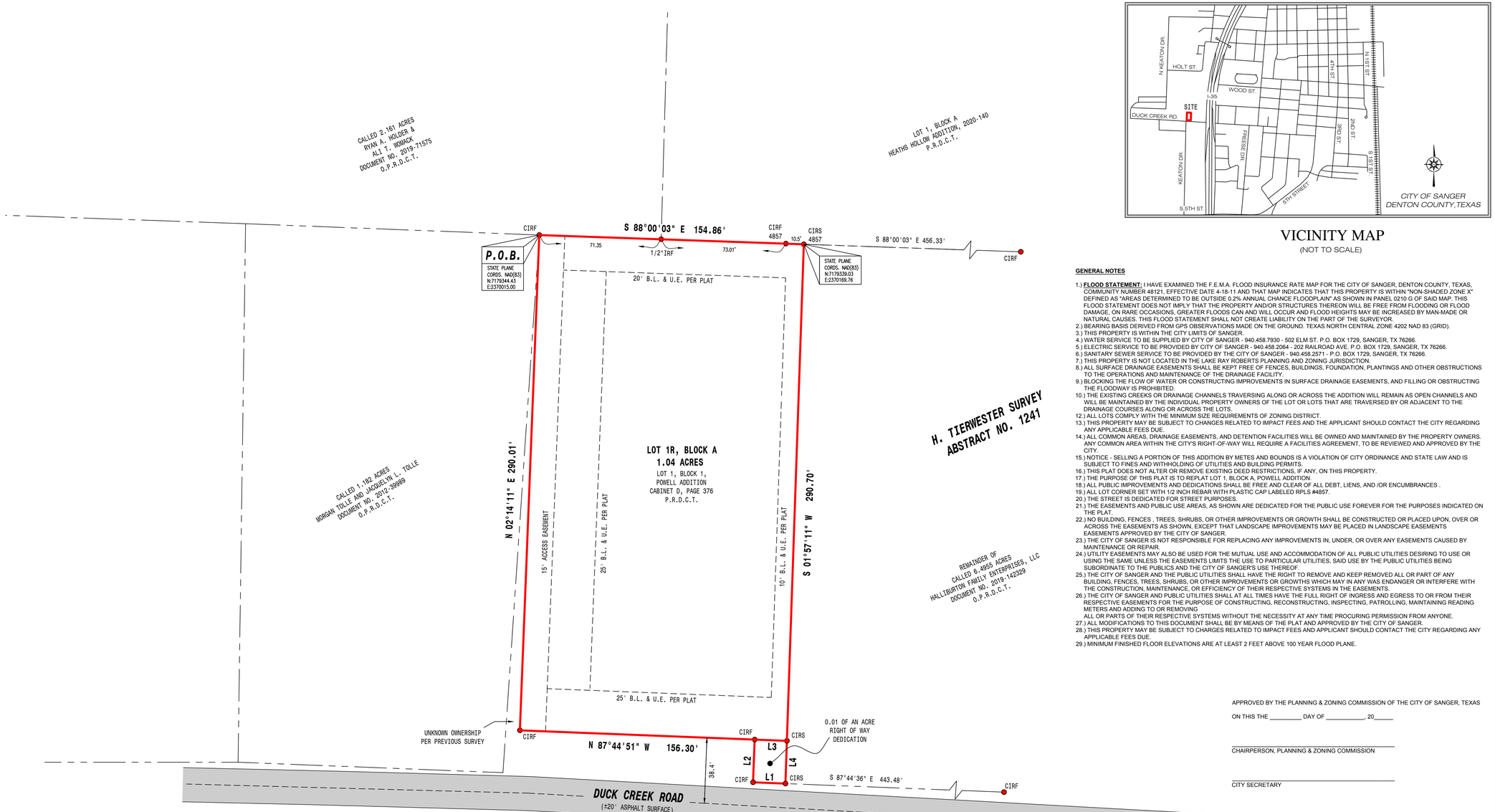
_____
RAY HALLIBURTON DATE
REPRESENTATIVE OF R. HALLIBURTON RANCH LLC.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAY HILLIBURTON, 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 _____, 2022.

_____
NOTARY PUBLIC, TEXAS



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1.) **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 481221, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2.) BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL ZONE 4202 NAD 83 (GRID).
3.) THIS PROPERTY IS WITHIN THE CITY LIMITS OF SANGER.
4.) WATER SERVICE TO BE SUPPLIED BY CITY OF SANGER - 940.458.7930 - 502 ELM ST. P.O. BOX 1729, SANGER, TX 76266.
5.) ELECTRIC SERVICE TO BE PROVIDED BY CITY OF SANGER - 940.458.2064 - 202 RAILROAD AVE. P.O. BOX 1729, SANGER, TX 76266.
6.) SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF SANGER - 940.458.2571 - P.O. BOX 1729, SANGER, TX 76266.
7.) THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
8.) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
9.) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
10.) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
12.) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF ZONING DISTRICT.
13.) THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
14.) ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
15.) 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.
16.) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
17.) THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1, BLOCK A, POWELL ADDITION.
18.) ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND /OR ENCUMBRANCES .
19.) ALL LOT CORNER SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
20.) THE STREET IS DEDICATED FOR STREET PURPOSES.
21.) THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
22.) NO BUILDING, FENCES , TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
23.) THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
24.) UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGER'S USE THEREOF.
25.) THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
26.) THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING READING METERS AND ADDING TO OR REMOVING
ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
27.) ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER.
28.) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
29.) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE 100 YEAR FLOOD PLANE.

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SANGER, TEXAS

ON THIS THE _____ DAY OF _____, 20_____

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

APPROVED AND ACCEPTED

_____ _____
MAYOR, CITY OF SANGER DATE

ATTESTED BY:

_____ _____
CITY SECRETARY, CITY OF SANGER DATE

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

_____
J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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 _____, 2023.

_____
NOTARY PUBLIC, TEXAS

STATE OF TEXAS
REGISTERED
J.E. THOMPSON
4857
PROFESSIONAL
LAND SURVEYOR

OWNER:
R. HALIBURTON RANCH LLC.
780 CR. 276
GAINESVILLE, TX 76240
(940) 442-3451

SURVEYOR:
JOHN THOMSPON
111 N. DIXON ST
GAINESVILLE, TX 76240
(940) 665-9105
JT@ALLAMERICANSURVEYING.COM

LEGEND

●	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
◆	= BENCHMARK	IRF	= IRON ROD FOUND
(T)	= TELEPHONE/UTILITY RISER (TR/UR)	CIRS	= CAPPED IRON ROD SET
BC	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
(T)	= TELEPHONE MANHOLE (TMH)	WFCP	= METAL FENCE CORNER POST
	= POWER/UTILITY POLE (PP/UP)	( )	= PLAT/DEED CALLS
	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
	= GUY WIRE (GUY)	R.O.W.	= RIGHT-OF-WAY
VAULT	= ELECTRIC VAULT (VLT)		= CONCRETE SURFACE
TRANS	= ELECTRIC TRANSFORMER (TRAN)		= ASPHALT SURFACE
WM	= WATER METER (WM)		= GRAVEL SURFACE
WV	= WATER VALVE (WV)		

LINE	BEARING	DISTANCE
L1	N 87°44'36" W	18.96'
L2	N 02°14'11" E	25.00'
L3	S 87°44'51" E	18.84'
L4	S 01°57'11" W	25.00'

LINETYPE LEGEND

PROPERTY LINE =	———
EASEMENT LINES =	– – – – –
DEED/LOT LINES =	——— ———
ADJOINER LINES =	——— – – ———
OVERHEAD UTILITY =	——— OHU ———
ASPHALT ROAD =	———
GRAVEL ROAD =	———
FENCE LINES =	———x———x———

0' 0' 0'
1 INCH = 30 FEET

REPLAT
LOT 1, BLOCK A,
POWELL ADDITION
1.05 ACRES
(LOT 1R 1.04 ACRES)
(0.01 OF AN ACRE RIGHT OF WAY DEDICATION)
IN THE H. TIERWESTER SURVEY,
ABSTRACT NO. 1241
CITY OF SANGER,
DENTON COUNTY, TEXAS

ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
T.E.P.	06/20/2023	22086-3	1" = 30'	1 OF 1

EST. 1886

SANGER
DEVELOPMENT SERVICES

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) 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: RAY HALLIBURTON	Name:
Company: R HALLIBURTON RANCH L.L.C.	Company:
Address: 780 COUNTY RD. 276	Address
City, State, Zip: GAINESVILLE, TX 76240	City, State, Zip:
Phone 940 442 3451	Phone:
Fax:	Fax:
Email: RHALLIBURTON1960@YAHOO.COM	Email:

Submittal Checklist

	Pre-Application Conference (Date:____/____/_____)
~	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
~	Letter of Intent
~	Non-Refundable Application Fee (Check Payable to City of Sanger)
~	Application Form (Signed by Owner)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
~	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to

Supporting Materials (List if provided): _____

R Number(s): 117005 DEN

X Ray Halliburton — Owner's Signature — 6-22-23 — Date

X Ray Halliburton — Applicant's Signature — 6-22-23 — Date

Office Use: Reviewed by Director of Development Services__/__/_____

	Complete (Check #_____)
	Incomplete (Returned to Applicant_____/_____/__)

LETTER OF INTENT

Subdivision name and address: Lot 1 Block A, Powell Addition as recorded in Cabinet D, Page 376, PRDCT

Contact information for person preparing and submitting the documents:

Ray Halliburton (940) 442-3451 Owner

780 County Road 276 Gainesville, Texas 76240

All American Surveying J.E. Thompson II 940 665-9105

111 N Dixon St Gainesville, TX 76240

Designated point of contact for future correspondence:

Ray Halliburton (940) 442-3451

780 County Road 276 Gainesville, Texas 76240

Intent of the plat application:

The proposed replat is to extend the east property line of lot 1 block 1, Powell Addition, as the existing building is presently over the property line.

Brief description of the location, area, intended use and future develop:

1609 Duck Creek Road - Sanger, Texas. The property is approximately 550 feet east of the I 35 service road. The building will be used for a church. The owner is not aware of any future development.

Request that the plat be reviewed and considered by the appropriate approval body:

Please consider this letter of intent as a request that the new plat be reviewed and considered by the appropriate approval body.

R Halliburton Ranch L.L.C.

Ray Halliburton

DATE: 08/02/2023

1st REVIEW COMMENTS – Final Plat (Powell Addition)

The request is for a Replat of the Powell Addition containing 1 lot, being approximately 1.05 acres in the H. TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by All American Surveying, submitted on 07/19/2023. 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 and dimensions from the centerline to the edges of existing and proposed right-of-way on **both** sides of the centerline.
2. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
3. Show the name address and phone number of all utilities providing service to the development. A signature or **will-serve** letter, signifying their ability to provide service to the subdivision.
4. Ensure property owner information matches information on Denton Central Appraisal District record.
5. Correct approval block to match checklist.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, August 14, 2023, and the City Council meeting on Tuesday, September 5, 2023.

August 8, 2023
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Powell Addition – Replat
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Replat for Lot 1, Block A of the Powell Addition located on Duck Creek Road east of Keaton Drive. The property is located inside the City of Sanger limits. The plat intends to adjust the eastern property line to account for the existing building placement. No improvements are expected at this time. The Replat was prepared by All American Surveying and is dated June 20, 2023. Ordinance citations are provided on the attached markup. Our comments are as follows

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Provide a closure report for the tract.
3. Update surveyor's certification to match City ordinance.
4. There is a gap between legal boundaries for the subject tract and the adjacent property to the west. There is a note that states that ownership of the gap is unknown per previous survey. Please cite the survey referenced. Additionally, were any corners on the adjacent lot located to establish the accuracy of the boundary resolution?
5. Show and label Keaton Drive ROW going south.
6. Establish whether a 15-foot access easement will encompass the existing access drive. Aerial imagery appears to show a 25-foot-wide street. Update if necessary.
7. Establish if any easements on the property are existing and clarify if "per plat" means per this plat or per cited plat.
8. Show location of previous eastern boundary line that is being relocated on the plat.
9. Eliminate Note 29 from the General Notes. This is only needed when the property is located in or adjacent to the floodplain.
10. Update signature blocks to City standards. See markup.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764 7467.

Sincerely,
HALFF

Leigh A. Hollis, P.E.

Attachments: markups

OWNERS DEDICATION:

WHEREAS HALLIBURTON FAMILY ENTERPIRSES LLC. IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE H. TIERWESTER SURVEY, ABSTRACT NUMBER 1241, IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, OF THE POWELL ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET D, PAGE 376, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND A PART OF A CALLED 6.4995 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HAUBURTON FAMILY ENTERPRISES, LLC. AS RECORDED IN DOCUMENT NUMBER 2019-142329 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHWEST CORNER OF SAID LOT 1, IN THE SOUTH LINE OF A CALLED 2.161 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO RYAN A. HOLDER AND ALI T. WOMACK, AS RECORDED IN DOCUMENT NUMBER 2019-71575 OF SAID OFFICIAL PUBLIC RECORDS AND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO MORGAN TOLLE AND JACQUELYN L. TOLLE AS RECORDED IN DOCUMENT NUMBER 2012-39989 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 88 DEGREES 00 MINUTES 03 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 1 AND SAID SOUTH LINE, PASSING EN ROUTE A ½ INCH IRON ROD FOUND AT A DISTANCE OF 71.35 FEET, A CAPPED IRON ROD FOUND (LABELED 4857) AT A DISTANCE OF 144.36 FEET AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 154.86 FEET TO A CAPPED IRON ROD SET (LABELED 4857; TYPICAL) FOR CORNER IN THE SOUTH LINE LOT 1, BLOCK A OF HEATHS HOLLOW ADDITION, AN ADDITION IN THE CITY OF SANGER ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2020-140 OF SAID PLAT RECORDS, FROM WHICH A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 88 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 455.33 FEET;

THENCE SOUTH 01 DEGREES 57 MINUTES 11 SECONDS WEST SEVERING SAID 6.4995 ACRE TRACT A DISTANCE OF 290.70 FEET TO A CAPPED IRON ROD SET FOR CORNER, FROM WHICH A CAPPED IRON ROD FOUND FOR REFERENCE BEARS SOUTH 02 DEGREES 15 MINUTES 24 SECONDS WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 87 DEGREES 44 MINUTES 51 SECONDS WEST, SEVERING SAID 6.4995 ACRE TRACT PART OF THE WAY, PASSING EN ROUTE A CAPPED IRON ROD FOUND AT A DISTANCE OF 18.46 FEET AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 156.30 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1 (POWELL ADDITION);

THENCE NORTH 02 DEGREES 14 MINUTES 11 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 1 (POWELL ADDITION), A DISTANCE OF 290.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.04 ACRES OF LAND, MORE OR LESS.

provide a closure report - 10.104(10)(B)

spelling

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HALLIBURTON FAIMLY ENTERPRISES LLC., THROUGH ITS DULY SWORN RESPRESENTATIVE, RAY HALLIBURTON, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE REPLAT OF POWELL 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 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.

_____
RAY HALLIBURTON DATE
REPRESENTATIVE OF R. HALLIBURTON RANCH LLC.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAY HILLIBURTON, 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 _____, 2022.

_____
NOTARY PUBLIC, TEXAS

"is true and correct and..." 10.104(10)(V)

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

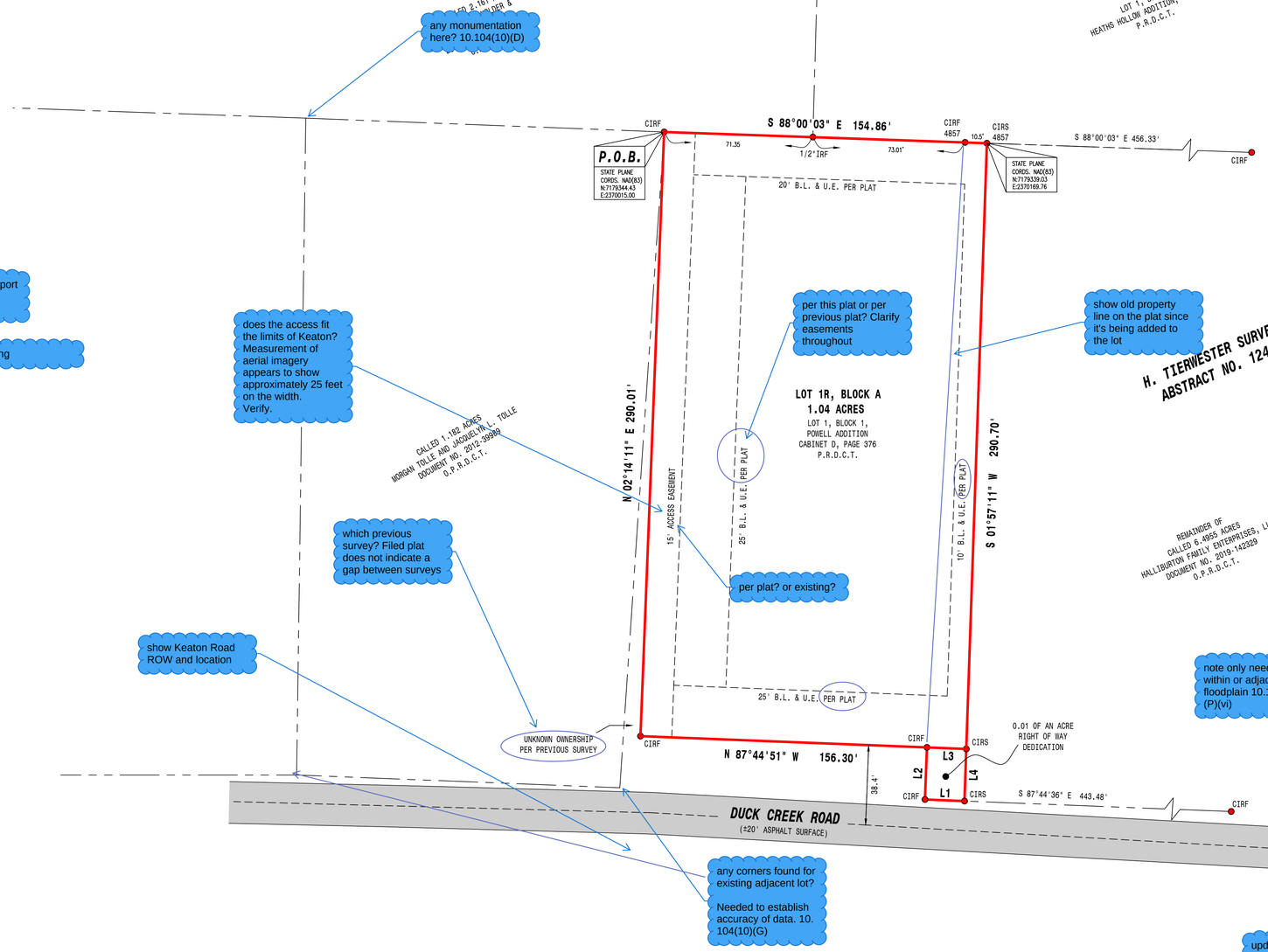
_____
J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

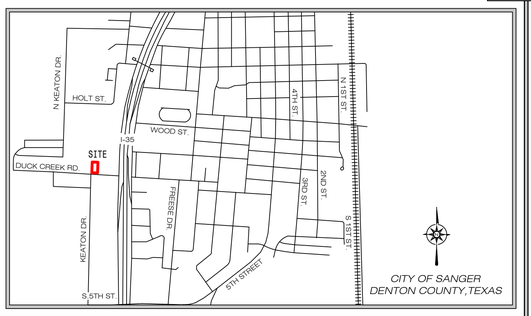
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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 _____, 2023.

_____
NOTARY PUBLIC, TEXAS





VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1.) **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 481221, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2.) BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL ZONE 4202 NAD 83 (GRID).
3.) THIS PROPERTY IS WITHIN THE CITY LIMITS OF SANGER.
4.) WATER SERVICE TO BE SUPPLIED BY CITY OF SANGER - 940.458.7930 - 502 ELM ST. P.O. BOX 1729, SANGER, TX 76266.
5.) ELECTRIC SERVICE TO BE PROVIDED BY CITY OF SANGER - 940.458.2064 - 202 RAILROAD AVE. P.O. BOX 1729, SANGER, TX 76266.
6.) SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF SANGER - 940.458.2571 - P.O. BOX 1729, SANGER, TX 76266.
7.) THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
8.) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
9.) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
10.) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
12.) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF ZONING DISTRICT.
13.) THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
14.) ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
15.) 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.
16.) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
17.) THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1, BLOCK A, POWELL ADDITION.
18.) ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND /OR ENCUMBRANCES .
19.) ALL LOT CORNER SET WITH ½" INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
20.) THE STREET IS DEDICATED FOR STREET PURPOSES.
21.) THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
22.) NO BUILDING, FENCES , TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
23.) THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
24.) UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGER'S USE THEREOF.
25.) THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
26.) THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING READING METERS AND ADDING TO OR REMOVING
ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
27.) ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER.
28.) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
~~29.) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE 100 YEAR FLOOD PLANE.~~

note only needed if within or adjacent to floodplain 10.104(10)(P)(vi)

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SANGER, TEXAS
ON THIS THE _____ DAY OF _____, 20_____

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

APPROVED AND ACCEPTED

_____ _____
MAYOR, CITY OF SANGER DATE

ATTESTED BY:

_____ _____
CITY SECRETARY, CITY OF SANGER DATE

update to City standard approval block: 10.104(10)(X)

"Approved:

_____ _____
Chairman, Planning & Zoning Commission Date
City of Sanger, Texas

_____ _____
Mayor Date
City of Sanger, Texas
Attested by

_____ _____
City Secretary, City of Sanger, Texas Date"

OWNER:
R. HALIBURTON RANCH LLC.
780 CR. 276
GAINESVILLE, TX 76240
(940) 442-3451

SURVEYOR:
JOHN THOMSPON
111 N. DIXON ST
GAINESVILLE, TX 76240
(940) 665-9105
JT@ALLAMERICANSURVEYING.COM

LEGEND

●	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
◆	= BENCHMARK	IRF	= IRON ROD FOUND
(T)	= TELEPHONE/UTILITY RISER (TR/UR)	CIRS	= CAPPED IRON ROD SET
BC	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
(T)	= TELEPHONE MANHOLE (TMH)	WFCP	= METAL FENCE CORNER POST
	= POWER/UTILITY POLE (PP/UP)	( )	= PLAT/DEED CALLS
☼	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
⊢	= GUY WIRE (GUY)	R.O.W.	= RIGHT-OF-WAY
VAULT	= ELECTRIC VAULT (VLT)		= CONCRETE SURFACE
TRANS	= ELECTRIC TRANSFORMER (TRAN)		= ASPHALT SURFACE
W	= WATER METER (WM)		= GRAVEL SURFACE
⋈	= WATER VALVE (WV)		

LINE	BEARING	DISTANCE
L1	N 87°44'36" W	18.96'
L2	N 02°14'11" E	25.00'
L3	S 87°44'51" E	18.84'
L4	S 01°57'11" W	25.00'

LINETYPE LEGEND

PROPERTY LINE =
EASEMENT LINES =
DEED/LOT LINES =
ADJOINER LINES =
OVERHEAD UTILITY = OHU
ASPHALT ROAD =
GRAVEL ROAD =
FENCE LINES = x x

0' 0' 0'
1 INCH = 30 FEET

ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
T.E.P.	06/20/2023	22086-3	1" = 30'	1 OF 1

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 09-25-23 a rezoning from (PD-TH) Planned Development-Townhome to (PD-SF1) Planned Development-SF1 of approximately 14.908 acres of land, described as A0029A R BEEBE, 72B(2A), within the City of Sanger, and generally located on west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 14.908 acres from PD-TH to PD_SF1.
- They will create 64 single-family lots on the site.
- This zoning would conform to the future land use map.
- The property adjoins a single-family property and a townhome property.
- The development would meet the R-1 zoning requirements with the following changes
    - Minimum lot square footage would 6000 square feet.
    - Minimum lot depth would be 120 feet.
    - Minimum dwelling size would be 1850 with a 15% max of lots below 2000.
    - Minimum front yard setback 25 feet with features such as overhangs, stoops, bay windows, front porches allowed to extend a maximum of 5 feet into the front yard setback.
    - Minimum side yard setback 5 feet and 10 feet adjacent a street.
    - Minimum rear yard setback 20 feet with feature such as porches, courtyards, masonry chimneys, and bay windows allowed to extend a maximum 5 feet into setback
    - Maximum lot coverage 65%
    - Enclosed parking area of at least 400 square feet (this does not count toward minimum house size) and face of garage door must be located at least 20 feet from street right-of-way. The garage door does not have to be behind the street-facing façade of the house.
    - Lot widths shall be measured at the rear of the required front yard setback.
    - 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.
    - Single-family lots shall have an irrigation system in the front yard and street corner side yard.
    - Each home will have a minimum of 2 shade trees.
    - Each home will have a minimum of 12 three gallon shrubs.
- Staff mailed out 34 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received one response in favor and one response opposed. Responses are attached.

FISCAL INFORMATION:

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

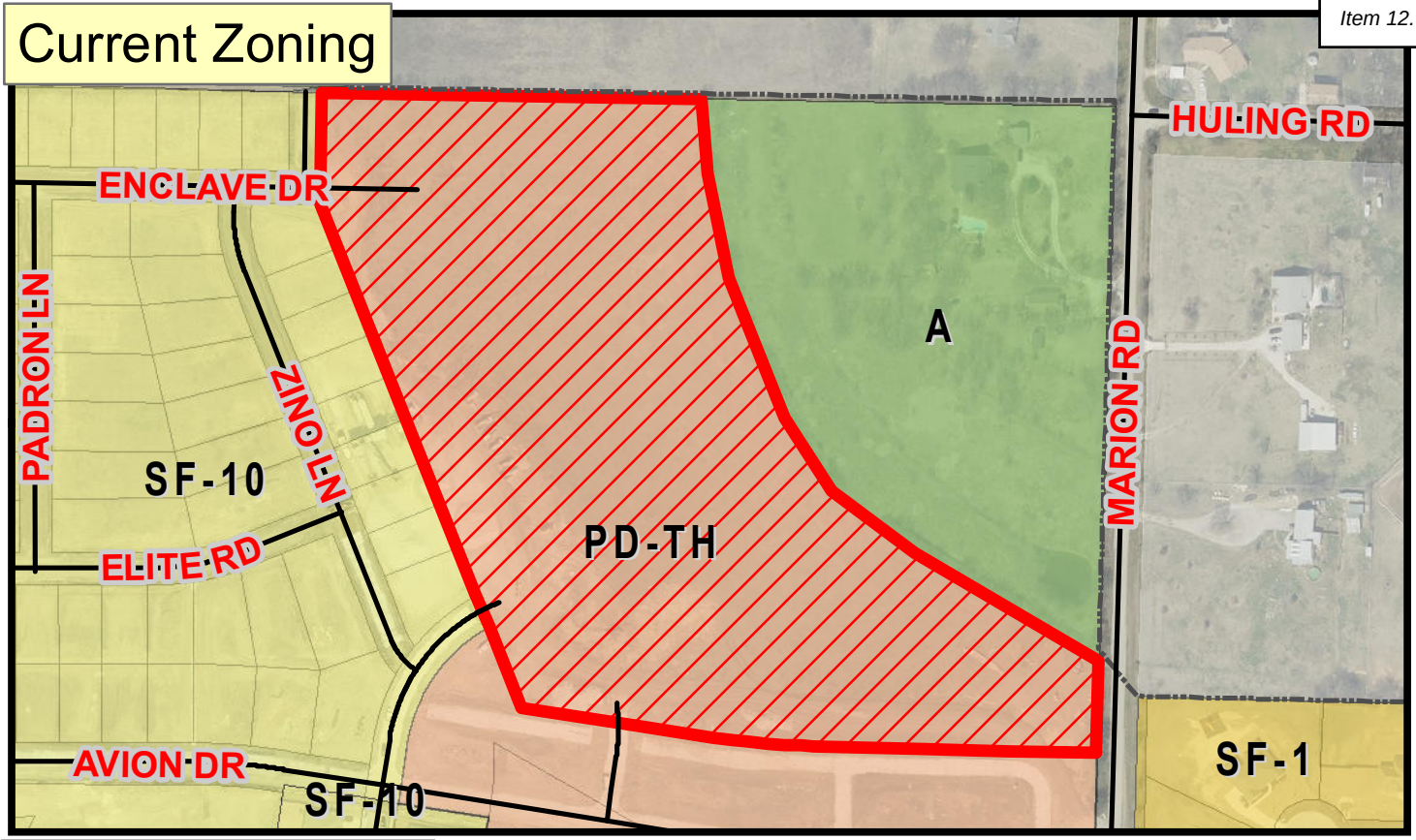
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

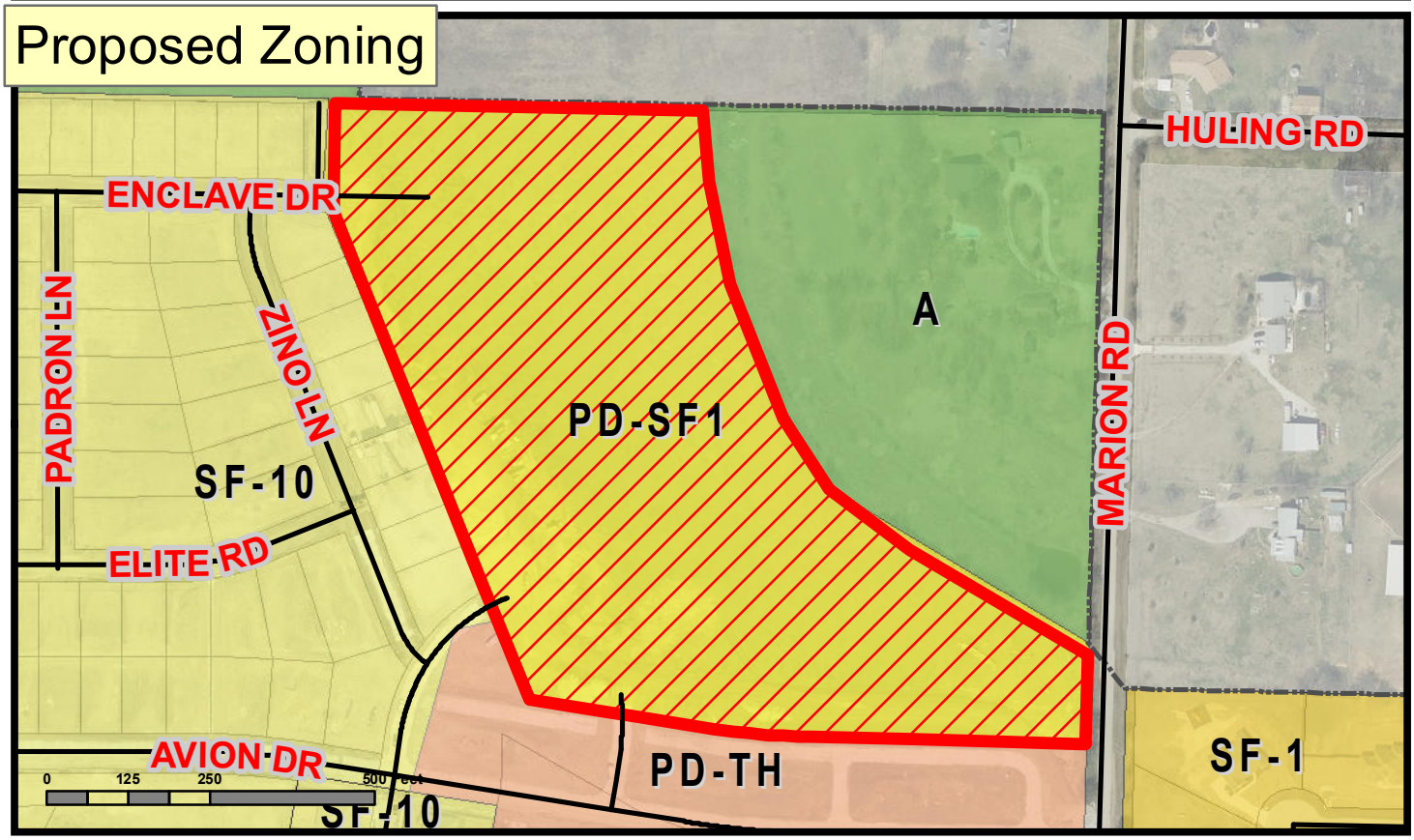
ATTACHMENTS:

Location Map
Ordinance No. 09-25-23
Application
Letter of Intent
SF-1 Zoning Regulation
Response Form – In favor
Response Form - Opposed

Current Zoning



Proposed Zoning



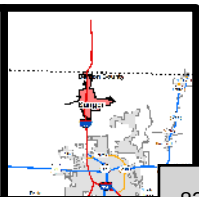
N
W E
S

SANGER
EST. 1895
DEVELOPMENT SERVICES

Location: Sanger Circle Phase 7
PD Zoning Change
Project: 23SANZON-0028

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.



CITY OF SANGER, TEXAS

ORDINANCE 09-25-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP FOR APPROXIMATELY 14.908 ACRES OF LAND DESCRIBED AS A0029A R BEEBE, 72B(2A); FROM (PD-TH) PLANNED DEVELOPMENT-TOWNHOME TO (PD-SF-1) PLANNED DEVELOPMENT-SINGLE FAMILY 1; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; 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 A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING 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 August 14, 2023, 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, all requests 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 72B(2A).

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 west side of Marion approximately 820 feet south of the intersection of Marion Road and Huling Road is rezoned from

(PD-TH) Planned Development-Townhome to (PD-SF1) Planned Development-Single Family 1 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. 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 5. 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 6. 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.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 5th day of September 2023.

APPROVED:

_____

Thomas E. Muir, Mayor

ATTEST:

_____

Kelly Edwards, City Secretary

APPROVED TO FORM:

_____

Hugh Coleman, City Attorney

STATE OF TEXAS
COUNTY OF DENTON

All that certain lot, tract, or parcel of land, being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being part of that certain called 223.35 acre tract described in a deed from North Park Estates Trust to Sanger Land Development LLC on February 15, 2019, recorded in Denton County Clerk's File No. (DCCFN) 2019-16167 of the Official Public Records of Denton County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) for the Northeast terminus of Imperial Drive as shown on the plat of Sanger Circle, Phase 6B, recorded in DCCFN 2022-196, in the North line of the above mentioned 223.35 acre tract, in the South line of the STC Group Miller, LLC 202.69 acre tract recorded in DCCFN 2021-00195695;

THENCE South 88 deg. 57 min. 33 sec. East with the South line of the 202.69 acre tract, the South line of Lot 4, Block 1 of Abney Acres, as shown by plat of same recorded in Volume M, Page 64 of the Plat Records of Denton County, Texas (PRDCT), the North line of the 223.35 acre tract, a distance of 578.77 ft. to a 3" pipe fence corner post (found) for the Northeast corner of same, the Northwest corner of the Lou Henry Cooper 9.297 acre tract recorded in Volume 1005, Page 253;

THENCE southerly and generally with a fence, with the East line of the 223.35 acre tract, the West line of the 9.297 acre tract as follows:
South 04 deg. 47 min. 03 sec. East a distance of 112.59 ft. to a fence corner (found) for corner,
South 11 deg. 23 min. 10 sec. East a distance of 163.10 ft. to a x-tie fence corner (found) for corner,
South 21 deg. 46 min. 43 sec. East a distance of 229.34 ft. to a 3" bois d'arc fence corner (found) for corner,
South 32 deg. 44 min. 55 sec. East a distance of 131.51 ft. to a 15" twin bois d'arc tree for corner,
South 52 deg. 50 min. 26 sec. East a distance of 158.27 ft. to a 12" triple bois d'arc tree for corner,
and South 59 deg. 39 min. 33 sec. East a distance of 353.99 ft. to a mag nail (set) for an angle corner of the 223.35 acre tract, the South corner of the 9.297 acre tract, near the centerline of Marion Road;

THENCE South 01 deg. 23 min. 45 sec. West with the centerline of Marion Road, the East line of the 223.35 acre tract, a distance of 129.75 ft. to a mag nail (set) for the Northeast corner of 0.152 acre right of way dedication shown on the plat of Sanger Circle, Phase 6A, recorded in Document No. 2022-200, PRDCT;

THENCE North 88 deg. 35 min. 48 sec. West with the North line of the 0.152 acre right of way, at 39.97 ft. pass a ½" iron rod (found) for the Northwest of same, the Northeast corner of Block B of Sanger Circle, Phase 6A, and continue a total distance of 462.87 ft. to a ½" iron rod (found) for corner at the p.c. of a curve to the right;

THENCE westerly with the North line of Block B, with a curve to the right having a radius of 1279.78 ft., a chord of North 84 deg. 47 min. 59 sec. West - 175.39 ft., a distance of 175.53 ft. to a ½" iron rod (found) for corner at the p.t. of same;

THENCE North 80 deg. 58 min. 56 sec. West with the North line of Block B, a distance of 96.57 ft. to a ½" iron rod (set) for corner in the East right of way of Olivia Lane and a curve to the left;

THENCE with the East right of way of Olivia Lane, with a curve to the left having a radius of 320.00 ft., a chord of North 04 deg. 12 min. 32 sec. West - 40.48 ft., a distance of 40.51 ft. to a ½" iron rod (set) for corner, the Northeast terminus of Olivia Lane;

THENCE South 82 deg. 09 min. 16 sec. West with the North terminus of Oliva Lane, a distance of 50.00 ft. to a ½" iron rod (set) for corner at the Northwest terminus of same, in a curve to the right;

THENCE with the West right of way of Olivia Lane, with a curve to the right having a radius of 270.00 ft., a chord of South 05 deg. 06 min. 28 sec. East - 25.68 ft., a distance of 25.69 ft. to a ½" iron rod (set) for the Northeast corner of Block C;

THENCE with the Northeast line of Block C, North 80 deg. 57 min. 30 sec. West a distance of 121.87 ft. to a ½" iron rod (set) for and angle corner and North 21 deg. 42 min. 05 sec. West a distance of 139.82 ft. to a ½" iron rod (set) for the North corner of Block C, in the Southeast right of way of Bridle Path, in a curve to the right;

THENCE northeasterly with the Southeast right of way of Bridle Path, with a curve to the right having a radius of 250.00 ft., a chord of North 64 deg. 43 min. 00 sec. East - 31.30 ft., a distance of 31.32 ft. to a ½" iron rod (set) for corner at the p.t. of same;

THENCE North 68 deg. 18 min. 20 sec. East with the Southeast right of way of Bridle Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the Southeast terminus of same;

THENCE North 21 deg. 41 min. 40 sec. West with the Northeast terminus of Bridal Path, a distance of 50.00 ft. to a ½" iron rod (set) for the North corner of same;

THENCE South 68 deg. 18 min. 20 sec. West with the Northwest right of way of Bridal Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the p.c. of a curve to the left;

THENCE southwesterly with the Northwest right of way of Bridal Path, with a curve to the left having a radius of 300.00 ft., a chord of South 65 deg. 19 min. 04 sec. West - 31.29 ft., a distance of 31.30 ft. to a ½" iron rod (found) for corner, the Southeast corner of Block F of Sanger Circle, Phase 6B;

THENCE North 21 deg. 42 min. 05 sec. West with the East line of Block F, a distance of 639.54 ft. to a ½" iron rod (found) for the Northeast corner of same, in the South right of way of Imperial Drive;

THENCE South 88 deg. 57 min. 33 sec. East with the South right of way of Imperial Lane, a distance of 26.01 ft. to a ½" iron rod (set) for corner at the Southeast terminus of same;

THENCE northerly with the East right of way of Imperial Drive as follows:
North 01 deg. 02 min. 27 sec. East with a distance of 50.00 ft. to a ½" iron rod (set) for corner,
North 88 deg. 57 min. 33 sec. West a distance of 8.93 ft. to a ½" iron rod (set) for corner,
North 43 deg. 57 min. 33 sec. West a distance of 21.21 ft. to a ½" iron rod (set) for corner,
and North 01 deg. 02 min. 27 sec. East a distance of 105.00 ft. to the place of beginning, containing 14.908 acres or 649,410 square feet of land.

EXHIBIT B

SANGER CIRCLE PH 7
PD SUMMARY

Purpose Statement - To rezone approximately 14.908 acres from PD-TH to PD-SF1 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 (14.908 Acres)

14.908 acres are proposed as single family detached uses. The net density is 4.3 units/acre.

COMMUNITY FEATURES

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas, greenbelts and all private landscape improvements. Private trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

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 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.

B. Minimum House Size.

The minimum air-conditioned area within each residence shall be 1,850 square feet. Over the entire development, the lots shall average over 2,000 square feet in house size. The developer shall place a limit of 15% of the total lot count to be below 2,000 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. 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.

III. 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 Preliminary Plat 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.

IV. Open Space (1.437 Acres)

A. Common areas shall include small open spaces as shown on the 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.

B. 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.

V. Fencing Requirements

A. 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 Concept 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.

VI. 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.

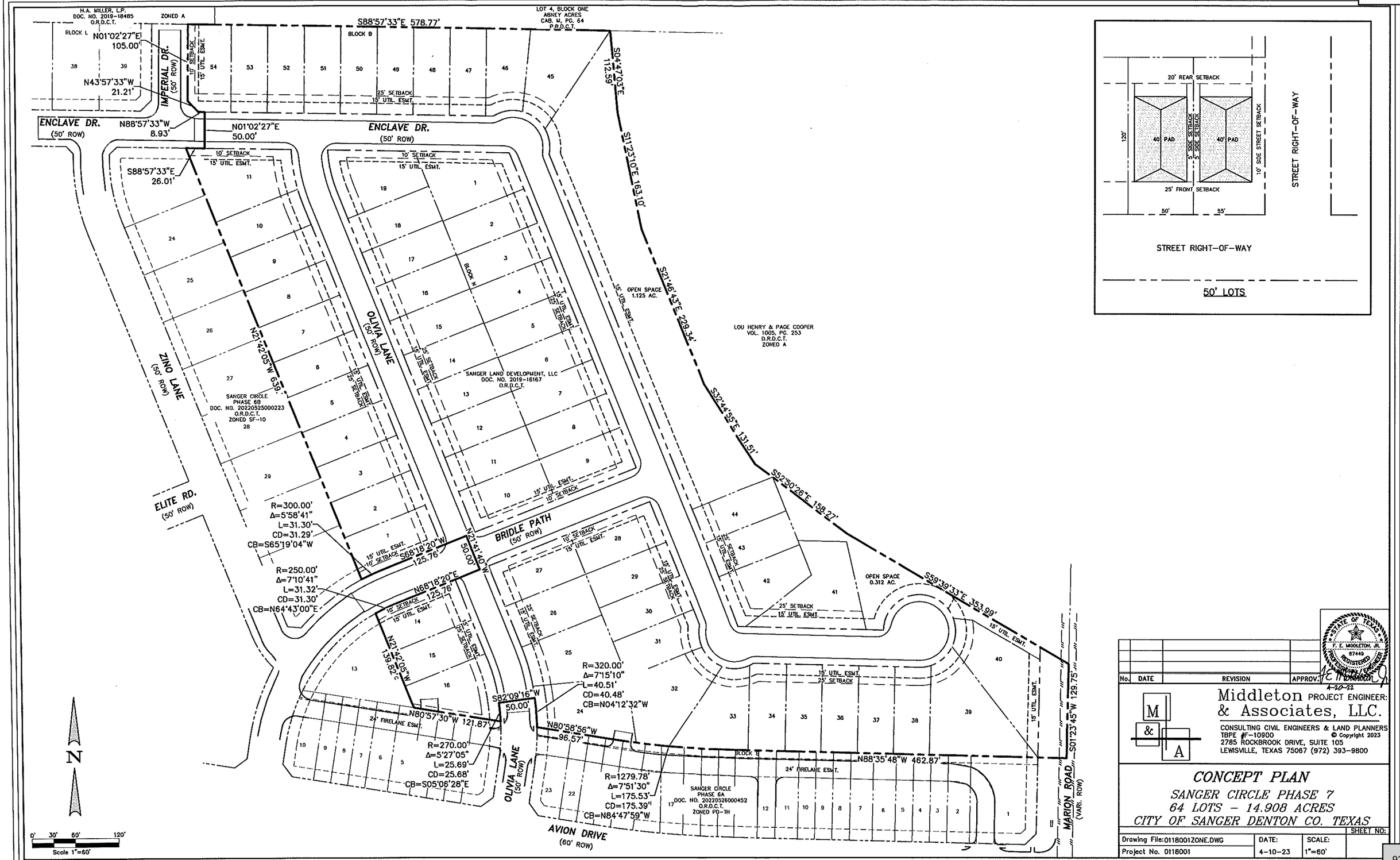
C. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum the benefit from the pedestrian system.

VII. 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.

EXHIBIT C



No.	DATE	REVISION	APPROV.

STATE OF TEXAS
F. E. MIDDLETON, JR.
67449
REGISTERED
PROFESSIONAL ENGINEER
4-20-23

PROJECT ENGINEER:

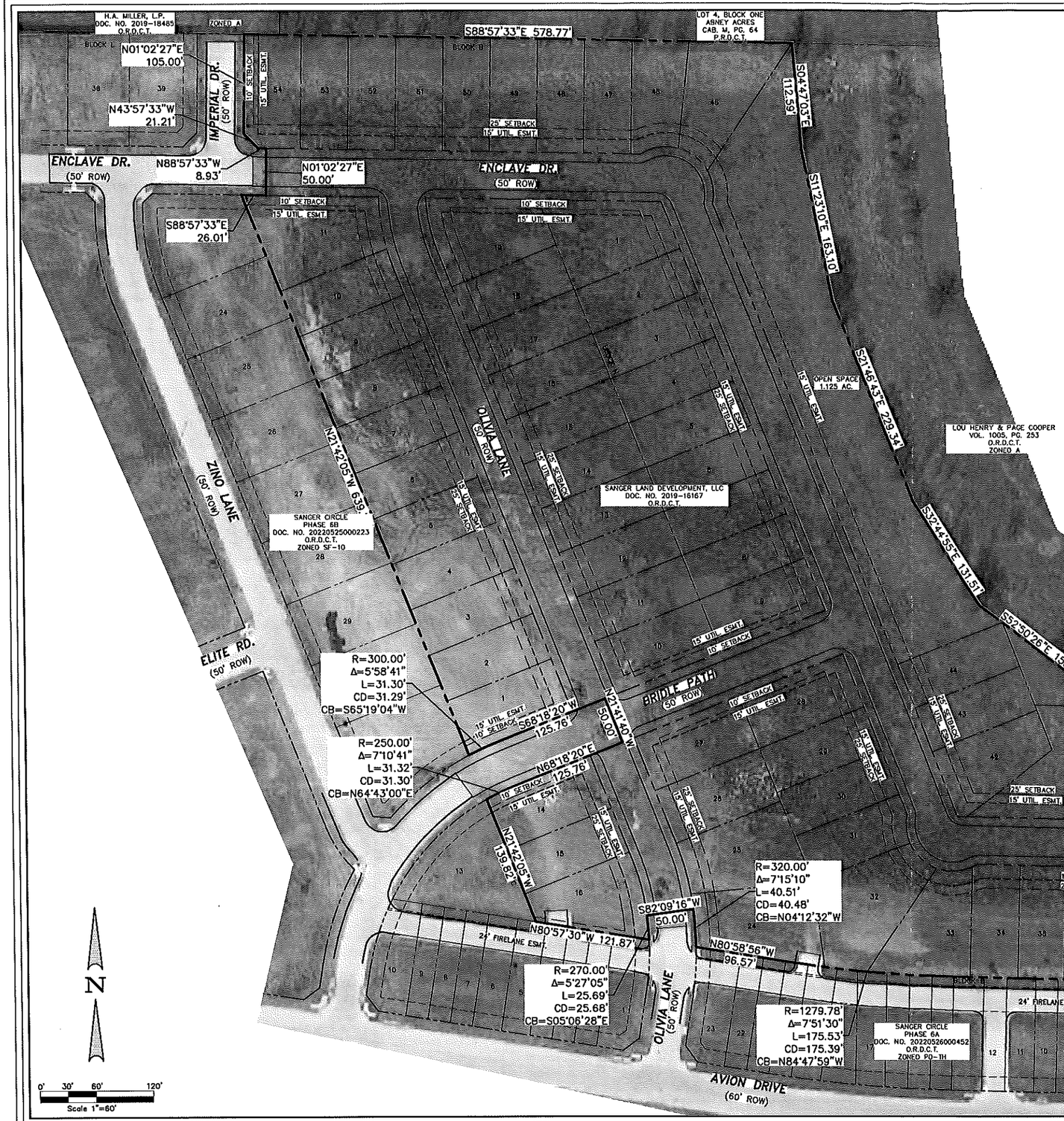
Middleton & Associates, LLC.

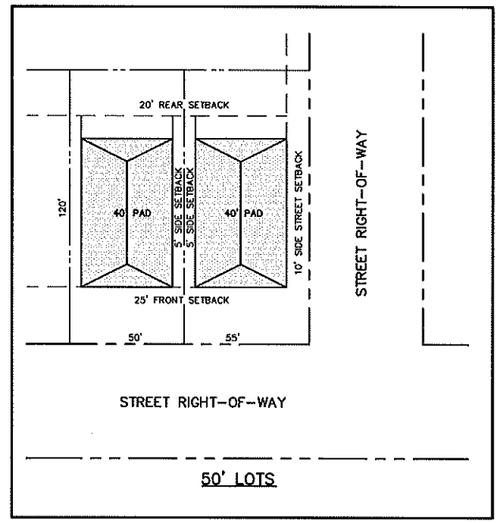
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
© Copyright 2023
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

CONCEPT PLAN

SANGER CIRCLE PHASE 7
64 LOTS – 14.908 ACRES
CITY OF SANGER DENTON CO. TEXAS

Drawing File: 0118001ZONE.DWG	DATE:	SCALE:	SHEET NO:
Project No. 0118001	4-10-23	1"=60'	





No.	DATE	REVISION	APPROV.

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
© Copyright 2023
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

STATE OF TEXAS — F. E. MIDDLETON, JR. — 87449 — REGISTERED — PROFESSIONAL ENGINEER

4-10-23

CONCEPT PLAN

SANGER CIRCLE PHASE 7
64 LOTS - 14.908 ACRES
CITY OF SANGER DENTON CO. TEXAS

Drawing File: 0118001ZONE.DWG	DATE: 4-10-23	SCALE: 1"=60'	SHEET NO:
Project No. 0118001			

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

ZONING CHANGE/SUP APPLICATION

[X] Zoning Change [ ] Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Eugene Middleton, P.E.	Name: Mr. Jonathan Wang
Company: Middleton & Associates, LLC	Company: Sanger Land Development Company LLC
Address: 2785 Rockbrook Drive, Suite 105	Address: 101 Forest Bend Drive
City, State, Zip Lewisville, Texas, 75067	City, State, Zip Coppell, Texas, 75019
Phone: 972-393-9800	Phone: 214-316-2256
Fax: N/A	Fax: N/A
Email: eugene@middleton-associates.com	Email: wangjtc@verizon.net

Submittal Checklist

	Site Plan (for Specific Use Permits Only)
X	Letter of Intent
X	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.):
14.908 Acres located at the northeast corner of Bridle Path and Olivia Lane (just east of Sanger Circle Phase 6)

Describe the proposed zoning change or Specific Use Permit (SUP):
Rezoning from PD-TH to PD-SF1

Jonathan Wang — May 30, 2023
Owner Signature **Date**

Eugene Middleton — 5-31-23
Applicant Signature **Date**

Office Use

	Fee
	Date

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

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 Sanger Circle Ph 7
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the rezoning of the Sanger Circle Ph 7 property located at the northeastern intersection of Bridle Path and Avion Drive in Sanger. The property is approximately 14.908 acres consisting of one (1) property owner – Sanger Land Development, LLC. This tract is currently open pastureland with no tree cover.

The purpose of this request is to change the zoning from existing PD-TH to PD-SF1. The Cities Future Land Use Plan identifies this area as Medium Density Residential. The proposed PD would modify the zoning from townhome to single family detached residential. We believe this use is a much better option for this site and more follows the city's land use plan. The owner for this submittal is Mr. Jonathan Wang with Sanger Land Development, LLC.

If you have any other questions or would like additional information regarding our submittal, please contact myself at 972-393-9800 or Mr. Wang at 214-316-2256.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton

Eugene Middleton, P.E.
President

2785 Rockbrook Drive, Suite 105 Lewisville, Texas 75067

Select Language ▼

City of Sanger, TX
Monday, August 28, 2023

Exhibit 14A. Zoning Ordinance

SECTION 9. "SF-1" - SINGLE FAMILY RESIDENTIAL DISTRICT - 1

General Purpose and Description - This district is intended to provide for larger lots with associated large single-family residential dwellings and associated structures. Such districts will usually be located in relatively remote areas, separated from heavy traffic and major thoroughfares. This district is also appropriate in areas of environmental sensitivity and/or uneven topography and as a buffer between areas expected to remain in agricultural use for an extended period of time and areas expected to experience residential development.

§ 9.1. Permitted Uses.

A. Uses permitted in the SF-1 District are outlined in the chart in Section 30.
(Ordinance 09-22-02 adopted 9/3/02)

§ 9.2. Area Regulations.

A. Size of Yards:

1. Minimum Front Yard - Thirty feet (30')
2. Minimum Side Yard - Fifteen feet (15'); Twenty-five feet (25') on corner adjacent to side street.
3. Minimum Rear Yard - Twenty-five feet (25')

B. Size of Lots:

1. Minimum Lot Area - Twenty two thousand (22,000) square feet
2. Minimum Lot Width - One hundred twenty-five feet (125')
3. Minimum Lot Depth - One hundred fifty feet (150')

C. Minimum Dwelling Size: Twenty-four hundred (2400) square feet

D. [1]Maximum Lot Coverage: Twenty-five percent (25%) by the main building; Forty percent (40%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.

[1] *Editor's note–Ordinance 99-22-02 adopted 9/3/02 amended by council action 7/6/04.*

E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line. Off-street parking spaces and Loading Requirements shall be provided in Section 32.

F. Other Regulations:

1. Accessory Buildings:

a. Minimum Front Yard - Sixty feet (60')

b. Minimum Side Yard - Ten feet (10')

c. Minimum Rear Yard - Ten feet (10')

(Ordinance 09-22-02 adopted 9/3/02)

Response Form

23SANZON-0028

PD-Sanger Circle Phase 7 - Zoning

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

Project No: 23SANZON-0028/ PD-Sanger Circle Phase 7 - Zoning

Please circle one: In favor of request (Opposed to request)

Comments: To many ~~Dev~~ Developments TAKING AWAY Land behind Houses on Zino Ln. I bought here because of the open space. Don't want homes directly behind mine

Signature [signature]

Printed Name Kevin Preston

Mailing Address 4209 Zino Ln

City, State, Zip Sanger TX 76266

Phone Number 214 886 5368

Email Address KPreston1961@yahoo.com

Physical Address of Property within 200 feet

Response Form

23SANZON-0028

PD-Sanger Circle Phase 7 - Zoning

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

Project No: 23SANZON-0028/ PD-Sanger Circle Phase 7 - Zoning

Please circle one: In favor of request Opposed to request

Comments:

Signature Shirley Jin Piazza

Printed Name Shirley Jin-Piazza

Mailing Address 5212 Steinbeck St.

City, State, Zip Carrollton, TX 75010

Phone Number 713-304-4280

Email Address PIAZZA660@GMAIL.COM

Physical Address of Property within 200 feet

SANGER CIRCLE Phase 6A - Lots # 13, 14, 15, 16, 17 (5 lots)

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on Resolution 2023-14, Appointing members to the Parks and Recreation / Keep Sanger Beautiful Board.

SUMMARY:

- In the Charter, Article X. Boards, Commission and Committees, establishes the City Council's authority to create and establish boards and commissions.
- In April and May, Staff advertised that the city was accepting applications for all boards. The notice was published in the Sanger News newspaper, the city's website, and on social media.
- In Charter, Article III, The City Council, Section 3.01, C.4., the Mayor shall recommend appointments to boards & commissions.
- On July 3, 2023, the Council made annual board appointments. Several Parks and Recreation / Keep Sanger Beautiful Board positions remained vacant.
- Mayor Muir spoke with Ms. Mcleod and Ms. Hill was recommended to the board by Councilmember Barrett.

FISCAL INFORMATION:

Budgeted: N/A Amount: $0.00 GL Account: N/A

N/A

RECOMMENDED MOTION OR ACTION:

Mayor Muir recommends the following appointments:

Appointing Janie McLeod to Place 1 and appointing Robin Hill to Place 3 for two-year terms.

PARKS AND RECREATION / KEEP SANGER BEAUTIFUL BOARD - Three Two-year Terms

Place 1 Janie McLeod	2023-2025
Place 2 Tyler Sievent	2022-2024
Place 3 Robin Hill	2023-2025
Place 4 David Cale Trail	2022-2024
Place 5 Vacant	2023-2025
Alternate Vacant	2022-2024

ATTACHMENTS:

Applications
Resolution 2023-14

BOARD AND COMMISSION APPLICATION

NAME: ROBIN HILL	DATE: 8-4-23
ADDRESS: 1001 Austin St	
CONTACT NUMBER: [redacted]	EMAIL: [redacted]
OCCUPATION: (RETIRED OR FORMER PROFESSION) Administrative Assistant 3 CITY OF DENTON PARKS DEPT	PRIOR SERVICE ON CITY BOARD/COMMISSION: N/A
ARE YOU A QUALIFIED VOTER? Yes / ARE YOU REGISTERED IN THE CITY OF SANGER? Yes	APPLICANTS FOR 4A OR 4B BOARDS DO NOT HAVE TO BE RESIDENTS BUT MUST BE REGISTERED IN DENTON COUNTY
IF PRIOR SERVICE, NAME OF BOARD/COMMISSION: N/A	
DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON THE BOARD(S) AND/OR COMMISSION YOU SELECTED: I am interested in serving my community and I have experience with Parks departments, given my current occupation.	

PLEASE NUMBER EACH BOARD/COMMISSION YOU ARE INTERESTED IN SERVING ON WITH "1" FOR FIRST PREFERENCE, "2" FOR SECOND PREFERENCE, ETC. LEAVE BLANK ANY BOARD/COMMISSION YOU WOULD NOT LIKE TO BE CONSIDERED FOR.

✓	4A – INDUSTRIAL DEVELOPMENT BOARD	✓	4B – DEVELOPMENT CORPORATION
✓	PARKS & RECREATION / KEEP SANGERBEAUTIFUL BOARD		PLANNING & ZONING COMMISSION / BOARD OF ADJUSTMENT
	LIBRARY		

LIST ANY TRAINING, SKILLS, PROFESSIONAL KNOWLEDGE OR OTHER QUALIFICATIONS THAT MAY BE RELEVANT OR HELPFUL CONSIDERING YOUR APPLICATION FOR THIS POSITION:
I currently work for the Denton Parks Department and a large focus in my current position supports Denton Parks Board, including agenda prep. and scope of services.

ARE YOU OR A FAMILY MEMBER INVOLVED IN ANY BUSINESS TRANSACTION WITH THE CITY OF SANGER?
N/A

ATTENDANCE AND ACTIVE SUPPORT IS REQUIRED IF APPOINTED. Any member missing three (3) consecutive meetings without prior notification shall be replaced by the City Council. ☑ AGREE ☐ DISAGREE

SIGNATURE: Robin Hill DATE: 8/4/23

RETURN COMPLETED APPLICATION TO CITY SECRETARY AT CITY HALL OR EMAIL citysecretary@sangertexas.org

BOARD AND COMMISSION APPLICATION

NAME:	DATE:
Janie McLeod	4/26/23
ADDRESS: 4910 Sanger Circle Dr. Sanger, TX 76266	
CONTACT NUMBER: [redacted]	EMAIL: [redacted]
OCCUPATION: (RETIRED OR FORMER PROFESSION) Retired from City of Denton	PRIOR SERVICE ON CITY BOARD/COMMISSION:

ARE YOU A QUALIFIED VOTER?	ARE YOU REGISTERED IN THE CITY OF SANGER?	APPLICANTS FOR 4A OR 4B BOARDS DO NOT HAVE TO BE RESIDENTS BUT MUST BE REGISTERED IN DENTON COUNTY
Yes	Yes	

IF PRIOR SERVICE, NAME OF BOARD/COMMISSION:

DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON THE BOARD(S) AND/OR COMMISSION YOU SELECTED:

I am retired from the City of Denton Parks & Recreation and would like to be a part of Sanger's growth.

PLEASE NUMBER EACH BOARD/COMMISSION YOU ARE INTERESTED IN SERVING ON WITH "1" FOR FIRST PREFERENCE, "2" FOR SECOND PREFERENCE, ETC. LEAVE BLANK ANY BOARD/COMMISSION YOU WOULD NOT LIKE TO BE CONSIDERED FOR.

	4A – INDUSTRIAL DEVELOPMENT BOARD	X	4B – DEVELOPMENT CORPORATION
	PARKS & RECREATION / KEEP SANGERBEAUTIFUL BOARD		PLANNING & ZONING COMMISSION / BOARD OF ADJUSTMENT
	LIBRARY		

LIST ANY TRAINING, SKILLS, PROFESSIONAL KNOWLEDGE OR OTHER QUALIFICATIONS THAT MAY BE RELEVANT OR HELPFUL CONSIDERING YOUR APPLICATION FOR THIS POSITION:

ARE YOU OR A FAMILY MEMBER INVOLVED IN ANY BUSINESS TRANSACTION WITH THE CITY OF SANGER?

No

ATTENDANCE AND ACTIVE SUPPORT IS REQUIRED IF APPOINTED. Any member missing three (3) consecutive meetings without prior notification shall be replaced by the City Council.	✔ AGREE	☐ DISAGREE

SIGNATURE: Janie McLeod DATE: 4/26/23

RETURN COMPLETED APPLICATION TO CITY SECRETARY AT CITY HALL OR EMAIL citysecretary@sangertexas.org

CITY OF SANGER, TEXAS

RESOLUTION NO. 2023-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, APPOINTING MEMBERS TO THE PARKS AND RECREATION / KEEP SANGER BEAUTIFUL BOARD; AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger Charter, Article X. Boards, Commission and Committees establishes the City Council's authority to create and establish boards and commissions; and

WHEREAS, the Council shall annually publish, during the months of April or May, the opportunity for the citizens of Sanger to serve on boards or commissions; and

WHEREAS, the City of Sanger Charter, Article X. Boards, Commission and Committees, section 10.02 provides Board and Commission Member qualifications; and

WHEREAS, the City of Sanger Charter, Article III, The City Council, Section 3.01, C.4., the Mayor shall recommend appointments to boards & commissions; and

WHEREAS, the City Council made annual appointments and reappointments on July 3, 2023, by Resolution 2023-10; and

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

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

SECTION 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

SECTION 2. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Parks and Recreation / Keep Sanger Beautiful Board:

Place 1	Janie McLeod	**2023-2025**
Place 2	Tyler Sievent	2022-2024
Place 3	Robin Hill	**2023-2025**
Place 4	David Cale Trail	2022-2024
Place 5	Vacant	2023-2025
Alternate	Vacant	2022-2024

SECTION 3. That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 5th DAY OF SEPTEMBER 2023.

APPROVED:

_____
Thomas E. Muir, Mayor

ATTEST:

_____
Kelly Edwards, City Secretary

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of the Bentley Addition, being 1.064 acres of land described as A0658A JANUARY TR 33A, 34A, and 35A(PT) located in the City of Sanger's ETJ, and generally located on the east side of FM 2450 approximately 162 feet north of the intersection of FM 2450 and FM 455.

SUMMARY:

- The applicant is proposing to create 1 lot from an unplatted tract.
- This site is located on the east side of FM 2450 approximately 162 feet east of the intersection of FM 2450 and FM 455.
- The lot would have access from FM 2450.
- The lot is being developed as a single-tenant commercial building.
- The lot will be serviced by Bolivar Water Supply Corporation and have on-site sanitary sewer facilities.
- The property is located in the City of Sanger's ETJ.
- Resubmission has not been received.

FISCAL INFORMATION:

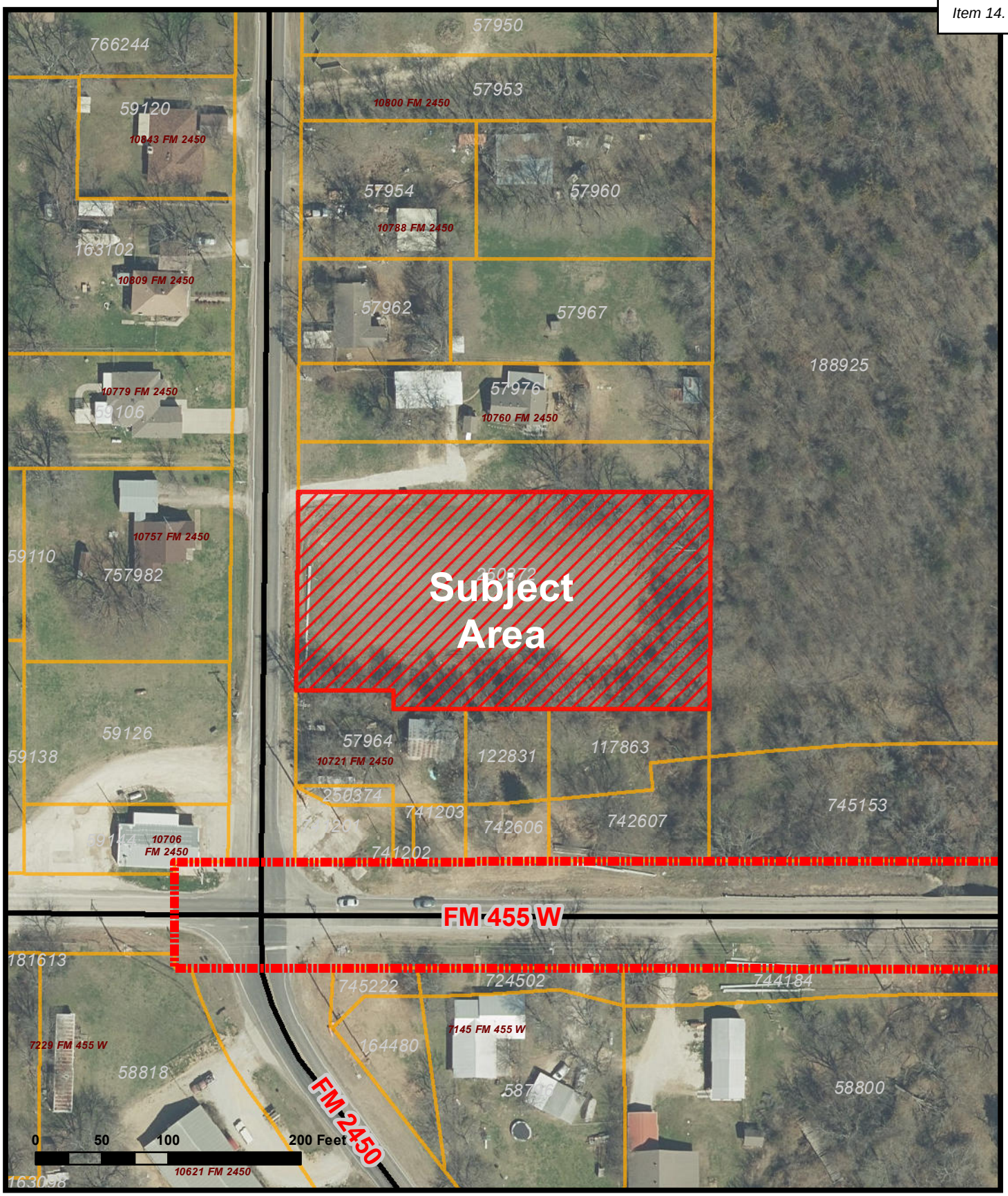
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent
Planning Comments
Engineering Comments
Denton County Comments



N
W E
S

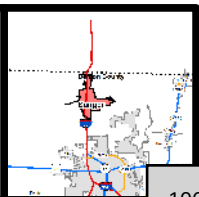
SANGER DEVELOPMENT SERVICES EST. 1886

Project Name: Vaquero DG FM2450 Partners - Final Plat

Project: 23SANZON-0032

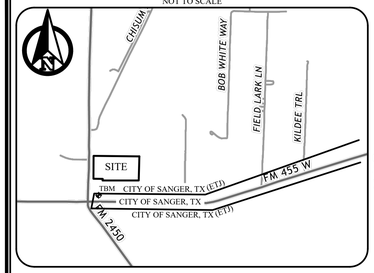
City Limits Exhibits

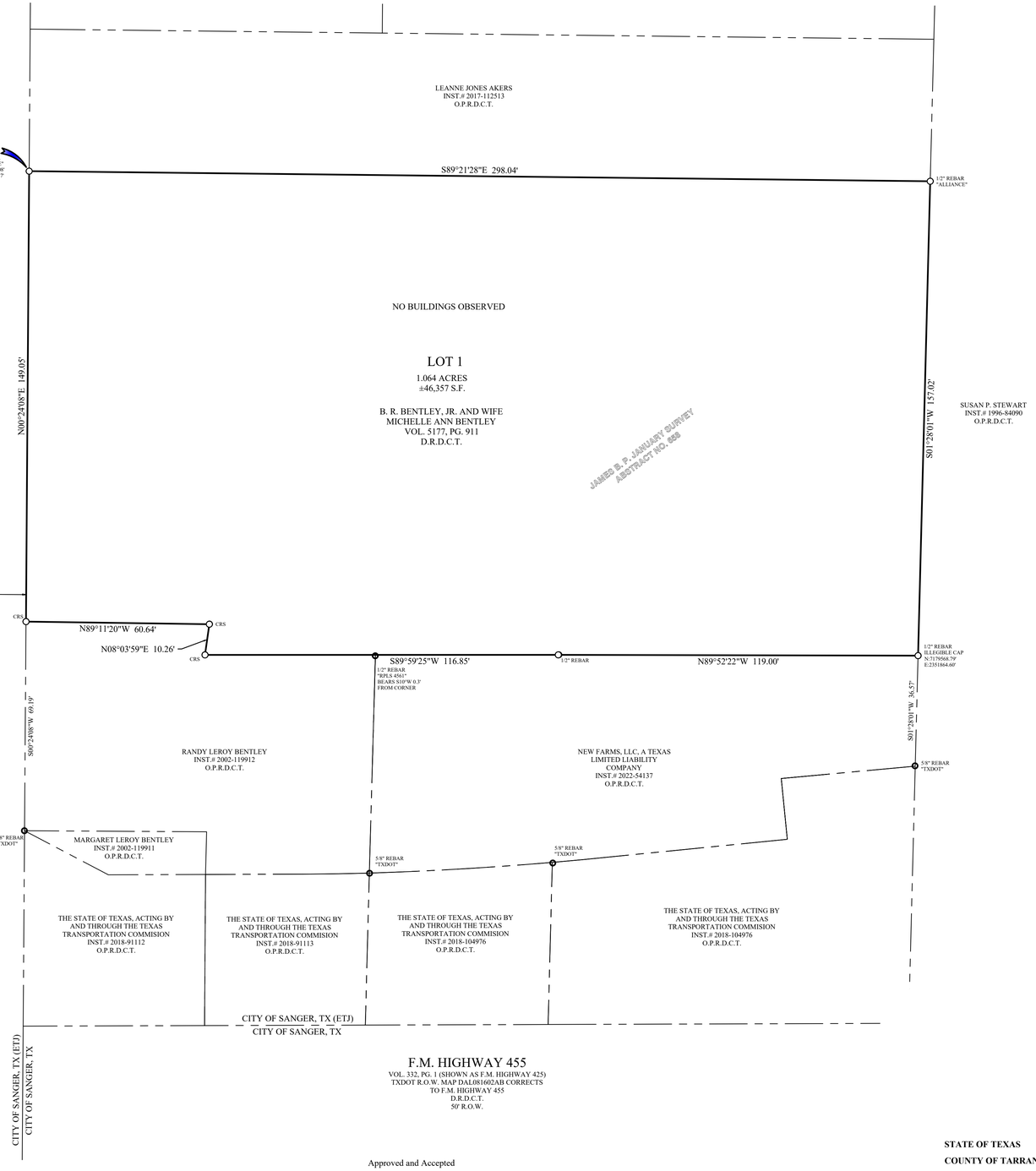
DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 7/23/2023 2:37:11 PM
Doc Name: 23SANZON-0032_FM2450 Final Plat



VICINITY MAP

NOT TO SCALE





MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○	1/2" rebar stamped "JPH Land Surveying" set
MNS ○	Mag nail & washer stamped "JPH Land Surveying" set
TBM ◉	Site benchmark (see vicinity map for general location)
"+" ○	"+" cut in concrete
○	Vertex or common point (not a monument)
	Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
	Elevations, if shown, are NAVD'88 (Geoid 18)
	Bearings are based on the TxCS,'83,NCZ
	Distances & areas shown are represented in surface values
TYPE I ○	TxDOT Right of Way tapered concrete monument.
TYPE II ○	TxDOT Right of Way bronze cap in concrete.
TYPE III ○	TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.D.C.T.	Plat Records of Denton County, Texas
O.P.R.D.C.T.	Official Public Records of Denton County, Texas
D.R.D.C.T.	Deed Records of Denton County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
ESMT/BL	Easement/Building Line
POB/POC	Point of Beginning/Point of Commencing
A.K.A.	Also Known As
S.F./R.O.W.	Square Feet/Right of Way

JPH LaNd Surveying, Inc.

0 20' 40'

Scale: 1" = 20'

JPH Job/Drawing No. (see below)
2023.022.001 FM 2450 Sanger, Denton Co., Tx - Plat.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

OWNER:
B. R. Bentley, Jr. and wife,
Michelle Ann Bentley
1717 Laurelwood Dr
Denton, Texas 76209

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

ENGINEER:
To be determined.

Approved and Accepted

Chairman, Planning and Zoning Commission
City of Sanger, Texas — Date

Mayor
City of Sanger, Texas — Date

City Secretary
City of Sanger, Texas — Date

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:

WHEREAS, B. R. Bentley, Jr. and wife, Michelle Ann Bentley are the owners of that certain tract situated in the James B. P. January Survey, Abstract No. 658, City of Sanger ETJ, Denton County, Texas, said tract being the same tract described in the deed to B. R. Bentley, JR., and wife Michelle Ann Bentley, recorded in Volume 5177, Page 911, Deed Records, Denton County, Texas (D.R.D.C.T.); the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a 1/2 inch capped rebar stamped "Alliance" found on the monumented east line of FM Highway 2450 (no dedicating document found) at the northwest corner of said Bentley tract;

THENCE with the perimeter and to the corners of the Bentley tract, the following calls:

1. SOUTH 89°21'28" EAST, a distance of 298.04 feet to a found 1/2 inch capped rebar stamped "Alliance";
2. SOUTH 01°28'01" WEST, a distance of 157.02 feet to a found 1/2 inch capped rebar stamped with an illegible cap, from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" bears SOUTH 01°28'01" WEST a distance of 36.57 feet;
3. NORTH 89°52'22" WEST, a distance of 119.00 feet to a found 1/2 inch capped rebar;
4. SOUTH 89°59'25" WEST, a distance of 116.85 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
5. NORTH 08°03'59" EAST, a distance of 10.26 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
6. NORTH 89°11'20" WEST, a distance of 60.64 feet (deed call 60.00 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" monumenting the said east line of FM 2450 bears SOUTH 00°24'08" WEST a distance of 69.19 feet;
7. NORTH 00°24'08" EAST, a distance of 149.05 feet (deed call 149.95 feet) returning to the **POINT OF BEGINNING** and enclosing 1.064 acres (± 46,357 square feet).

GENERAL PLAT NOTES:

1. All lots comply with the minimum size requirements of the zoning district.
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 or property owner. 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 does not lie within a 100 – year floodplain according to Community Panel No. 48121C0205G, dated 2011/04/18, of the National Flood Insurance Rate Maps for Denton County, Texas.
8. The purpose of this plat is to plat a previously un-platted tract of land.
9. Bearings are based on the Grid North, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
10. This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-9001222202680-TW, Commitment # 9001222202680, effective August 29, 2022, and issued September 8, 2022. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
11. Subject property's record description's error of closure, 1.68'.

UTILITY PROVIDERS

Water	Gas
Bolivar Water Supply Corp	Atmos Energy Corp
4151 FM 455 West	P.O. Box 740353
Sanger, TX 76266	Cincinnati, OH 45274-0353
940-458-3931	1800-460-3030
Electric	Communication
CoServ Electric	Brightspeed
P.O. Box 734803	833-692-7773
Dallas, TX 75373-4803	
833-890-6264	
Sanger Electric	
P.O. Box 1729	
Sanger, TX 76266	
940-458-7930	

STATE OF TEXAS §
COUNTY OF TARRANT §

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT B. R. Bentley, Jr. and wife, Michelle Ann Bentley do hereby adopt this plat designating the hereinabove described property as Lot 1, ***Bentley Addition***, an addition in the City of Sanger ETJ, 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_____, 20_____.

B. R. Bentley, Jr.
Owner

STATE OF _____ §
COUNTY OF _____ §

Before me, **B. R. Bentley, Jr.**, 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 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 _____.

WITNESS MY HAND this _____, day of_____, 20_____.

Michelle Ann Bentley
Owner

STATE OF _____ §
COUNTY OF _____ §

Before me, **Michelle Ann Bentley**, 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 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 _____.

FINAL PLAT
BENTLEY ADDITION
LOT 1

BEING A 1.064-ACRE FINAL PLAT
SITUATED IN THE JAMES B. P. JANUARY SURVEY,
ABSTRACT NO. 658,
CITY OF SANGER ETJ, DENTON COUNTY, TEXAS

TOTAL LOTS - 1
HOA/OPEN SPACE LOTS - 0
RIGHT-OF-WAY ACREAGE - 0.0 ACRES

PREPARED IN MAY 2023

Vaquero DG FM 2450 Partners, LP
2627 Tillar Street, Suite 111
Fort Worth, TX 76107
(254)715-5100
cpipkin@vaqueroventures.com

City of Sanger
Permits/Planning & Zoning
502 Elm Street
P.O. Box 1729
Sanger, TX 76266

RE: Final Plat – Letter of Intent

To Whom It May Concern,

Vaquero DG FM 2450 Partners, LP is making this final plat submittal to create a platted lot for closing and development purposes. We plan to develop the 1.064-acre lot, which is located near the corner of FM 2450 and FM 455, as a single tenant commercial building.

The contact for this project going forward will be Caitlin Pipkin, her contact information is in the above header.

We request that the final plat be received and considered by the city staff, Planning & Zoning Commission, and the City Council.

Thank you,

Caitlin Pipkin
Vaquero DG FM 2450 Partners, LP
Caitlin Pipkin

DATE: 08/02/2023

1st REVIEW COMMENTS – Final Plat (Bentley Addition)

The request is for a Final Plat of Bentley Addition containing 1 lot, being approximately 1.064 acres in the JAMES B. P. JANUARY SURVEY, ABSTRACT NO 658, prepared by JPH Land Surveying, Inc. submitted on 07/19/2023. 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

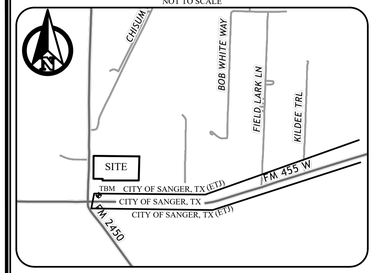
Provide the following

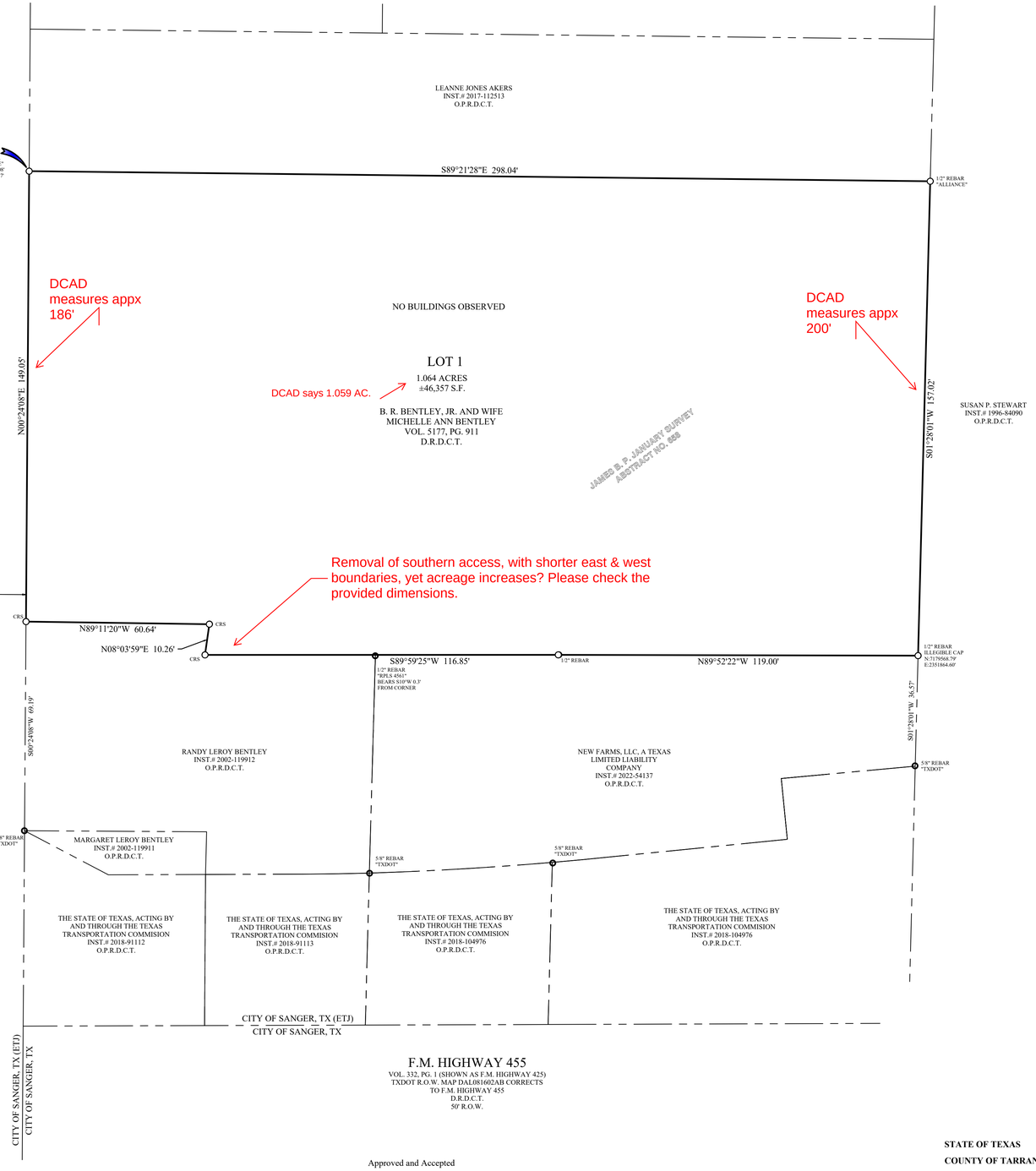
1. Show the centerline of existing streets and dimensions from the centerline to the edges of existing and proposed right-of-way on **both** sides of the centerline.
2. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
3. Provide will-serve letters from all utilities providing service to the development.
4. Add all Denton County Standard notes.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, August 14, 2023, and the City Council meeting on Tuesday, September 5, 2023.

VICINITY MAP
NOT TO SCALE





MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○	1/2" rebar stamped "JPH Land Surveying" set
MNS ○	Mag nail & washer stamped "JPH Land Surveying" set
TBM ◉	Site benchmark (see vicinity map for general location)
"+" ○	"+" cut in concrete
○	Vertex or common point (not a monument)
	Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
	Elevations, if shown, are NAVD'88 (Geoid 18)
	Bearings are based on the TxCS,'83,NCZ
	Distances & areas shown are represented in surface values
TYPE I ○	TxDOT Right of Way tapered concrete monument.
TYPE II ○	TxDOT Right of Way bronze cap in concrete.
TYPE III ○	TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.D.C.T.	Plat Records of Denton County, Texas
O.P.R.D.C.T.	Official Public Records of Denton County, Texas
D.R.D.C.T.	Deed Records of Denton County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
ESMT/BL	Easement/Building Line
POB/POC	Point of Beginning/Point of Commencing
A.K.A.	Also Known As
S.F./R.O.W.	Square Feet/Right of Way

JPH LaNd Surveying, Inc.

0 20' 40'
Scale: 1" = 20'

JPH Job/Drawing No. (see below)
2023.022.001 FM 2450 Sanger, Denton Co., Tx - Plat.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

OWNER:
B. R. Bentley, Jr. and wife,
Michelle Ann Bentley
1717 Laurelwood Dr
Denton, Texas 76209

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

ENGINEER:
To be determined.

Approved and Accepted

Chairman, Planning and Zoning Commission
City of Sanger, Texas — Date

Mayor
City of Sanger, Texas — Date

City Secretary
City of Sanger, Texas — Date

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:

WHEREAS, B. R. Bentley, Jr. and wife, Michelle Ann Bentley are the owners of that certain tract situated in the James B. P. January Survey, Abstract No. 658, City of Sanger ETJ, Denton County, Texas, said tract being the same tract described in the deed to B. R. Bentley, JR., and wife Michelle Ann Bentley, recorded in Volume 5177, Page 911, Deed Records, Denton County, Texas (D.R.D.C.T.); the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a 1/2 inch capped rebar stamped "Alliance" found on the monumented east line of FM Highway 2450 (no dedicating document found) at the northwest corner of said Bentley tract;

THENCE with the perimeter and to the corners of the Bentley tract, the following calls:

1. SOUTH 89°21'28" EAST, a distance of 298.04 feet to a found 1/2 inch capped rebar stamped "Alliance";
2. SOUTH 01°28'01" WEST, a distance of 157.02 feet to a found 1/2 inch capped rebar stamped with an illegible cap, from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" bears SOUTH 01°28'01" WEST a distance of 36.57 feet;
3. NORTH 89°52'22" WEST, a distance of 119.00 feet to a found 1/2 inch capped rebar;
4. SOUTH 89°59'25" WEST, a distance of 116.85 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
5. NORTH 08°03'59" EAST, a distance of 10.26 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
6. NORTH 89°11'20" WEST, a distance of 60.64 feet (deed call 60.00 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" monumenting the said east line of FM 2450 bears SOUTH 00°24'08" WEST a distance of 69.19 feet;
7. NORTH 00°24'08" EAST, a distance of 149.05 feet (deed call 149.95 feet) returning to the **POINT OF BEGINNING** and enclosing 1.064 acres (± 46,357 square feet).

GENERAL PLAT NOTES:

1. All lots comply with the minimum size requirements of the zoning district.
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 or property owner. 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 does not lie within a 100 – year floodplain according to Community Panel No. 48121C0205G, dated 2011/04/18, of the National Flood Insurance Rate Maps for Denton County, Texas.
8. The purpose of this plat is to plat a previously un-platted tract of land.
9. Bearings are based on the Grid North, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
10. This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-9001222202680-TW, Commitment # 9001222202680, effective August 29, 2022, and issued September 8, 2022. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
11. Subject property's record description's error of closure, 1.68'.

UTILITY PROVIDERS

Water
Bolivar Water Supply Corp
4151 FM 455 West
Sanger, TX 76266
940-458-3931

Gas
Atmos Energy Corp
P.O. Box 740353
Cincinnati, OH 45274-0353
1800-460-3030

Electric
CoServ Electric
P.O. Box 734803
Dallas, TX 75373-4803
833-890-6264

Sanger Electric
P.O. Box 1729
Sanger, TX 76266
940-458-7930

Communication
Brightspeed
833-692-7773

STATE OF TEXAS §
COUNTY OF TARRANT §

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT B. R. Bentley, Jr. and wife, Michelle Ann Bentley do hereby adopt this plat designating the hereinabove described property as Lot 1, ***Bentley Addition***, an addition in the City of Sanger ETJ, 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_____, 20_____.

B. R. Bentley, Jr.
Owner

STATE OF _____ §
COUNTY OF _____ §

Before me, **B. R. Bentley, Jr.**, 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 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 _____.

WITNESS MY HAND this _____, day of_____, 20_____.

Michelle Ann Bentley
Owner

STATE OF _____ §
COUNTY OF _____ §

Before me, **Michelle Ann Bentley**, 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 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 _____.

FINAL PLAT
BENTLEY ADDITION
LOT 1

BEING A 1.064-ACRE FINAL PLAT
SITUATED IN THE JAMES B. P. JANUARY SURVEY,
ABSTRACT NO. 658,
CITY OF SANGER ETJ, DENTON COUNTY, TEXAS

TOTAL LOTS - 1
HOA/OPEN SPACE LOTS - 0
RIGHT-OF-WAY ACREAGE - 0.0 ACRES

PREPARED IN MAY 2023

August 7, 2023
AVO 37449

Ms. Ramie Hammonds
Development Services
City of Sanger
PO Box 1729
Sanger, Texas 76226

Re: Dollar General Final Plat and Construction Plans
First Review

Dear Ms. Hammonds:

The City of Sanger requested Halff Associates, Inc. review the Dollar General Final Plat and Construction Plans prepared by Triangle Engineering LLC. dated June 21, 2023. We have completed our review and have the following comments:

Final Plat:

1. Dedicate the necessary drainage, water, and access easements. The drainage easement should encompass the proposed storm drain and overflow paths between the west and east property lines. The water easement should be provided for the proposed water meters and fire hydrant. The access easement should include the proposed fire lane and extend to the north property line.
2. Denton County Master Throughfare Plan indicates FM 2450 classified as a Major Arterial with 140' right of way at the intersection. This requires 45' of right of way to be dedicated.

Construction Plans

Cover Sheet:

3. Include signature block for City.

Site Plan:

4. Show proposed easements on site plan.
5. Provide sidewalk FM 2450 frontage.
6. Locate fire hydrant within 100 feet of building fire department connection.
7. Denton County requires a fire department turn around for fire lanes over 150 feet long. The turnaround may be a 120' hammerhead, 60' Y, or 96' diameter cul de sac.
8. Denton County requires a minimum 30' internal and 50' external radius on all fire lanes.
9. Provide plans for TxDOT driveway and utility permit application.

Grading Plan:

10. The building code requires (IBC 2018 1804.4 Site Grading) The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5%) for a minimum distance of 10' measured perpendicular to the face of the wall. If this is not physically possible, a 5% slope shall be provided to an approved alternate method of draining. Swales used for this purpose shall be sloped not less than 2% when located within 10' of the building foundation. Confirm grading on north side of building.
11. Parkway and driveway shall have a 2% slope to the road. Grading in TxDOT right of way must be approved with driveway permit.
12. Grading plan discharges surface drainage over the wall on the south side of the site. Consider regrading the area to drain east, add an inlet, or demonstrate no adverse impact for discharge.
13. Confirm south retaining wall original grade elevation.

Erosion Control:

14. Provide erosion control on east discharge point and west incommoding point adequate for designed discharge. Silt fence is not adequate for areas greater than 2 acres.

Paving Plan:

15. Provide paving compressive strength requirements and subgrade treatment.

Paving Details:

16. Subdivision Regulations 10.106(B) requires minimum commercial road paving thickness with either 4000 PSI or 4500 PSI compressive strength for machine or hand placed concrete respectfully.
17. Provide geotechnical report to document pavement thicknesses and subgrade treatments below City recommended minimums.
18. Verify variable height block wall excavation and backfill will not encroach onto adjacent property.

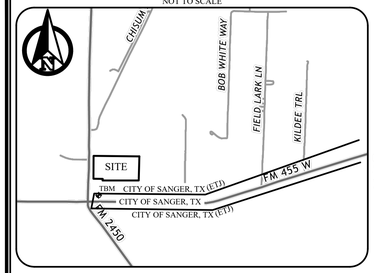
The Engineer shall revise the construction plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7472.

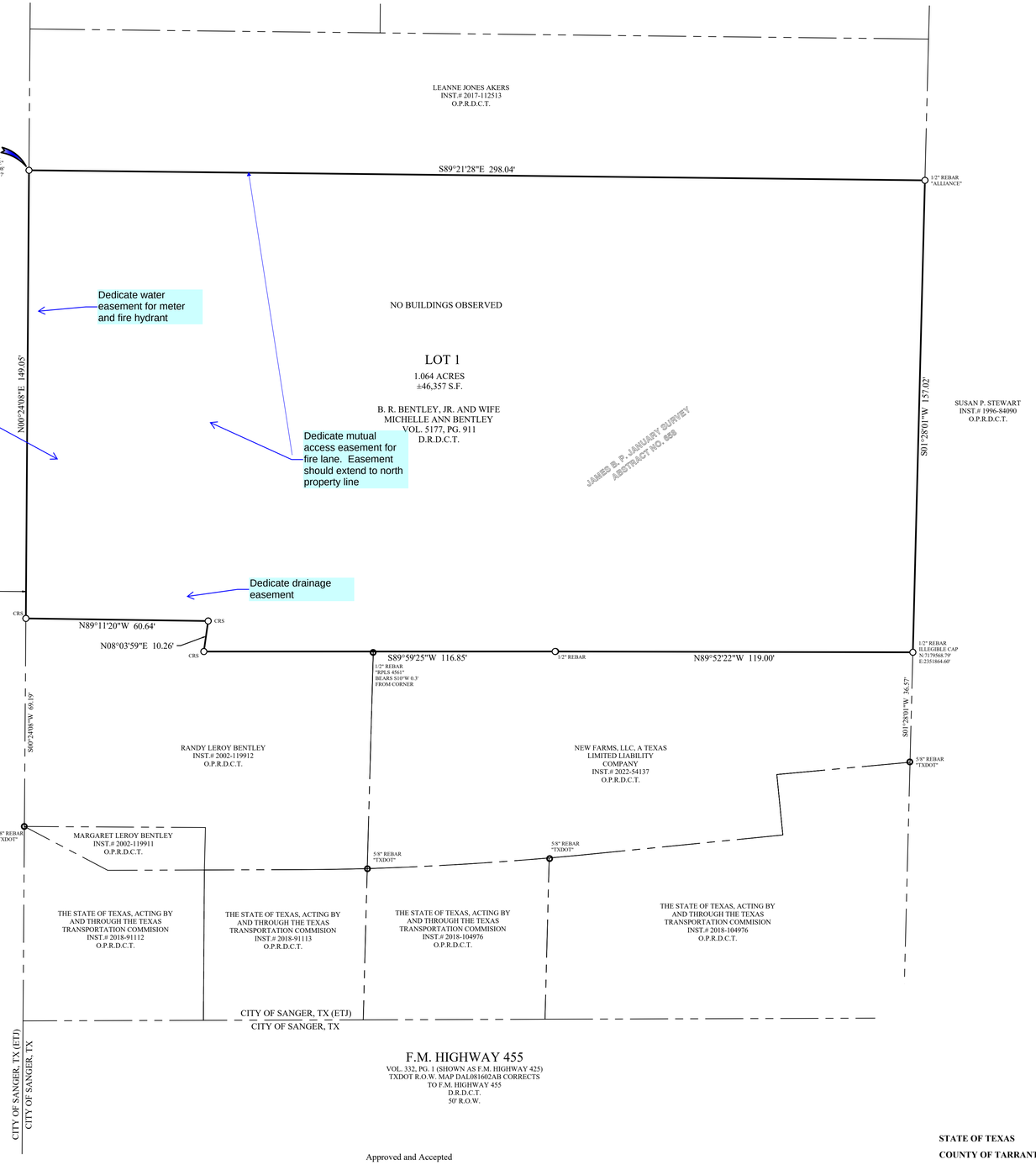
Sincerely,
HALFF

Dennis W. Haar, P.E.
Attachments: Markups

VICINITY MAP

NOT TO SCALE





MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- TBM ◉ Site benchmark (see vicinity map for general location)
- "+" ○ "+" cut in concrete
- ○ Vertex or common point (not a monument)

Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

- TYPE I ○ TxDOT Right of Way tapered concrete monument.
- TYPE II ○ TxDOT Right of Way bronze cap in concrete.
- TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.D.C.T.	Plat Records of Denton County, Texas
O.P.R.D.C.T.	Official Public Records of Denton County, Texas
D.R.D.C.T.	Deed Records of Denton County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
ESMT/BL	Easement/Building Line
POB/POC	Point of Beginning/Point of Commencing
A.K.A.	Also Known As
S.F./R.O.W.	Square Feet/Right of Way

JPH LaNd Surveying, Inc.

0 20' 40'

Scale: 1" = 20'

JPH Job/Drawing No. (see below)
2023.022.001 FM 2450 Sanger, Denton Co., Tx - Plat.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

OWNER:
B. R. Bentley, Jr. and wife,
Michelle Ann Bentley
1717 Laurelwood Dr
Denton, Texas 76209

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

ENGINEER:
To be determined.

Approved and Accepted

Chairman, Planning and Zoning Commission
City of Sanger, Texas — Date

Mayor
City of Sanger, Texas — Date

City Secretary
City of Sanger, Texas — Date

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:

WHEREAS, B. R. Bentley, Jr. and wife, Michelle Ann Bentley are the owners of that certain tract situated in the James B. P. January Survey, Abstract No. 658, City of Sanger ETJ, Denton County, Texas, said tract being the same tract described in the deed to B. R. Bentley, JR., and wife Michelle Ann Bentley, recorded in Volume 5177, Page 911, Deed Records, Denton County, Texas (D.R.D.C.T.); the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a 1/2 inch capped rebar stamped "Alliance" found on the monumented east line of FM Highway 2450 (no dedicating document found) at the northwest corner of said Bentley tract;

THENCE with the perimeter and to the corners of the Bentley tract, the following calls:

1. SOUTH 89°21'28" EAST, a distance of 298.04 feet to a found 1/2 inch capped rebar stamped "Alliance";
2. SOUTH 01°28'01" WEST, a distance of 157.02 feet to a found 1/2 inch capped rebar stamped with an illegible cap, from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" bears SOUTH 01°28'01" WEST a distance of 36.57 feet;
3. NORTH 89°52'22" WEST, a distance of 119.00 feet to a found 1/2 inch capped rebar;
4. SOUTH 89°59'25" WEST, a distance of 116.85 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
5. NORTH 08°03'59" EAST, a distance of 10.26 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
6. NORTH 89°11'20" WEST, a distance of 60.64 feet (deed call 60.00 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" monumenting the said east line of FM 2450 bears SOUTH 00°24'08" WEST a distance of 69.19 feet;
7. NORTH 00°24'08" EAST, a distance of 149.05 feet (deed call 149.95 feet) returning to the **POINT OF BEGINNING** and enclosing 1.064 acres (± 46,357 square feet).

GENERAL PLAT NOTES:

1. All lots comply with the minimum size requirements of the zoning district.
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 or property owner. 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 does not lie within a 100 – year floodplain according to Community Panel No. 48121C0205G, dated 2011/04/18, of the National Flood Insurance Rate Maps for Denton County, Texas.
8. The purpose of this plat is to plat a previously un-platted tract of land.
9. Bearings are based on the Grid North, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
10. This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-9001222202680-TW, Commitment # 9001222202680, effective August 29, 2022, and issued September 8, 2022. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
11. Subject property's record description's error of closure, 1.68'.

UTILITY PROVIDERS

Water
Bolivar Water Supply Corp
4151 FM 455 West
Sanger, TX 76266
940-458-3931

Gas
Atmos Energy Corp
P.O. Box 740353
Cincinnati, OH 45274-0353
1800-460-3030

Electric
CoServ Electric
P.O. Box 734803
Dallas, TX 75373-4803
833-890-6264

Sanger Electric
P.O. Box 1729
Sanger, TX 76266
940-458-7930

Communication
Brightspeed
833-692-7773

STATE OF TEXAS §
COUNTY OF TARRANT §

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT B. R. Bentley, Jr. and wife, Michelle Ann Bentley do hereby adopt this plat designating the hereinabove described property as Lot 1, ***Bentley Addition***, an addition in the City of Sanger ETJ, 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_____, 20_____.

B. R. Bentley, Jr.
Owner

STATE OF _____ §
COUNTY OF _____ §

Before me, **B. R. Bentley, Jr.**, 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 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 _____.

WITNESS MY HAND this _____, day of_____, 20_____.

Michelle Ann Bentley
Owner

STATE OF _____ §
COUNTY OF _____ §

Before me, **Michelle Ann Bentley**, 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 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 _____.

FINAL PLAT
BENTLEY ADDITION
LOT 1

BEING A 1.064-ACRE FINAL PLAT
SITUATED IN THE JAMES B. P. JANUARY SURVEY,
ABSTRACT NO. 658,
CITY OF SANGER ETJ, DENTON COUNTY, TEXAS

TOTAL LOTS - 1
HOA/OPEN SPACE LOTS - 0
RIGHT-OF-WAY ACREAGE - 0.0 ACRES

PREPARED IN MAY 2023

SITE DEVELOPMENT PLANS

FOR

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS 76266
JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658
1.064 ACRES

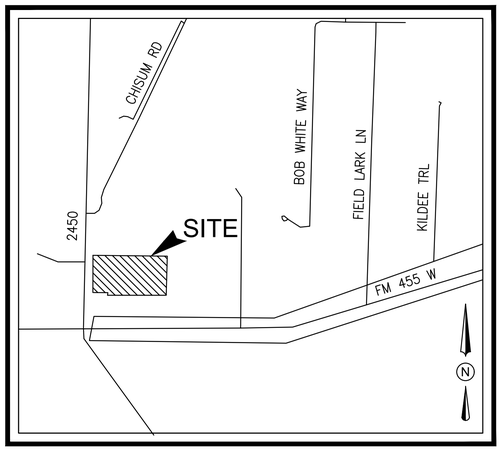
BENCHMARKS
SITE BENCH MARK IS A MAG NAIL WITH A WASHER STAMPED "JPH LAND BENCHMARK" SET IN A CONCRETE SLAB IN THE NORTHEAST CORNER OF THE INTERSECTION OF F.M.HIGHWAY 455 AND F.M.HIGHWAY 2450.BENCHMARK ELEVATION=677.33' . SEE SURVEY FOR GENERAL LOCATION.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	OWNER/DEVELOPER VAQUERO DG FM 2450 PARTNERS, LP 2627 TILLAR ST, STE 111 FORT WORTH, TX 76107 KELLY AGNOR 512-983-1793
SURVEYOR JPH LAND SURVEYING,INC 785 LONESOME DOVE TRAIL, HURST, TX 76054 JEWEL CHADD 817-431-4971	ARCHITECT FRANZ ARCHITECTS 4055 INTERNATIONAL PLAZA, STE 100 FORT WORTH, TX 76109 AVI KAIKOV 817-632-0079

FLOOD PLAIN NOTE
THIS PROPERTY LIES WITHIN ZONE(S) X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO.48121C0205G, DATED 2011/04/18, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT http://hazards.fema.gov.

TXDOT GENERAL NOTES

1. "ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TxDOT STANDARD SPECIFICATIONS, STANDARD PLANS, AND TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
2. BY SEALING AND SIGNING THERE PERMIT PLANS AS A PROFESSIONAL CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS , I CERTIFY THAT THE PROPOSED DRIVEWAY OR PUBLIC STREET CONNECTIONS TO THE STATE ROADWAY MEETS OR EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE REQUIRED FOR A DESIGN SPEED OR 55 MILES PER HOUR, BASED ON THE MOST RECENT ON-LINE TXDOT ROADWAY DESIGN MANUAL REQUIREMENT.
3. POSTED SPEED LIMIT IS 40 MILES PER HOUR
4. "SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, NOVEMBER 1, 2014, AND SPECIFICATION ITEMS LISTED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY"
5. TRAFFIC CONTROL MUST BE MAINTAINED THROUGHOUT THE DURATION OF WORK WITHIN TXDOT ROW
6. ALL DISTRIBUTED ROW MUST BE RE-VEGETATED WITH SOD AND MAINTAINED UNTIL VEGETATION IS RE-ESTABLISHED.
7. ALL LANE ENCLOSURE MUST BE COORDINATED WITH BOTH TXDOT AND MUNICIPALITY INSPECTORS.
8. NO CONSTRUCTION SHALL BE PERMITTED WITHIN TEXAS DEPARTMENT OF TRANSPORTATION(TXDOT) RIGHT OF WAY PRIOR TO TXDOT APPROVAL AND ISSUANCE OF PERMIT.
9. ANY UTILITY RELOCATION UNDER TXDOT ROW , REQUIRED SEPERATE "UIR" PERMIT.



VICINITY MAP
N.T.S.

Provide Plat

SHEET LIST TABLE	
C-1.0	COVER SHEET
	SURVEY
C-1.1	GENERAL NOTES
C-2.0	DEMOLITION PLAN
C-3.0	SITE PLAN
C-3.1	SITE DETAILS
C-3.2	DIMENSION CONTROL PLAN
C-4.0	GRADING PLAN
	DRAINAGE AREA MAP(TXDOT AS BUILT)
	24" PIPE CULVERT DATA (TXDOT AS BUILT)
C-5.0	PRE-DRAINAGE PLAN
C-6.0	POST-DRAINAGE PLAN
C-7.0	EROSION CONTROL PLAN
C-7.1	EROSION CONTROL DETAILS
C-8.0	PAVING PLAN
C-8.1	PAVING DETAILS
C-9.0	UTILITY PLAN
C-9.1	UTILITY DETAILS
	TXDOT DETAILS
L.1	LANDSCAPE PLAN
L.2	LANDSCAPE DETAILS
L.3	IRRIGATION PLAN
L.4	IRRIGATION DETAILS

Provide City signature block

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
06/21/2023

COVER SHEET

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD

CITY OF SANGER ETJ

DENTON COUNTY, TEXAS 76266

JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-1.0

TX. P.E. FIRM #11525

Field:AT
Drafter:ML-DFW6203
Revision:
Revision:

LEGEND OF SYMBOLS

- air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- FIRE fire lane
- guard rail
- GR grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GAS gas line
- GUY utility pole anchor
- IR irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- LP light pole
- MB mailbox
- MW monitoring well
- OHU overhead utility lines
- PE pool equipment
- road sign
- RD roof drain
- silt fence
- 356.7' spot elevation
- SSMH sanitary sewer manhole
- sanitary sewer pipe
- SDMH storm water manhole
- storm water pipe
- TMH telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- UMH unknown manhole
- CO utility clean out
- UC utility cabinet
- UV utility vault
- UP utility pole
- UP/UG-S utility pole with riser
- utility sign
- WS water shutoff
- WV water valve
- water manhole
- WM water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree
- (M) multiple trunks
- Google 360 Hyperlink

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

TEXAS811 MARKED UTILITY LEGEND

- ELECTRIC
- ELECTRICGAS-OIL-STEAM
- COMMUNICATION-CATV
- WATER
- SEWER

UTILITY WARNING

Regarding Table A items 11(a) & 11(b), unless otherwise stated, the client or client's representative did not provide JPH with plans and/or reports, and JPH did not coordinate a private utility locate request. If these Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed for these Table A item(s) to be addressed from a combination of online GIS maps, markings from locate request(s) to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this survey. Lacking excavation and/or a private utility locate request, the exact location of underground features cannot be accurately, completely, and reliably depicted.

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0205G, dated 2011/04/18, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS 1/2" rebar stamped "JPH Land Surveying" set
- MNS Mag nail & washer stamped "JPH Land Surveying" set
- TBM Site benchmark (see vicinity map for general location)
- "+" "+" cut in concrete
- Vertex or common point (not a monument)

Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

- TYPE I TxDOT Right of Way tapered concrete monument.
- TYPE II TxDOT Right of Way bronze cap in concrete.
- TYPE III TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.D.C.T.	Plat Records of Denton County, Texas
O.P.R.D.C.T.	Official Public Records of Denton County, Texas
D.R.D.C.T.	Deed Records of Denton County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
PVC/RCP	Polyvinyl Chloride Pipe/Reinforced Concrete Pipe

NOTE REGARDING UTILITIES:

Utility locations are per observed evidence and sources listed below:
TEXAS811 - ticket number(s) 2351205691.
https://portal.texas811.org/#/ticket/2351205691
UTILITY MAPS - Provided by Katy Hall, Customer Service Representative (Katy@bolivarwaterse.com)

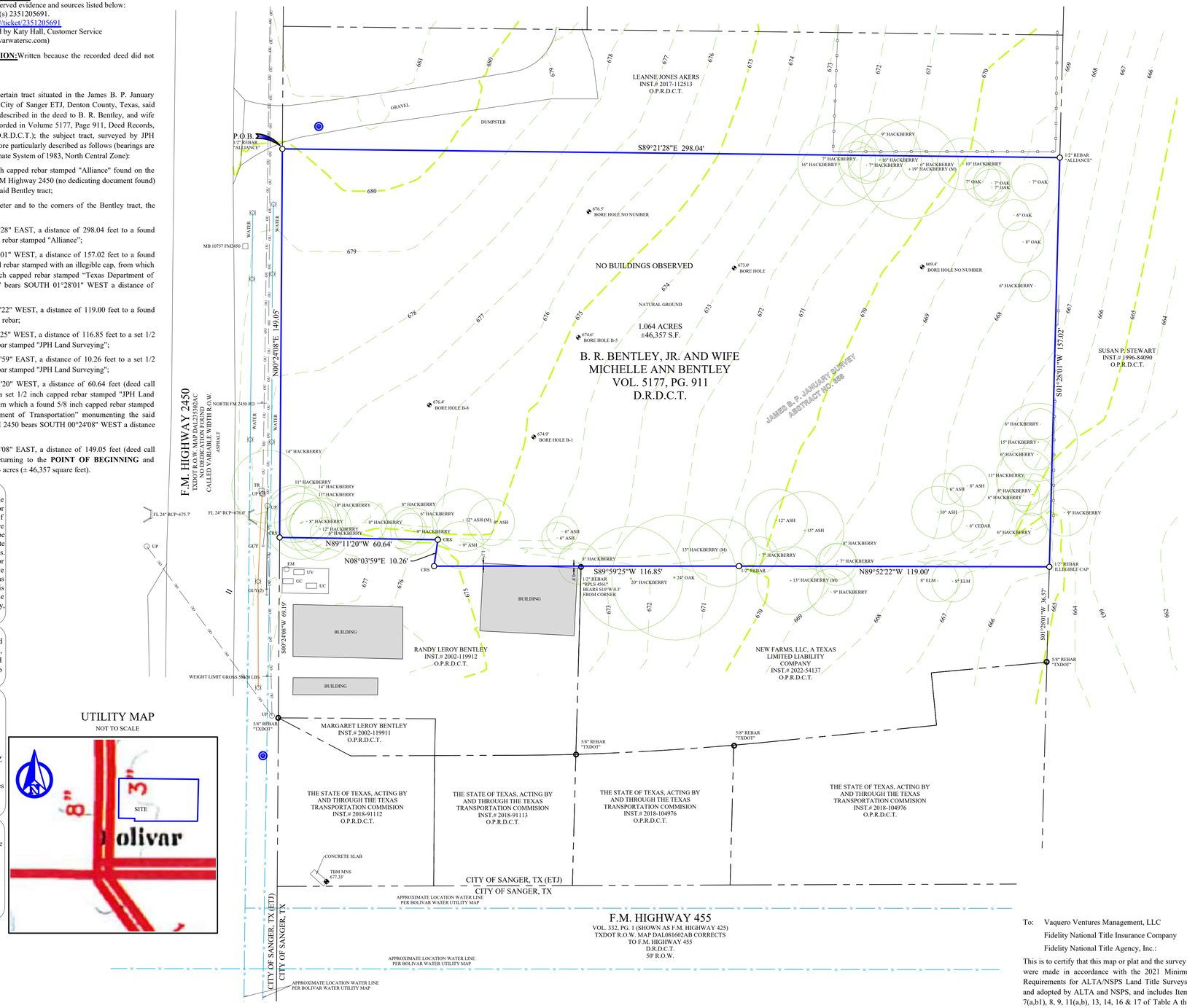
SURVEYED DESCRIPTION: Written because the recorded deed did not close by 1.7 feet.

FIELD NOTES to that certain tract situated in the James B. P. January Survey, Abstract No. 658, City of Sanger ETJ, Denton County, Texas, said tract being the same tract described in the deed to B. R. Bentley, and wife Michelle Ann Bentley, recorded in Volume 5177, Page 911, Deed Records, Denton County, Texas (D.R.D.C.T.); the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a 1/2 inch capped rebar stamped "Alliance" found on the monumented east line of FM Highway 2450 (no dedicating document found) at the northwest corner of said Bentley tract;

THENCE with the perimeter and to the corners of the Bentley tract, the following calls:

1. SOUTH 89°21'28" EAST, a distance of 298.04 feet to a found 1/2 inch capped rebar stamped "Alliance";
2. SOUTH 01°28'01" WEST, a distance of 157.02 feet to a found 1/2 inch capped rebar stamped with an illegible cap, from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" bears SOUTH 01°28'01" WEST a distance of 36.57 feet;
3. NORTH 89°52'22" WEST, a distance of 119.00 feet to a found 1/2 inch capped rebar;
4. SOUTH 89°59'25" WEST, a distance of 116.85 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
5. NORTH 08°03'59" EAST, a distance of 10.26 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
6. NORTH 89°11'20" WEST, a distance of 60.64 feet (deed call 60.00 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" monumenting the said east line of FM 2450 bears SOUTH 00°24'08" WEST a distance of 69.19 feet;
7. NORTH 00°24'08" EAST, a distance of 149.05 feet (deed call 149.95 feet) returning to the **POINT OF BEGINNING** and enclosing 1.064 acres (± 46,357 square feet).



UTILITY MAP

NOT TO SCALE

JPH Land Surveying, Inc.

0 20' 40'
Scale: 1" = 20'

JPH Job/Drawing No. (see below)
2023.022.001 FM 2450 Sanger, Denton Co., Tx - ALTA.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

CLICK FOR PICS

DOCS

TITLE COMMITMENT NOTES:

This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-9001222202680-TW, Commitment # 9001222202680, effective August 29, 2022, and issued September 8, 2022. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey **except for those items listed within Schedule B of said commitment**. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)ii and identified by the tract designator listed in the title commitment.

			If more than one tract is being addressed, the chart below will use the tract designators used in the title commitment.								
Schedule B Exception #	Recording Information (may include grantee and exception type)	Label Grid Location (see edge of sheet for grid values)	its location is shown	lies within, crosses, or touches the indicated tract	it is not on, does not touch, and/or closest on its land description - based on its land description - indicated tract	it is a blanket	its location could not be determined from the record	there was no observed evidence at the time of the fieldwork	it limits access to an otherwise abutting right of way	documents are illegible	may have been released or otherwise terminated
10.f	Oil, Gas and Mineral Lease Vol. 355, Pg. 201, D.R.D.C.T.			X		X					
10.g*	Right-of-way Easement for Oil & Gas Transmission Vol. 386, Pg. 339, D.R.D.C.T.					X	X	X			
10.h	Oil, Gas and Mineral Lease Vol. 595, Pg. 484, D.R.D.C.T.			X		X					
10.i*	Right-of-way Easement for a Water Line Vol. 639, Pg. 558, D.R.D.C.T.			X			X	X			

10.g*: Document does not describe a specific location of oil/gas pipeline. Texas Railroad Commission GIS (https://gis.rrc.texas.gov/GISViewer/) does not show a pipeline near subject property.

10.i*: Document does not describe a specific location of water line. Boliva Water utility map and water lines marked per Texas 8ll ticket indicate 2 lines within the right-of-way of F. M. Highway 2450.

SURVEYOR'S NOTES:

1. Parent tract's record description's error of closure, 1.68'.
2. Zoning District: No Zoning according to the Property Requirements Report provided by Zoning-Info, Inc., Zoning-info.com (817) 886-85964. Dated: February 8, 2023.
3. Site benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete slab in the northeast corner of the intersection of F. M. Highway 455 and F. M. Highway 2450. Benchmark Elevation = 677.33'. See vicinity map for general location.
4. No evidence of ongoing earth moving work, building construction, or building addition on site were observed in the process of conducting the fieldwork.
5. There are no visible marked parking spaces or fire lane striping within the limits of the surveyed property.
6. There are no visible evidence of physical access (e.g. curb cuts, driveways) to any abutting streets, highways, or other public or private ways.
7. The site lies on the east side of F. M. Highway 2450, approximately 200' north of the intersection of F. M. Highway 2450 and F. M. Highway 455.
8. No evidence of existing building(s) were observed in the process of conducting the fieldwork.
9. Texas Department of Transportation's Project Tracker lists F. M. Highway 2450 as "Construction begins within 4 years". Project id 235302026, with a description of Reconstruct Existing Roadway. No evidence of ongoing street or sidewalk construction or repairs were observed in the process of conducting the fieldwork.

ZONING REQUIREMENTS

NO ZONING

Zoning

Denton - Texas

NZR

Denton County only has zoning restrictions in place in the land areas immediately surrounding Lake Ray Roberts. All other areas of the ETJ are considered "No Zoning" and follow any local HOA bylaws and/or deed restrictions.

Allowed Uses/Parking

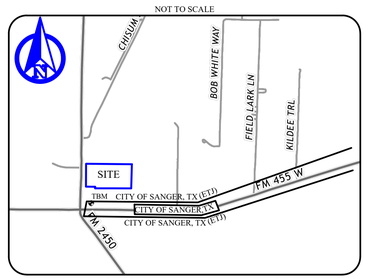
Bulk Requirements

Table 1: NZR Bulk Requirements Table

Requirement	Minimum	Maximum

VICINITY MAP

NOT TO SCALE



ALTA / NSPS LAND TITLE SURVEY

1.064 ACRES

SITUATED IN THE

JAMES B. P. JANUARY SURVEY ABSTRACT NO. 658

CITY OF SANGER ETJ, TEXAS
DENTON COUNTY, TEXAS

ADDRESS: NO ADDRESS ASSIGNED (CENTRAL APPRAISAL DISTRICT)

To: Vaquero Ventures Management, LLC
Fidelity National Title Insurance Company
Fidelity National Title Agency, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a,b1), 8, 9, 11(a,b), 13, 14, 16 & 17 of Table A thereof. The fieldwork was completed on February 10, 2023.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
February 20, 2023

STATE OF TEXAS REGISTERED JEWEL CHADD 5754 PROFESSIONAL LAND SURVEYOR

DEMOLITION GENERAL NOTES

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.

2. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.

3. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY GET FAMILIARIZED WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.

4. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY, ENGINEER AND/OR OWNER PRIOR TO REMOVING ITEMS NOT SHOWN ON THE PLANS.

5. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.

6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.

7. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.

8. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS BEEN FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.

9. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.

10. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT. CONTRACTOR TO PREVENT WATER FROM DRAINING ONTO ADJACENT PROPERTIES.

11. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

EROSION CONTROL GENERAL NOTES

1. EVERY SOIL DISTURBING ACTIVITY SHALL HAVE AN ACCOMPANYING EROSION CONTROL PLAN .

2. THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.

3. NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3 AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED AND THEN INSPECTED.

4. THE CONTRACTOR SHALL COMPLY WITH THE CITY'S STORM WATER ORDINANCE, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.

5. THE SITE SHALL BE INSPECTED BY THE CONTRACTOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES SHOULD BE MADE AS NEEDED.

6. CONTRACTOR SHALL VEGETATE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. FINAL ACCEPTANCE OF A SITE SHALL BE CONTINGENT UPON VEGETATION BEING ESTABLISHED IN ALL DISTURBED AREAS.

7. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

8. TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 24' WIDE X 50' LONG X 6" DEEP. (3"-5" COARSE AGGREGATE). PLACE FILTER FABRIC UNDER STONE .

9. THE CONCRETE WASHOUT AREA IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE.

ADA GENERAL NOTES

1. MAXIMUM SLOPE OF CURB RAMP SHALL BE 1:12 (8.33%). 5% RECOMMENDED.

2. MAXIMUM SLOPE OF CURB RAMP "FLARED SIDES" SHALL BE (8.33%) MAX.

3. SLOPE AND CROSS SLOPE OF A SIDEWALK LEADING INTO A CURB RAMP'S SYSTEM SHALL BE A MAXIMUM OF 1:20 (5%) AND 1:50 (2%) CROSS SLOPE.

4. MAXIMUM SLOPE OF A HANDICAPPED ACCESSIBLE ROUTE ALONG A SIDEWALK LEADING INTO A CURB RAMP, BEFORE IT MUST BE CONSIDERED A RAMP IS 1:20 (5%) AND 1:50 (2%) CROSS SLOPE.

5. ALL SLOPED SURFACES AT CURB RAMP SYSTEMS MUST HAVE A "SIGNIFICANT COLOR CONTRAST" FOR THE SEEING IMPAIRED. THEREFORE ALL SUCH SLOPES MUST HAVE "INTEGRAL COLOR IN CONCRETE" OR "STAINED" (SCOFFIELD), COMPARED TO THE ADJACENT "FLAT" SIDEWALK/PAVING SURFACE.

6. SLOPED CURB-RAMP SURFACE TO HAVE TEXTURE (IE. FORMED/SAWCUT GROVES 3/4" WIDE X 1/4" DEEP @ 2" ON-CENTER). FORMED PERPENDICULAR TO PATH OF TRAVEL FOR THE BLIND TO FEEL TEXTURE BENEATH THEIR FEET & FOR WHEELCHAIR TRACTION. ARRANGED SO WATER WILL NOT ACCUMULATE.

7. MAXIMUM SLOPE AND CROSS SLOPE OF HANDICAPPED ACCESSIBLE PARKING SPACE & ADJACENT ACCESS AISLE IS 1:50 (2%) IN ANY DIRECTION.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.

2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.

4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.

5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.

7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PAVING GENERAL NOTES

1. STRIP & REMOVE FROM THE CONSTRUCTION AREA ALL TOPSOIL, ORGANICS & VEGETATION TO A MINIMUM DEPTH OF 6 INCHES.

2. CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS. CONTROL JOINT SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.

3. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE FOUNDATION. THE FOLLOWING ITEMS SHOULD PROVIDE FOR POSITIVE DRAINAGE OF WATER AWAY FROM THE FOUNDATION: SIDEWALKS AND OTHER CONCRETE FLAT WORK, PARKING AREAS, DRIVEWAYS AND OTHER SURFACE DRAINAGE FEATURES, AND LANDSCAPING.

4. FRENCH DRAINS ARE RECOMMENDED AROUND ANY SLABS WHERE SEEPING GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.

5. SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT'S NOTED ON THE STRUCTURAL PLANS.

6. ALL EXPANSION JOINTS AND CRACK CONTROL JOINTS SHOULD BE SEALED TO PREVENT THE INFILTRATION OF WATER INTO THE SUBSURFACE. THIS IS PARTICULARLY IMPORTANT AROUND IRRIGATED LANDSCAPING AND ALONG THE DRAINAGE PATH OF ROOF DOWNSPOUTS.

7. LANDSCAPE ISLANDS SHOULD BE BACKFILLED WITH LOW PLASTICITY CLAYS TO REDUCE WATER INTRUSION INTO THE SUBSURFACE PAVEMENT STRUCTURES. CURBS SHOULD BE PROVIDED WITH WEEP HOLES IN LANDSCAPE AREAS TO REDUCE THE BUILD UP OF HYDROSTATIC PRESSURE AND TO REDUCE THE INTRUSION OF WATER INTO THE SUBSURFACE MATERIAL.

8. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH, UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLANS.

9. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGULAR TESTING FIRM.

10. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.

11. SEE IRRIGATION PLAN FOR IRRIGATION SLEEVE PLACEMENT PRIOR TO PAVING CONSTRUCTION.

DIMENSION CONTROL GENERAL NOTES

1. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB AS SHOWN. CONTACT ENGINEER/ARCHITECT IF THERE IS ANY DISCREPANCIES IN THE DIMENSIONS.

2. REFER TO ARCHITECTURAL FLOOR PLAN FOR EXACT BUILDING DIMENSIONS.

3. LIGHTED MONUMENT SIGN SHALL BE BY SEPARATE PERMIT.

4. BARRIER-FREE RAMPS ARE REQUIRED ON ALL STREET FRONTAGES. RAMPS WITH DETECTABLE WARNING SURFACES ARE REQUIRED AT ALL INTERSECTIONS.

GRADING GENERAL NOTES

1. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. IF ANY OF THE HAULED EXCAVATION MATERIAL IS TAKEN TO ANOTHER LOCATION WITHIN THE CITY LIMITS, THE OWNER OF THE PROPERTY IS REQUIRED TO OBTAIN A LOT GRADING PERMIT BEFORE MATERIAL IS DELIVERED.

2. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.

3. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.

4. NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.

UTILITY GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.

2. FIELD VERIFY LOCATION OF EXISTING WATER MAIN , SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE. POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

STORM SEWER GENERAL NOTES

1. ALL STORM DRAIN CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

2. CONTRACTOR SHALL VERIFY EXISTING LOCATIONS, SIZES AND FLOW LINES FOR ALL STORM SEWER SYSTEMS AND DRAINAGE STRUCTURES SHOWN ON THE PLANS PRIOR TO CONNECTING PROPOSED STORM SEWER PIPES.

3. TWO WEEKS PRIOR TO CONNECTING TO EXISTING STORM DRAIN LINES, THE CONTRACTOR SHOULD INSPECT THE EXISTING LINE AND CONTACT THE STORM WATER INSPECTOR SHOULD THE LINE NEED TO BE CLEANED.

4. CONTRACTOR SHOULD INSPECT ALL STORM DRAIN OUTFALLS NO EARLIER THAN TWO WEEKS PRIOR TO FINAL INSPECTION AND REMOVE ALL SILT AND DEBRIS.

811 Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS · KARTAVYA S. PATEL · 97534 · LICENSED PROFESSIONAL ENGINEER

06/21/2023

GENERAL NOTES

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD

CITY OF SANGER ETJ

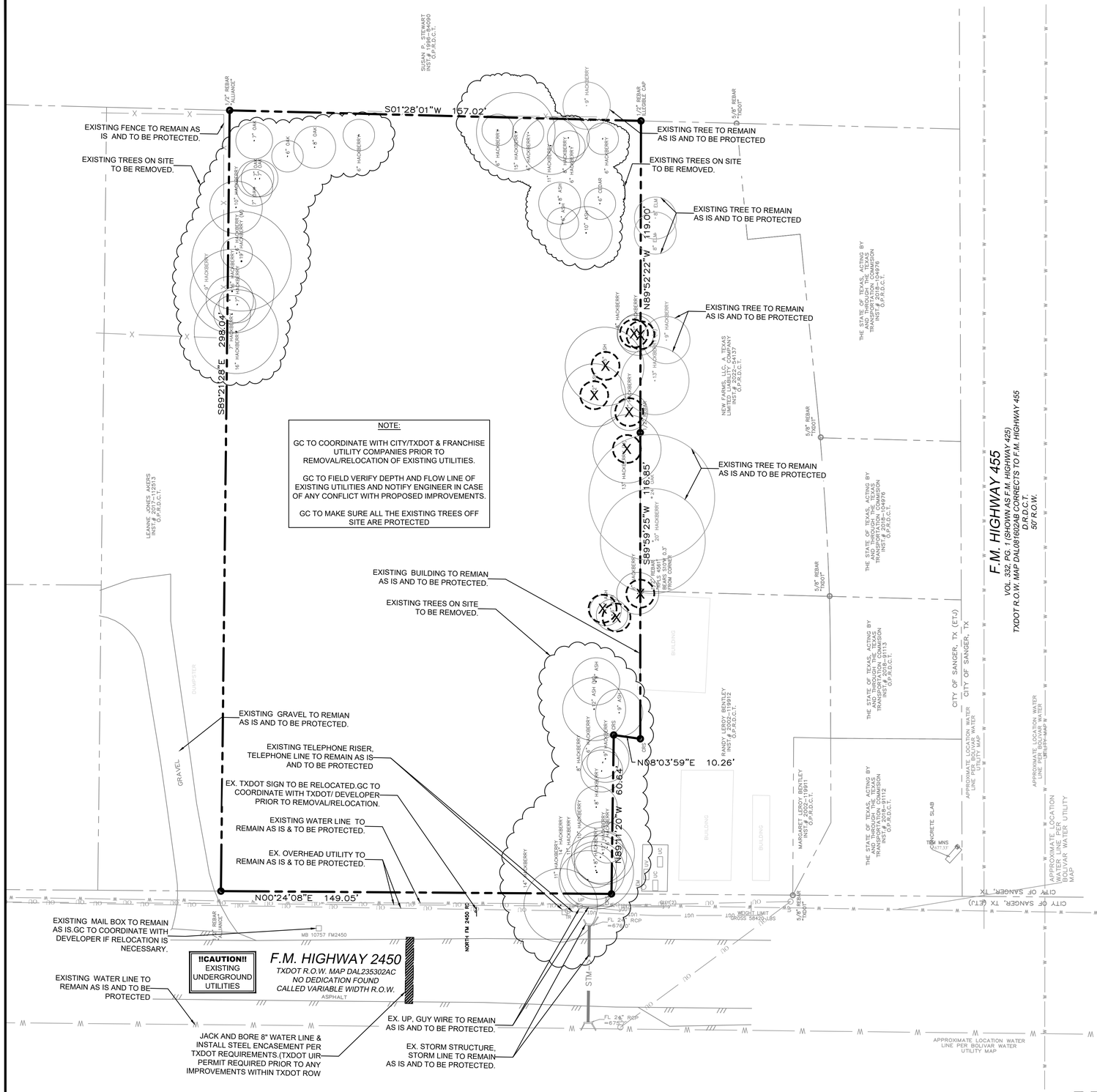
DENTON COUNTY, TEXAS 76266

JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-1.1

TX. P.E. FIRM #11525



EXISTING LEGEND

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree multiple trunks
- Google 360 Hyperlink

DEMOLITION LEGEND

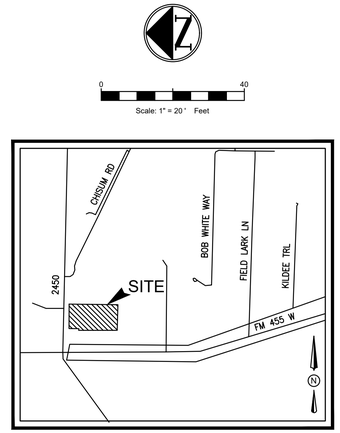
SAWCUT LINE

AREA TO BE REMOVED

TREES TO BE REMOVED

DEMOLITION GENERAL NOTES

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
3. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY GET FAMILARIZED WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
4. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY, ENGINEER AND/OR OWNER PRIOR TO REMOVING ITEMS NOT SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
7. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
8. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS BEEN FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
9. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
10. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT. CONTRACTOR TO PREVENT WATER FROM DRAINING ONTO ADJACENT PROPERTIES.
11. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.



VICINITY MAP
N.T.S.

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
06/21/2023

DEMOLITION PLAN

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD

CITY OF SANGER ETJ

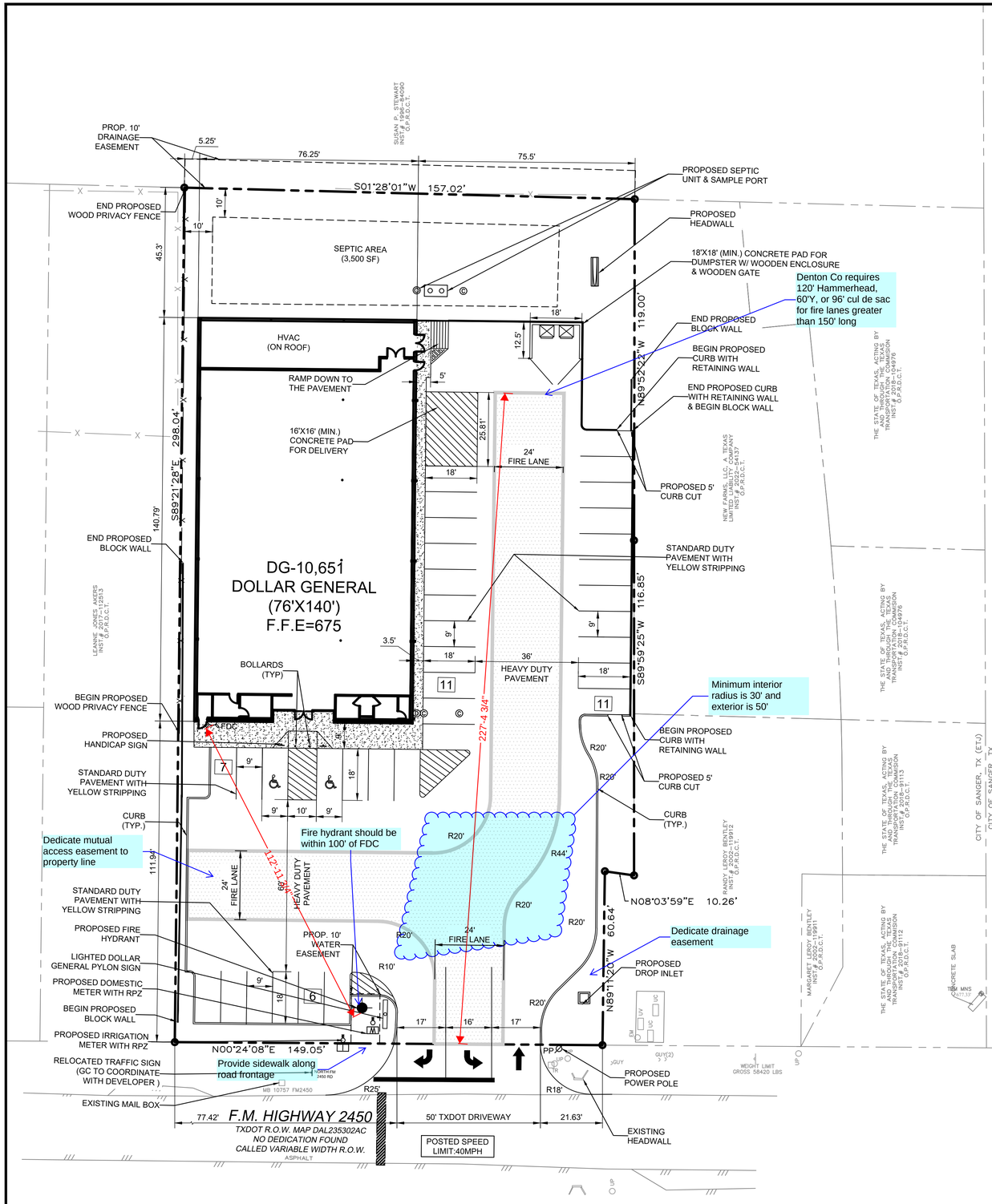
DENTON COUNTY, TEXAS 76266

JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-2.0

TX. P.E. FIRM #11525



EXISTING LEGEND

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree multiple trunks
- Google 360 Hyperlink

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.064 ACRES (46,357 S.F.)
ZONING:	-
PROPOSED USE:	RETAIL STORE-DOLLAR GENERAL
BUILDING AREA:	10,651 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	18'-0"
BUILDING COVERAGE:	22.9%
FLOOR AREA RATIO:	0.22
IMPERVIOUS AREA:	35,372 S.F. (76.30%)
PERVIOUS/LANDSCAPE AREA:	10,985 S.F. (23.69%)
REGULAR PARKING REQUIRED: 1 SP PER 300 S.F.	35 SPACES
REGULAR PARKING PROVIDED:	33 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	35 SPACES

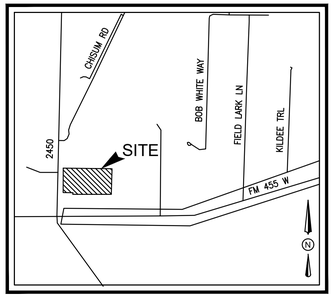
SITE LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- SANITARY SEWER SAMPLE PORT
- SEPTIC UNIT
- DOMESTIC WATER METER
- IRRIGATION METER
- GAS METER

FLOOD PLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE(S) X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO.48121C0205G, DATED 2011/04/18, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT http://hazards.fema.gov.

Scale: 1" = 20 ' Feet



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

ENGINEER	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	VAQUERO DG FM 2450 PARTNERS, LP 2627 TILLAR ST, STE 111 FORT WORTH, TX 76107 KELLY AGNOR 512-983-1793
SURVEYOR	**ARCHITECT**
JPH LAND SURVEYING,INC 785 LONESOME DOVE TRAIL, HURST, TX 76054 JEWEL CHADD 817-431-4971	FRANZ ARCHITECTS 4055 INTERNATIONAL PLAZA, STE 100 FORT WORTH, TX 76109 AVI KAIKOV 817-632-0079

BENCHMARKS

SITE BENCH MARK IS A MAG NAIL WITH A WASHER STAMPED "JPH LAND BENCHMARK" SET IN A CONCRETE SLAB IN THE NORTHEAST CORNER OF THE INTERSECTION OF F.M.HIGHWAY 455 AND F.M.HIGHWAY 2450.BENCHMARK ELEVATION=677.33' . SEE SURVEY FOR GENERAL LOCATION.

NOTES

ALL WORK WITHIN TXDOT REQUIRE SEPERATE PERMIT ISSUED BY TXDOT

Provide plan set and details for TxDOT driveway submittal

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER

06/21/2023

SITE PLAN

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD

CITY OF SANGER ETJ

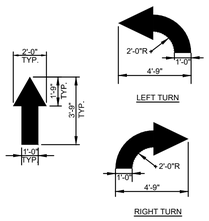
DENTON COUNTY, TEXAS 76266

JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-3.0

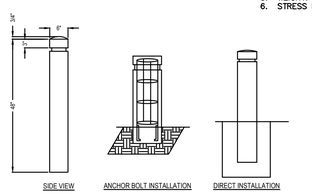
TX. P.E. FIRM #11525



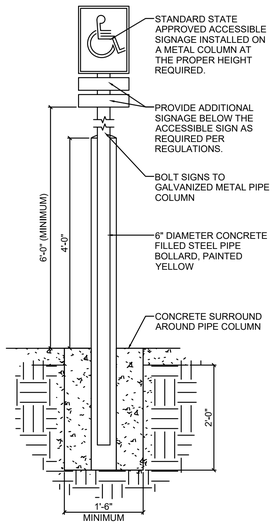
NOTE:
ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW DETAIL
N.T.S.

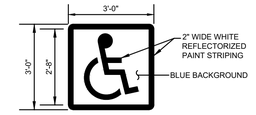
NOTES:
1. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. ONE YEAR WARRANTY AGAINST MANUFACTURER DEFECTS.
4. MATERIALS CONSIST OF 3/8" STEEL REBAR, TYPE 3 PORTLAND CEMENT CONFORMING TO ASTM C31 SPECIFICATIONS.
5. WEIGHT: 30 LBS PER FOOT.
6. STRESS LOAD: 5,000 PSI AT 28 DAYS.



6" DIA. PIPE BOLLARD DETAIL
N.T.S.

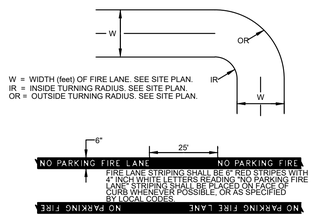


HANDICAP SIGN DETAILS
N.T.S.



NOTES:
1. STENCIL ONE SYMBOL ONTO PARKING SURFACE IN EACH ACCESSIBLE STALL.
2. LOCATE PER ACCESSIBLE PARKING STALL DETAIL(S).
3. ALL LINES 2" WIDE PAINTED ON WHITE ON BLUE BACKGROUND.

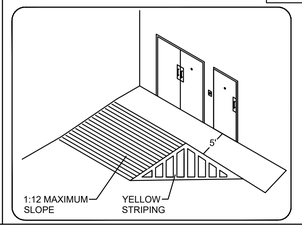
ACCESSIBLE PARKING EMBLEM DETAIL
N.T.S.



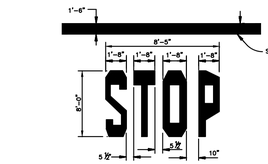
FIRE LANE MARKING

FIRE LANE DETAIL
N.T.S.

STRIPING LEGEND	
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

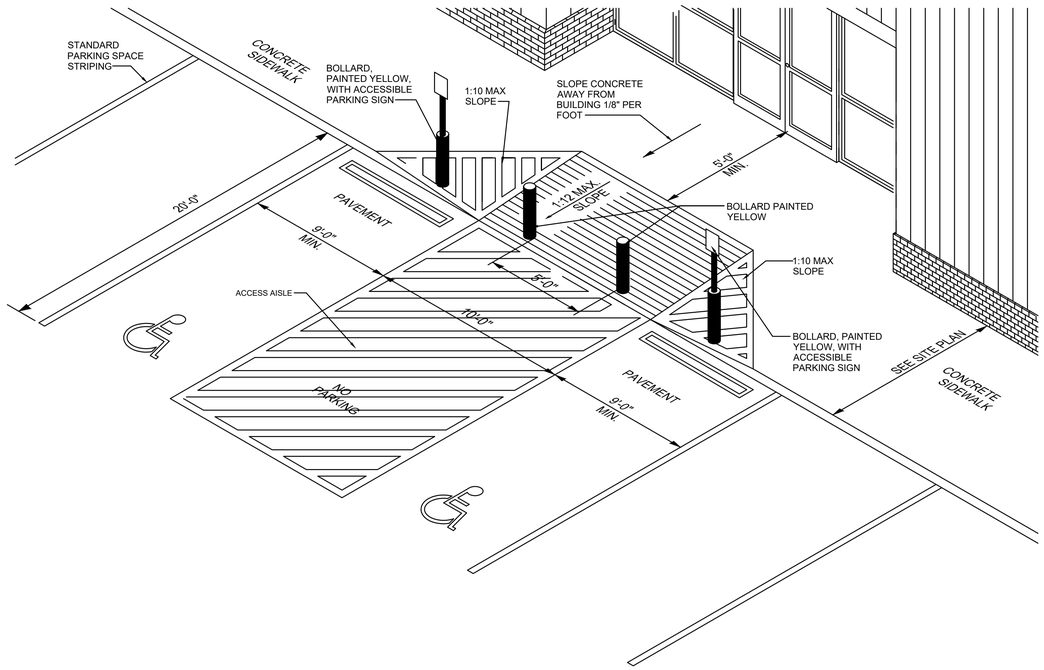


DELIVERY RAMP & RECEIVING DOOR DETAILS
N.T.S.

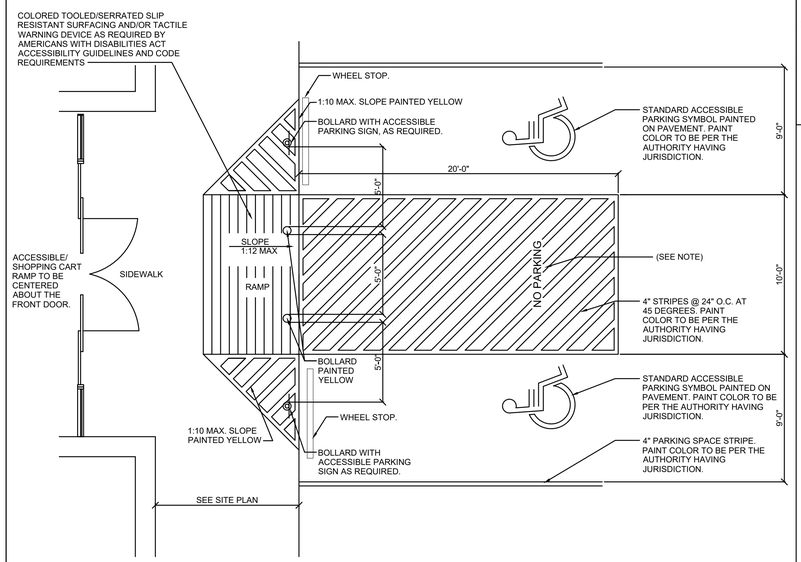


NOTE:
STOP BAR TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

STOP BAR DETAIL
N.T.S.



ACCESSIBLE PARKING , RAMP & ACCESS AISLE DETAILS
N.T.S.



NOTE:
ALL ACCESSIBLE RAMPS AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS.

NOTE
1. "NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE IN CAPITAL LETTERS WITH HEIGHT OF ATLEAST 12" AND A STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE
2. A SIGN MUST BE PROVIDED STATING" VIOLATORS SUBJECT TO FINE AND TOWING" IN A HEIGHT OF ATLEAST 1" MOUNTED ON POLE OR WALL,INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 18" AND NO HIGHER THAN 80" ABOVE GROUND LEVEL.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

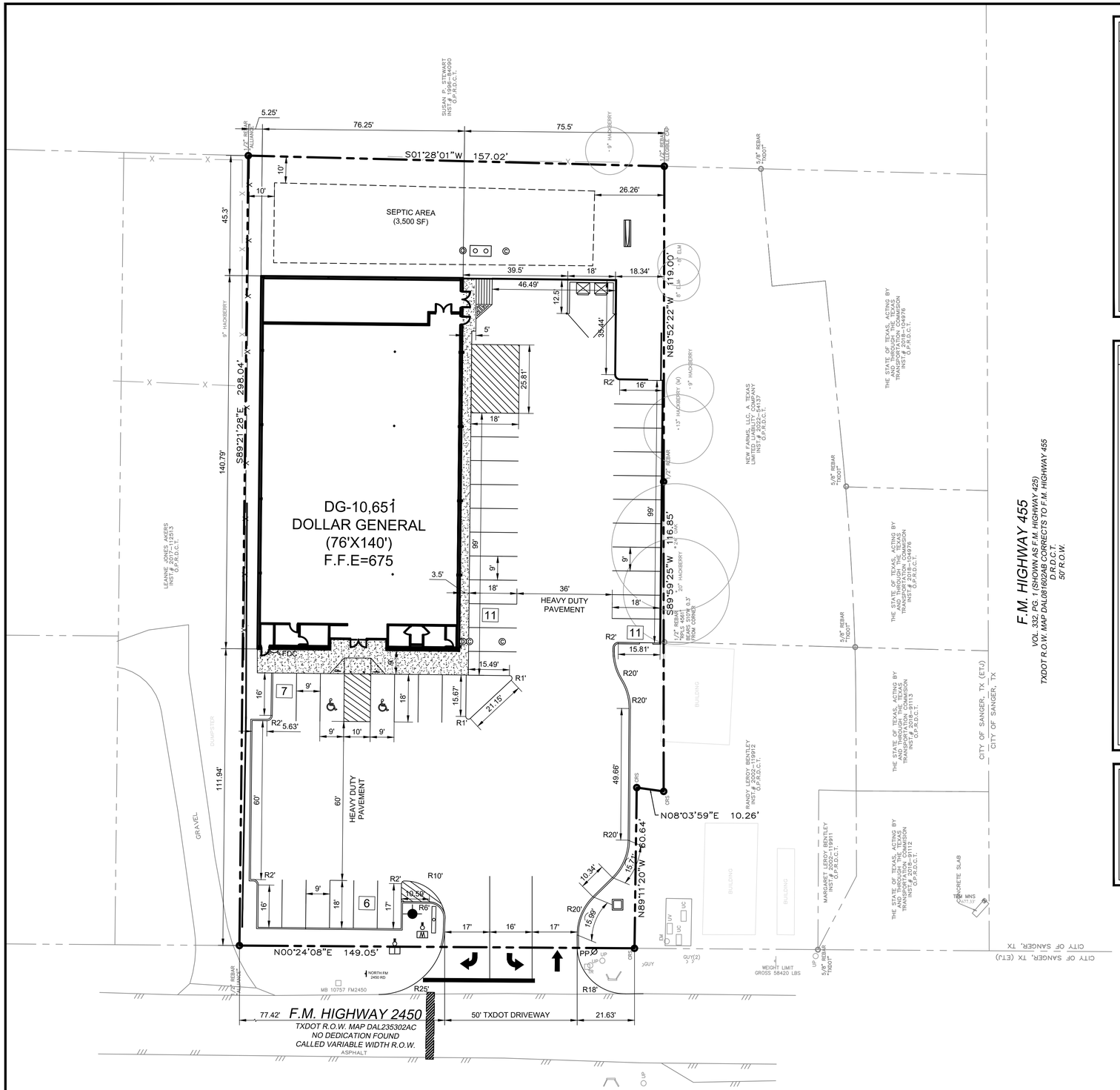
STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
06/21/2023

SITE DETAILS
DOLLAR GENERAL
NE QUADRANT OF FM 2450 & CHAPMAN ROAD
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS 76266
JAMES B.P. JANUARY SURVEY ABSTRACT NO #658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-3.1

TX. P.E. FIRM #11525



EXISTING LEGEND

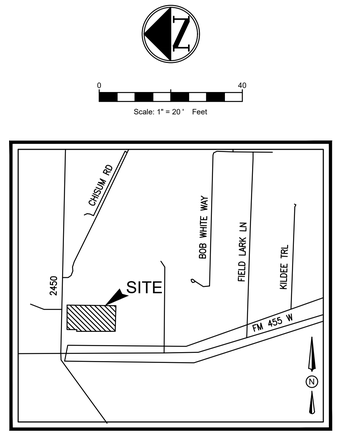
- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree multiple trunks
- Google 360 Hyperlink

DIMENSION CONTROL LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- STRIPING
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- SANITARY SEWER SAMPLE PORT
- SEPTIC UNIT
- DOMESTIC WATER METER
- IRRIGATION METER
- GAS METER

DIMENSION CONTROL GENERAL NOTES

1. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB AS SHOWN. CONTACT ENGINEER/ARCHITECT IF THERE IS ANY DISCREPANCIES IN THE DIMENSIONS.
2. REFER TO ARCHITECTURAL FLOOR PLAN FOR EXACT BUILDING DIMENSIONS.
3. LIGHTED MONUMENT SIGN SHALL BE BY SEPARATE PERMIT.
4. BARRIER-FREE RAMPS ARE REQUIRED ON ALL STREET FRONTAGES. RAMPS WITH DETECTABLE WARNING SURFACES IS REQUIRED AT ALL INTERSECTIONS.



VICINITY MAP
N.T.S.

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

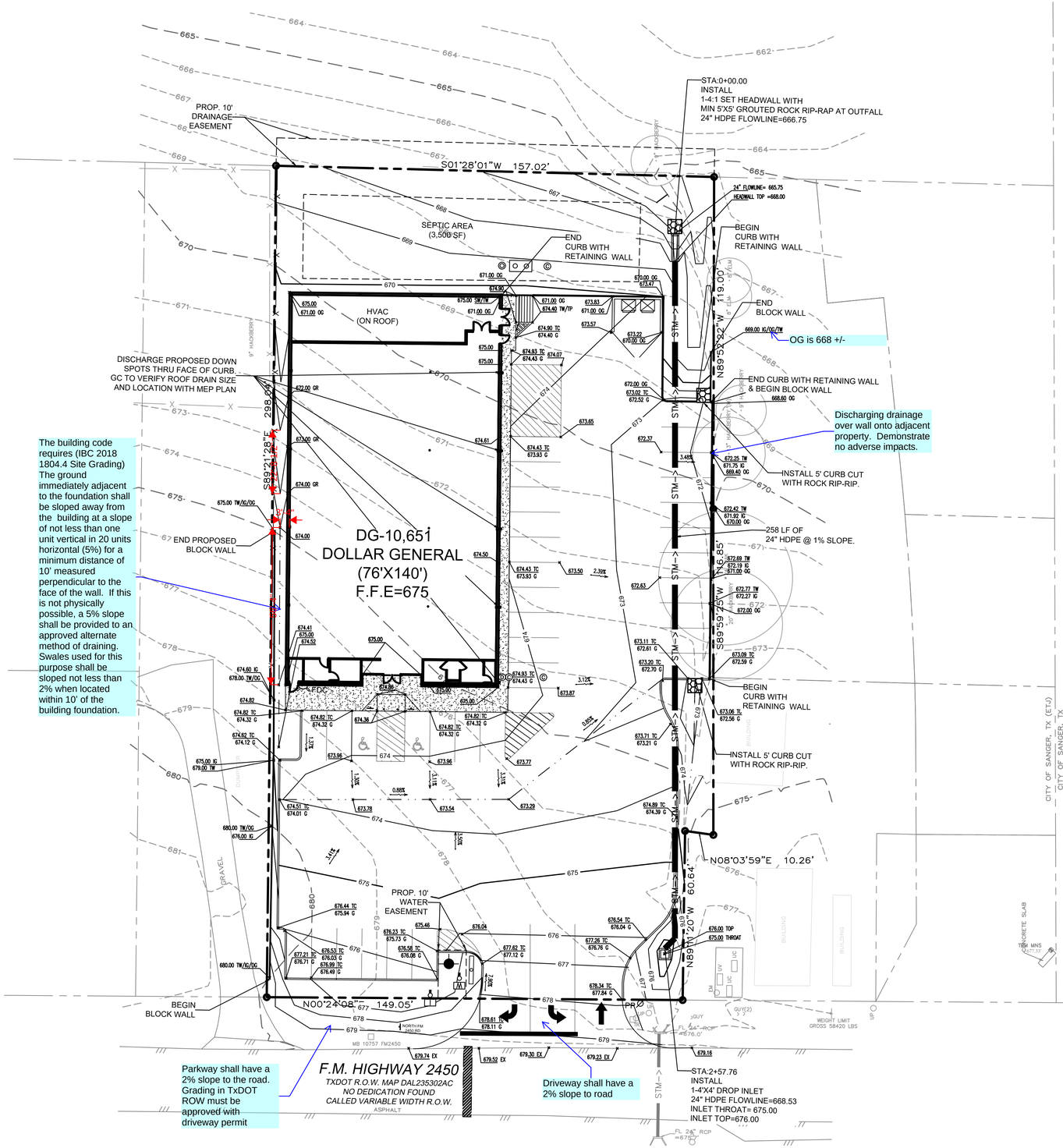
STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
06/21/2023

DIMENSION CONTROL PLAN

DOLLAR GENERAL
NE QUADRANT OF FM 2450 & CHAPMAN ROAD
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS 76266
JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-3.2



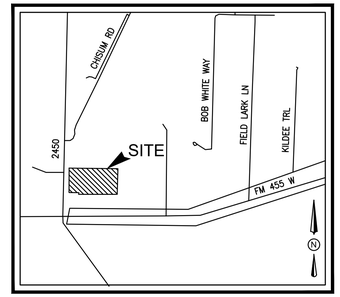
EXISTING LEGEND

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree multiple trunks
- Google 360 Hyperlink

GRADING LEGEND

EXISTING ELEVATION	464.00 EX
EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
SWALE	
HIGH POINT	HP
STORM PIPE	STM
RETAINING WALL	
RIP RAP	
FINISH FLOOR ELEVATION	467.00 FF
TOP OF CURB ELEVATION	466.00 TC
GUTTER ELEVATION	465.50 G
SIDEWALK ELEVATION	465.00 SW
TOP OF PAVEMENT	464.00 TP
GROUND ELEVATION	463.00 GR
DRAINAGE FLOW DIRECTION	1%
CURB INLET	
STORM MANHOLE	D
STORM CLEANOUT	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	C
SANITARY SEWER DOUBLE CLEANOUT	DC
SANITARY SEWER SAMPLE PORT	
SEPTIC UNIT	
DOMESTIC WATER METER	W
IRRIGATION METER	
GAS METER	G
TRANSFORMER	T
LIGHT POLE	
POWER POLE	

0 20 40
Scale: 1" = 20 ' Feet



VICINITY MAP
N.T.S.

BENCHMARKS

SITE BENCH MARK IS A MAG NAIL WITH A WASHER STAMPED "JPH LAND BENCHMARK" SET IN A CONCRETE SLAB IN THE NORTHEAST CORNER OF THE INTERSECTION OF F.M.HIGHWAY 455 AND F.M.HIGHWAY 2450.BENCHMARK ELEVATION=677.33' . SEE SURVEY FOR GENERAL LOCATION.

FLOOD PLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE(S) X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO.48121C0205G, DATED 2011/04/18, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT http://hazards.fema.gov.

GRADING GENERAL NOTES

1. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
2. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
3. NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
06/21/2023

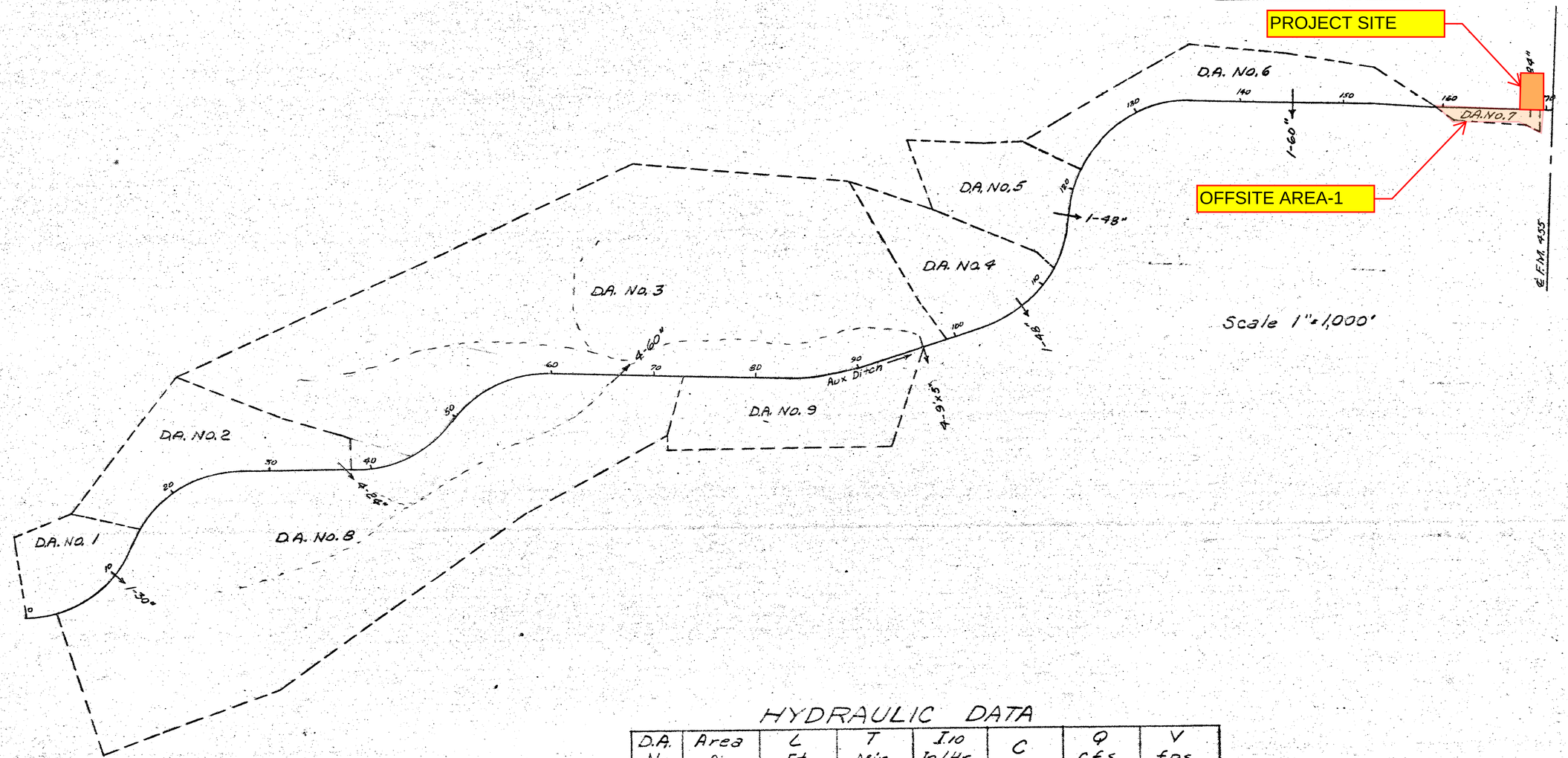
GRADING PLAN
DOLLAR GENERAL
NE QUADRANT OF FM 2450 & CHAPMAN ROAD
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS 76266
JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-4.0

TX. P.E. FIRM #11525

F. R. DIV. 6	TEXAS	S-2259(1)	SHEET 7
Denton COUNTY	FM HWY. 2450	CONT. 2353-2-1	



HYDRAULIC DATA

D.A. No.	Area Ac.	L Ft.	T Min.	I.10 In./Hr.	C	Q C.f.s.	V f.p.s.
1	18	1050	30	3.7	0.50	33	8.0
2	43	3130	30	3.7	0.45	72	6.5
1,2+8	280	6650	55	2.8	0.45	353	8.2*
12,3+8	525	9700	81	2.3	0.45	544	7.9
4	30	2050	30	3.7	0.40	45	7.0
5	30	1780	30	3.7	0.50	56	8.0
6	34	2700	30	3.7	0.50	63	7.3
7	3	950	30	3.7	0.50	6	4.6
9	39	2750	30	3.7	0.45	65	5.6

*Outfall channel is rock bottom

DRAINAGE AREA MAP

1)	SHEET 17				
0	CONT. 2353-2-1				

F.A. DIV. 6	TEXAS	S 2259 (1)	SHEET 18
Denton	COUNTY	FM. HWY. 2450	CONT. 2353-2-1

25' Lt. Sta 157+50
Prop. 1-18"x52' R.C.P.

8"x17' Metal Pipe
To remain in place

8"x15' Metal Pipe
To remain in place

18"x 31' Conc. Pipe
To be removed

STA. 170+27.5
END PROJECT
C-2353-2-1

Equation:
Sta. 170+37.5 = 226+46.0
on F.M. 455 C-816-2

Sta. 168+71 Proposed
1-24"x 38' R.C. Pipe
with CH-11-B Hdwls
Invert U.S. Toewall

12"x 18" Conc. Pipe
To remain in place

Res.
Gar.
R.C.
S.H.
ROW FM 455
S. ROW FM 455
160
165
S 3°38'E
170
30
45'
25'

PI 157+00
El. 688.08
VC. 600'
C. 0.3733

PI 162+00
El. 685.28
VC. 100'
C. 0.195

PI 168+00
El. 679.58
VC. 100'
C. 0.275

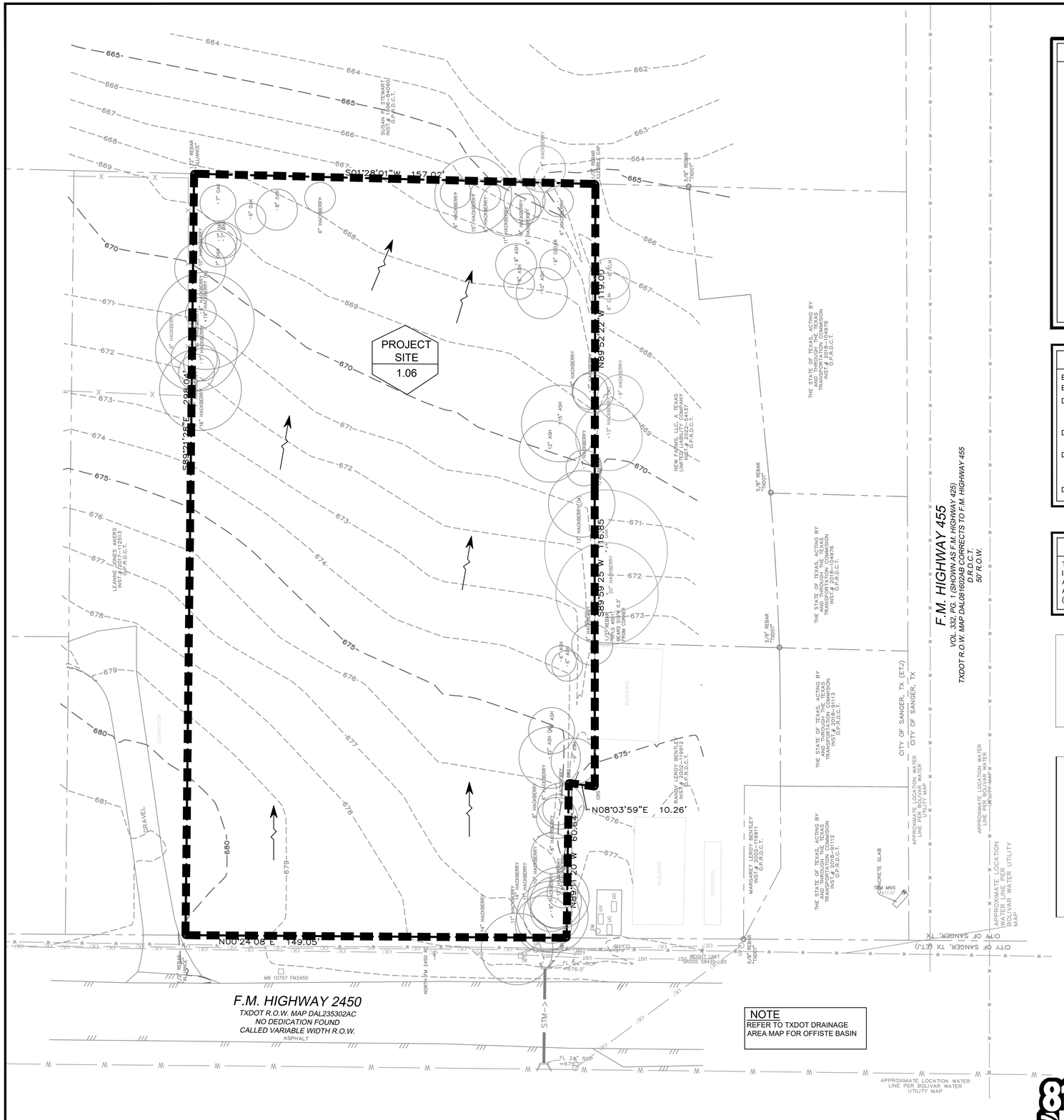
PI 169+30
El. 678.28
VC. 100'
C. 0.70

690
680
670
+0.56%
-0.95%
-0.10%
-1.30%
19'
Sta 168+71
USFL 676.29
DSFL 676.10

BM #1 X-Mark on NW corner conc. porch 38' Rt. Sta 227+09 of FM 455
Elev = 681.50

688.68 684.70 683.02 686.59 686.79 683.42 685.23 684.33 681.43 681.42 680.03 677.63 677.18 678.38

160 170



EXISTING LEGEND

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree multiple trunks
- Google 360 Hyperlink

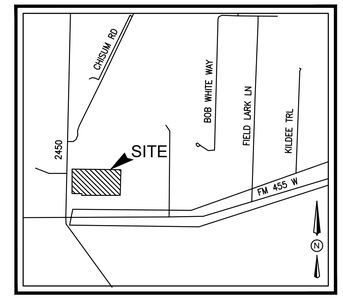
PRE-DRAINAGE LEGEND

EXISTING MINOR CONTOURS 464
EXISTING MAJOR CONTOURS 465
DRAINAGE DIVIDE
DRAINAGE AREA NO. (PROJECT SITE 1.06)
DRAINAGE AREA ACREAGE
DRAINAGE FLOW DIRECTION

FLOOD PLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE(S) X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO.48121C0205G, DATED 2011/04/18, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT http://hazards.fema.gov.

Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

Table 3- Rainfall Intensity Data

Duration	Rainfall Intensity (inch/hr)		
	1-year	25-year	100-year
5-min	5.06	9.73	12.0
15-min	3.37	6.45	7.90
30-min	2.34	4.45	5.45
60-min	1.52	2.92	3.59
2-hr	0.928	1.86	2.32
3-hr	0.683	1.41	1.78
6-hr	0.403	0.859	1.10
12-hr	0.235	0.507	0.651
24-hr	0.137	0.298	0.383

NOTE
REFER TO DOWNSTREAM ASSESSMENT REPORT FOR DOLLAR GENERAL PREPARED BY TRIANGLE ENGINEERING DATED JUN 06/08/2023 FOR MORE DETAILS

Table 1 -Existing Hydrologic Parameters

Sub Basin	Area (ac)	Area(mi^2)	C	Time of concentration (min)
Offsite 1	3	0.0046	0.5	30
Project Site	1.06	0.0016	0.35	30

Table 4- Existing Peak Discharge (cfs)

Hydrologic Element	Peak Discharge (cfs)		
	1-year	25-year	100-year
Offsite 1	3.510	6.675	8.175
Project Site	0.868	1.651	2.022

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
06/21/2023

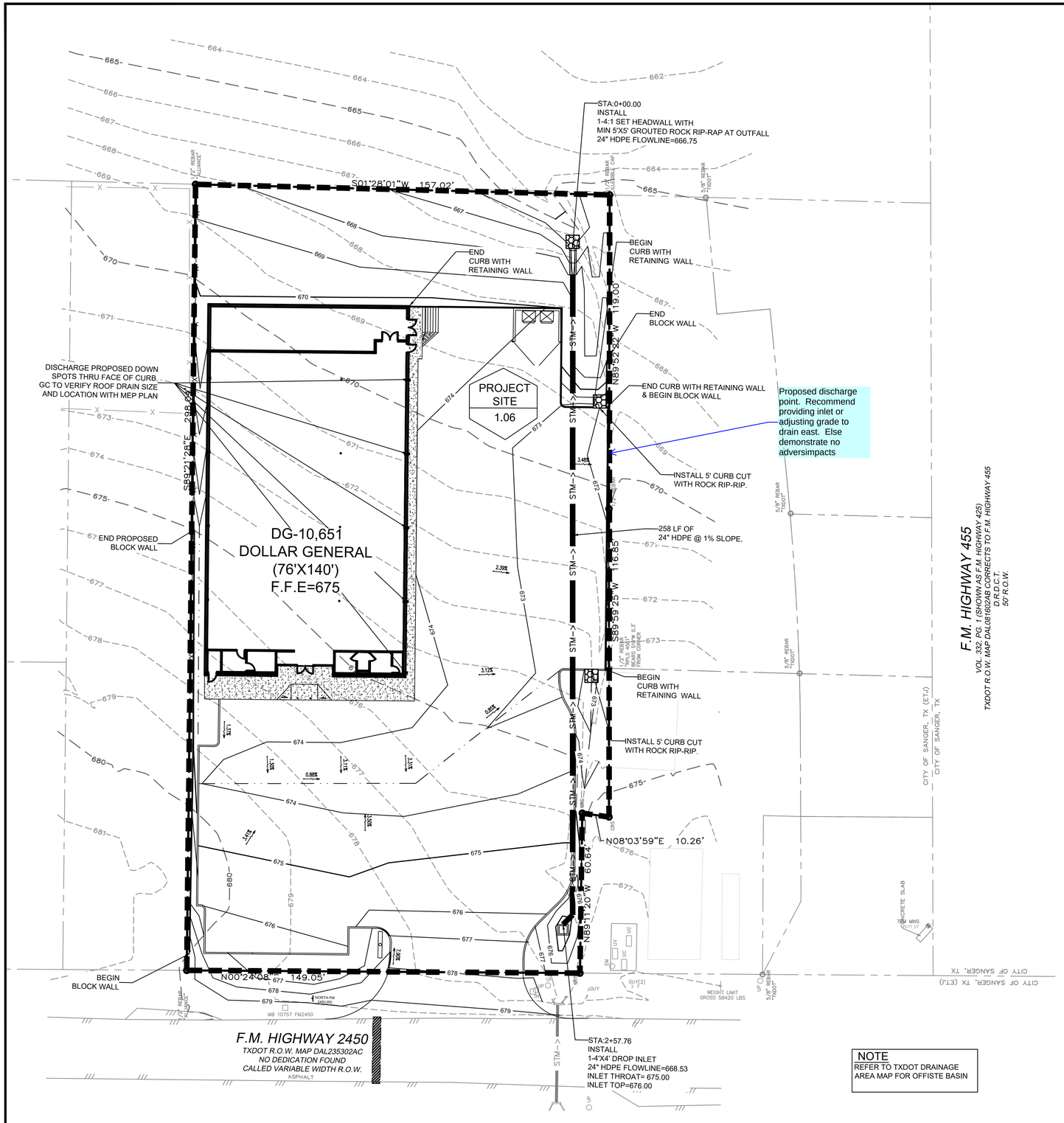
PRE-DRAINAGE PLAN

DOLLAR GENERAL
NE QUADRANT OF FM 2450 & CHAPMAN ROAD
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS 76266
JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-5.0

TX. P.E. FIRM #11525



NOTE
REFER TO TXDOT DRAINAGE AREA MAP FOR OFFISTE BASIN

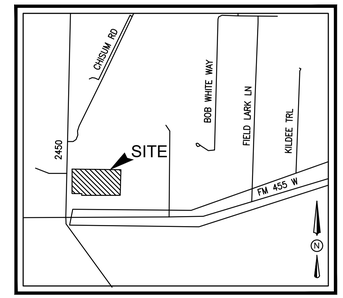
EXISTING LEGEND

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree multiple trunks
- Google 360 Hyperlink

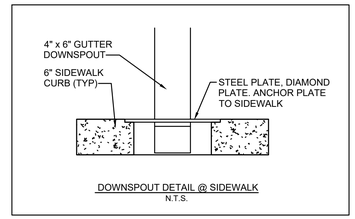
POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
DRAINAGE DIVIDE	
HIGH POINT	HP HP HP HP
DRAINAGE AREA NO.	PROJECT SITE
DRAINAGE AREA ACREAGE	
DRAINAGE FLOW DIRECTION	1%

0 20 40
Scale: 1" = 20 ' Feet



VICINITY MAP
N.T.S.



DOWNSPOUT DETAIL @ SIDEWALK
N.T.S.

Table 2 -Proposed Hydrologic Parameters

Sub Basin	Area (ac)	Area (mi^2)	C	Time of concentration (min)
Offsite 1	3	0.0046	0.5	30
Project Site	1.06	0.0016	0.75	10

Table 5- Proposed Peak Discharge (cfs)

Hydrologic Element	Peak Discharge (cfs)		
	1-year	25-year	100-year
Offsite 1	3.510	6.675	8.175
Project Site	3.198	6.09	7.469

FLOOD PLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE(S) X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO.48121C0205G, DATED 2011/04/18, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT http://hazards.fema.gov.

NOTE
REFER TO DOWNSTREAM ASSESSMENT REPORT FOR DOLLAR GENERAL PREPARED BY TRIANGLE ENGINEERING DATED JUN 06/08/2023 FOR MORE DETAILS

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
06/21/2023

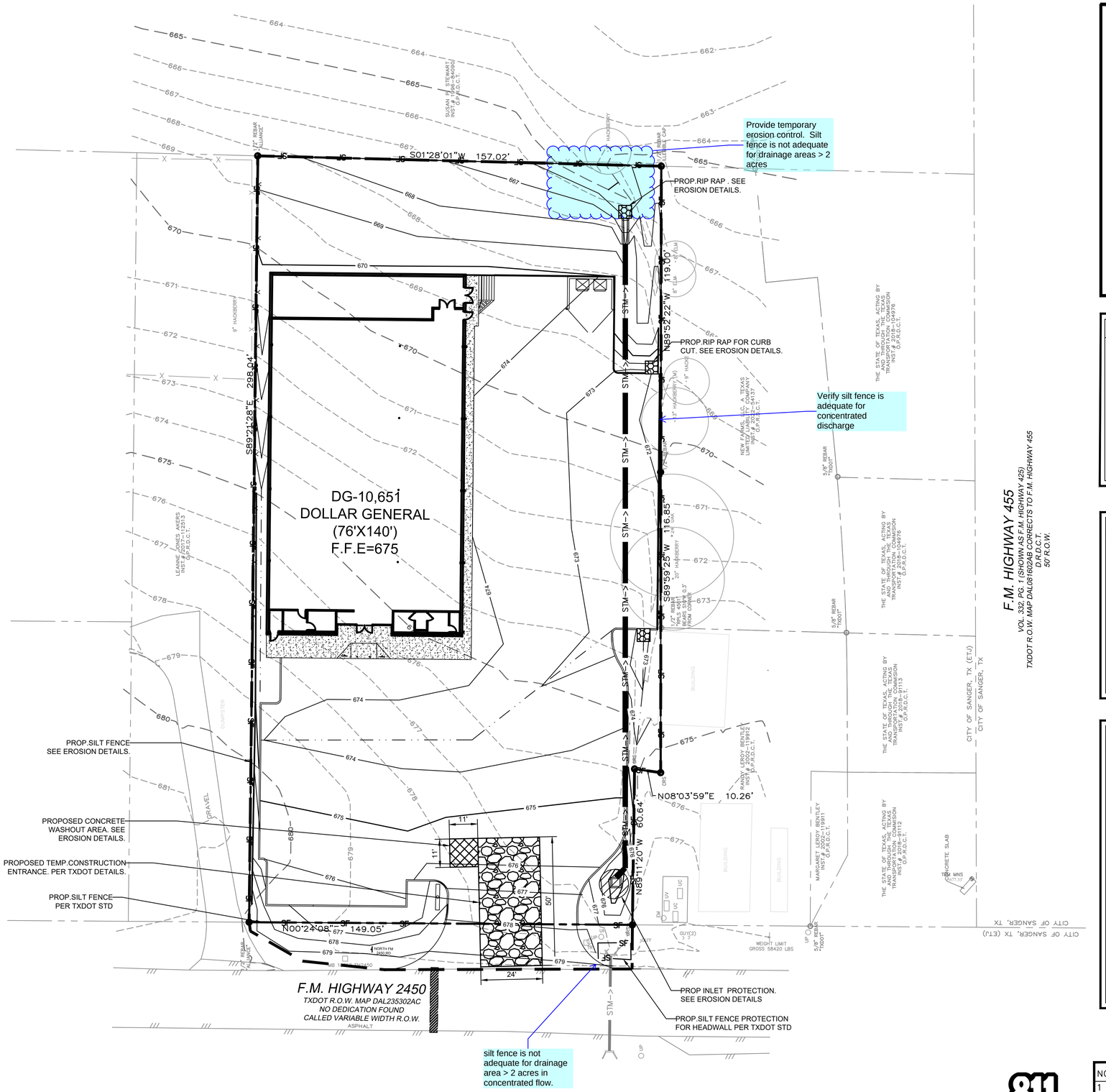
POST-DRAINAGE PLAN

DOLLAR GENERAL
NE QUADRANT OF FM 2450 & CHAPMAN ROAD
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS 76266
JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-6.0

TX. P.E. FIRM #11525



EXISTING LEGEND

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree
- multiple trunks
- Google 360 Hyperlink

EROSION CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY CONCRETE WASHOUT AREA
- RIP RAP
- TEMPORARY SILT FENCE
- TEMPORARY COMPOST FILTER SOCK
- HIGH POINT
- LIMITS OF DISTURBANCE
- TEMPORARY INLET PROTECTION
- ROCK BERM

EROSION & SEDIMENT CONTROLS

SOIL STABILIZATION PRACTICES:
SELECT T = TEMPORARY OR P = PERMANENT
(AS APPLICABLE)

- ___ MULCHING (HAY OR STRAW)
- ___ BUFFER ZONES
- P PLANTING
- T SEEDING
- P SODDING
- ___ PRESERVATION OF NATURAL RESOURCES
- ___ FLEXIBLE CHANNEL LINER
- ___ RIGID CHANNEL LINER
- ___ SOIL RETENTION BLANKET
- ___ COMPOST MANUFACTURED TOPSOIL
- ___ EROSION CONTROL BLANKET

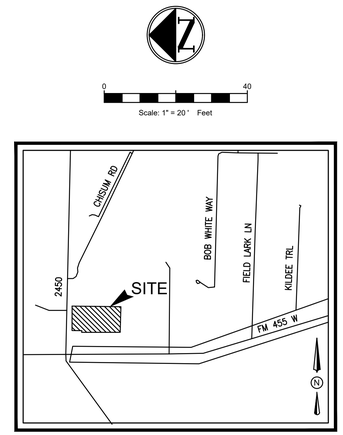
EROSION CONTROL SUMMARY

PROJECT DESCRIPTION:	SITE GRADING, CONSTRUCTION OF PARKING LOT, UNDERGROUND AND ABOVE GROUND UTILITIES & CONSTRUCTION OF PROPOSED BUILDING.
SEQUENCE OF ACTIVITIES:	THE CONTRACTOR WILL SCHEDULE THE PROJECT IN A SERIES OF PHASES. IN GENERAL, THE SEQUENCE OF THESE PHASES WILL CONSIST OF: 1. INSTALL EROSION CONTROL BMP'S. 2. BEGIN EARTHWORK. 3. INSTALL WET AND DRY UTILITIES. 4. INSTALL STORM SEWER LINES AND INLETS. 5. BEGIN SITE GRADING. 6. INSTALL CURBS, DRIVEWAY AND PARKING LOT. 7. POUR BUILDING FOUNDATION PAD. 8. BEGIN VERTICAL BUILDING CONSTRUCTION. 9. INSTALL TREES, SHRUBS, ETC. AND RESTORE ALL DISTURBED VEGETATION. 10. REMOVAL OF EXISTING EROSION CONTROL BMP'S & INSTALLATION OF PERMANENT EROSION CONTROL BMP'S.
SOIL DISTURBING ACTIVITIES:	SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.
TOTAL PROJECT AREA:	1.064 ACRES
TOTAL DISTURBED AREA:	1.1 ACRES

Know what's **below.**
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
06/21/2023



VICINITY MAP
N.T.S.

EROSION CONTROL GENERAL NOTES

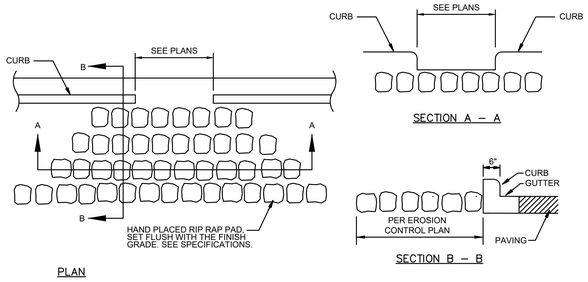
1. EVERY SOIL DISTURBING ACTIVITY SHALL HAVE AN ACCOMPANYING EROSION CONTROL PLAN .
2. THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
3. NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3 AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED AND THEN INSPECTED.
4. THE CONTRACTOR SHALL COMPLY WITH THE CITY'S STORM WATER ORDINANCE, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
5. THE SITE SHALL BE INSPECTED BY THE CONTRACTOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES SHOULD BE MADE AS NEEDED.
6. CONTRACTOR SHALL VEGETATE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. FINAL ACCEPTANCE OF A SITE SHALL BE CONTINGENT UPON VEGETATION BEING ESTABLISHED IN ALL DISTURBED AREAS.
7. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
8. TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 24' WIDE X 50' LONG X 6" DEEP. (3"-5" COURSE AGGREGATE). PLACE FILTER FABRIC UNDER STONE .
9. THE CONCRETE WASHOUT AREA IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE.

EROSION CONTROL PLAN

DOLLAR GENERAL
NE QUADRANT OF FM 2450 & CHAPMAN ROAD
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS 76266
JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-7.0



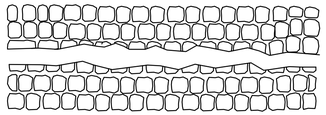
PLAN

SECTION A – A

SECTION B – B

CURB CUT WITH RIP RAP

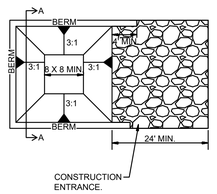
N.T.S.



PLACE RIP-RAP IN ALL AREAS INDICATED ON THE DRAWING.THE STONE SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SECTION AS IS PRACTICAL. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED. UNLESS OTHERWISE SPECIFIED, ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 50-150 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.

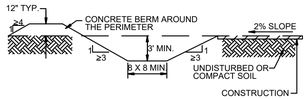
RIP-RAP PAD FOR SLOPE PROTECTION DETAIL

N.T.S.



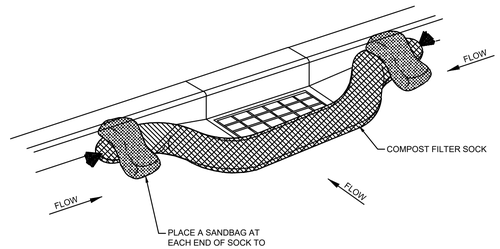
NOTES

1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRANAIGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS WITH INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINE ABOVE GROUND STORAGE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE
4. CWA SHALL INCLUDE FLAT SUBSURFACE PIT THAT IS AT LEAST 8' x 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.
9. INSPECT BMPs EACH WORKDAY, AND MAINTAIN IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
10. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
11. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
12. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
13. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN SHALL BE TRANSPORTED FROM THE JOB SITE IN A CONTAINER AND DISPOSED OF PROPERLY.
14. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
15. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BE THE LOCAL JURISDICTION.



CONCRETE WASHOUT AREA DETAIL

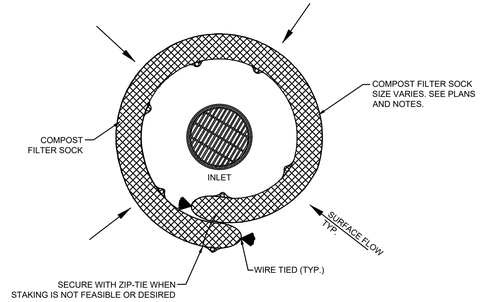
N.T.S.



CURB INLET PROTECTION DETAIL

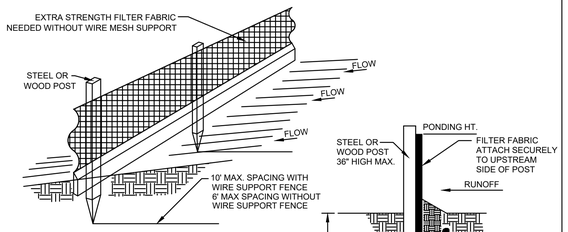
COMPOST FILTER SOCK DETAIL

N.T.S.



AREA/GRATE INLET PROTECTION DETAIL

N.T.S.



NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

SILT FENCE DETAIL

N.T.S.

USAGE NOTES:
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFETIVELY SECURES THEFILTER SOCK. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF SOCK PER MANUFACTURES RECOMMENDATIONS. (1'MIN. 3'MAX.)
3. USE 8" TO 12" DIA. SOCK ON CUBSIDE IN TRAFFIC AREAS.
4. USE 12" - 18" DIA. SOCK IN NON-TRAFFIC AREAS OR AREAS WHERE SAFETY IS NOT A CONCERN.

DESIGN CRITERIA:
COMPOST FILTER SOCKS ARE DESIGNED TO RETAIN SEDIMENT TRANSPORTED IN SHEET FLOW FROM DISTURBED AREAS. COMPOST FILTER SOCKS PERFORM THE SAME FUNCTION AS SILT FENCE, ALLOW A HIGHER FLOW RATE, AND ARE USUALLY FASTER AND CHEAPER TO INSTALL. WHERE ALL RUNOFF IS TO BE TREATED BY THE COMPOST FILTER SOCK THE MAXIMUM SLOPE LENGTH BEHIND THE COMPOST FILTER SOCK SHALL NOT EXCEED THOSE SHOWN IN TABLE 1. THE DRAINAGE AREA SHALL NOT EXCEED ¼ ACRE FOR EVERY 100 FT OF COMPOST FILTER SOCK.

THE SEDIMENT AND POLLUTANT REMOVAL PROCESS CHARACTERISTIC TO COMPOST FILTER SOCKS COMBINES BOTH FILTERING AND DEPOSITION FROM SETTLING SOLIDS.THIS IS DIFFERENT THAN METHODS THAT RELY ON PONDING FOR DEPOSITION OF SOLIDS FOR SEDIMENT CONTROL,SUCH AS SILT FENCE. PONDING OCCURS WHEN WATER FLOWING TO THE COMPOST FILTER SOCK ACCUMULATES FASTER THAN THE HYDRAULIC FLOW THROUGH RATE OF THE COMPOST FILTER SOCK. HYDRAULIC FLOW-THROUGH RATS FOR COMPOST FILTER SOCKS ARE 50% GREATER THAN SILT FENCE FILTER FABRIC. GREATER HYDRAULIC FLOW-THROUGH RATES REDUCE PONDING. COMPOST FILTER SOCKS SHALL MEET THE NETTING SPECIFICATIONS IN TABLE 22. COMPOST FILTER SOCKS SHALL MEET THE SPECIFICATIONS IN TABLE 3. COMPOST USED IN COMPOST FILTER SOCKS SHALL MEET THE SPECIFICATION DESCRIBED UNDER COMPOST FILTER MEDIA SPECIFICATIONS.

A 12 INCH DIAMETER COMPOST FILTER SOCK SHALL BE USED ON DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS GREATER THAN OR EQUAL TO SIX MONTHS. A 12 INCH DIAMETER COMPOST FILTER SOCK MAY ALSO BE USED ON MINOR PROJECTS, SUCH AS RESIDENTIAL HOME SITES OR SMALL COMMERCIAL DEVELOPMENTS.

COMPOST FILTER MEDIA SPECIFICATIONS:
COMPOST USED FOR COMPOST FILTER SOCK FILLER MATERIAL (FILTER MEDIA) SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS INCLUDING TIME AND TEMPERATURE DATA. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW US COMPOSTING COUNCIL TEST METHODS FOR THE EXAMINATION OF COMPOSTING AND COMPOST GUIDELINES FOR LABORATORY PROCEDURES:

A. PH _5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
B. PARTICLE SIZE -99% PASSING A 2 IN (50MM) SIEVE AND A MAXIMUM OF 40% PASSING A ⅜ IN (9.5MM) SIEVE, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION". (NOTE- IN THE FIELD, PRODUCT COMMONLY IS BETWEEN ½ IN [12.5MM] AND 2 IN [50MM] PARTICLE SIZE.)
C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OF FOREIGN MAN MADE MATERIALS.
E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS,

CONSTRUCTION SPECIFICATIONS:
THE COMPOST FILTER SOCK SHALL BE INSTALLED ACCORDING TO THIS SPECIFICATION, AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
1. COMPOST FILTER SOCKS SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA. IN EXTREME CONDITIONS (I.E., 2:1 SLOPES), A SECOND COMPOST FILTER SOCK SHALL BE CONSTRUCTED AT THE TOP OF THE SLOPE.
2. STAKES SHALL BE INSTALLED THROUGH THE MIDDLE OF THE COMPOST FILTER SOCK ON 10 FT (3M) CENTERS, USING 2 IN (50MM) BY 2 IN (50MM) BY 3 FT (1M) WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E., WHEN COMPOST FILTER SOCKS ARE USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE COMPOST FILTER SOCKS TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS.
3. STAKING DEPTH FOR SAND AND SILT LOAM SOILS SHALL BE 12 IN (300MM), AND 8 IN (200MM) FOR CLAY SOILS.
4. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE COMPOST FILTER SOCK, FILLING THE SEAM BETWEEN THE SOIL SURFACE AND THE DEVICE, IMPROVING FILTRATION AND SEDIMENT RETENTION.
5. IF THE COMPOST FILTER SOCK IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION. THE ENGINEER WILL SPECIFY SEED REQUIREMENTS.
6. COMPOST FILTER SOCKS ARE NOT TO BE USED IN PERENNIAL, EPHEMERAL, OR INTERMITTENT STREAMS.

MAINTENANCE:
SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. COMPOST FILTER SOCKS SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF COMPOST FILTER SOCK IS REDUCED. COMPOST FILTER SOCKS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATION AT THE COMPOST FILTER SOCK SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE COMPOST FILTER SOCK IS REMOVED.

COMPOST FILTER SOCK NOTES

N.T.S.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
06/21/2023

EROSION CONTROL DETAILS

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD

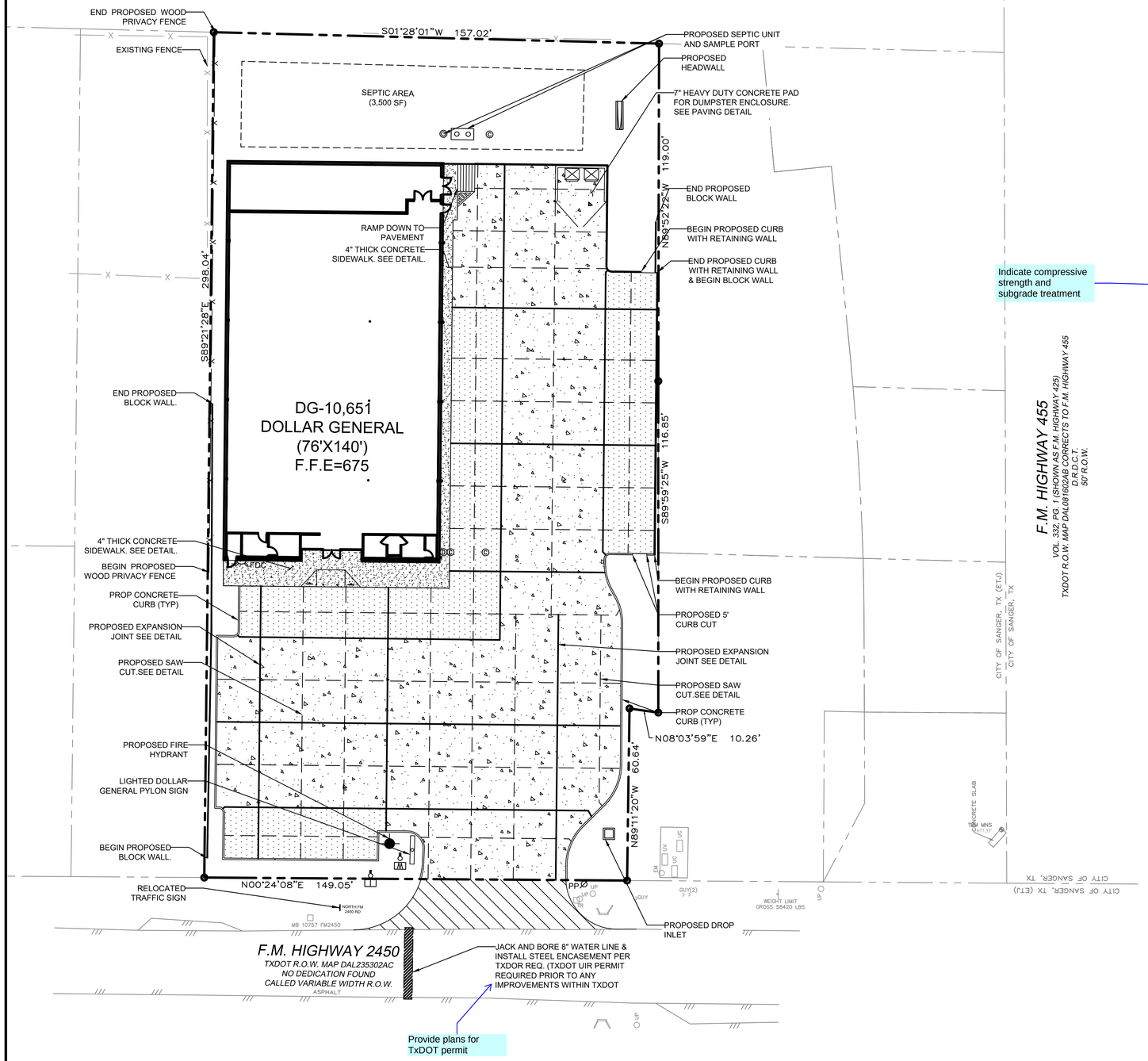
CITY OF SANGER ETJ

DENTON COUNTY, TEXAS 76266

JAMES B.P. JANUARY SURVEY ABSTRACT NO #658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-7.1



EXISTING LEGEND

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree multiple trunks
- Google 360 Hyperlink

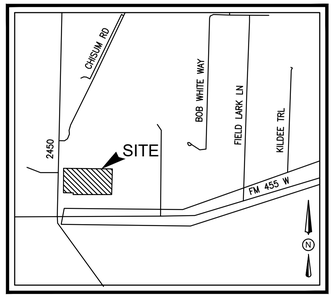
PAVING LEGEND

- EXPANSION JOINT (@ 60' MAX.)
- SAWCUT JOINT (@ 15' MAX.)
- 4" SIDEWALK
- 5" LIGHT DUTY CONCRETE
- 7" HEAVY DUTY DUMPSTER CONCRETE
- TXDOT DRIVEWAY
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- SANITARY SEWER SAMPLE PORT
- SEPTIC UNIT
- DOMESTIC WATER METER
- IRRIGATION METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION-FDC

Indicate compressive strength and subgrade treatment

PAVING GENERAL NOTES

1. STRIP & REMOVE FROM THE CONSTRUCTION AREA ALL TOPSOIL, ORGANICS & VEGETATION TO A MINIMUM DEPTH OF 6 INCHES.
2. CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS. CONTROL JOINT SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.
3. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE FOUNDATION. THE FOLLOWING ITEMS SHOULD PROVIDE FOR POSITIVE DRAINAGE OF WATER AWAY FROM THE FOUNDATION: SIDEWALKS AND OTHER CONCRETE FLAT WORK, PARKING AREAS, DRIVEWAYS AND OTHER SURFACE DRAINAGE FEATURES, AND LANDSCAPING.
4. FRENCH DRAINS ARE RECOMMENDED AROUND ANY SLABS WHERE SEEPING GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.
5. SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT'S NOTED ON THE STRUCTURAL PLANS.
6. ALL EXPANSION JOINTS AND CRACK CONTROL JOINTS SHOULD BE SEALED TO PREVENT THE INFILTRATION OF WATER INTO THE SUBSURFACE. THIS IS PARTICULARLY IMPORTANT AROUND IRRIGATED LANDSCAPING AND ALONG THE DRAINAGE PATH OF ROOF DOWNSPOUTS.
7. LANDSCAPE ISLANDS SHOULD BE BACKFILLED WITH LOW PLASTICITY CLAYS TO REDUCE WATER INTRUSION INTO THE SUBSURFACE PAVEMENT STRUCTURES. CURBS SHOULD BE PROVIDED WITH WEEP HOLES IN LANDSCAPE AREAS TO REDUCE THE BUILD UP OF HYDROSTATIC PRESSURE AND TO REDUCE THE INTRUSION OF WATER INTO THE SUBSURFACE MATERIAL.
8. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH, UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLANS.
9. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGULAR TESTING FIRM.
10. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
11. SEE IRRIGATION PLAN FOR IRRIGATION SLEEVE PLACEMENT PRIOR TO PAVING CONSTRUCTION.
12. GC TO FOLLOW PAVEMENT & SUB GRADE THICKNESS PER GEO TECH RECOMMENDATION ON SOIL REPORT



VICINITY MAP
N.T.S.

Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
06/21/2023

PAVING PLAN

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD

CITY OF SANGER ETJ

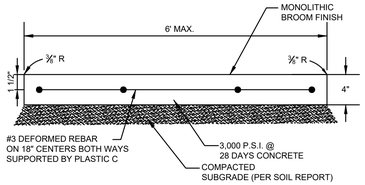
DENTON COUNTY, TEXAS 76266

JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

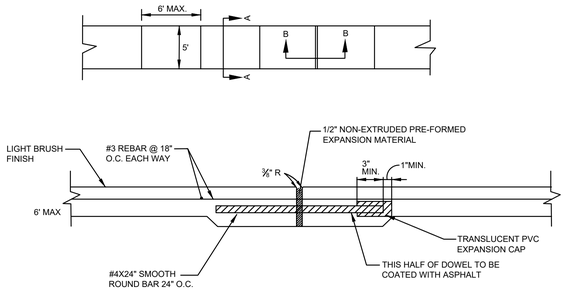
TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-8.0

TX. P.E. FIRM #11525

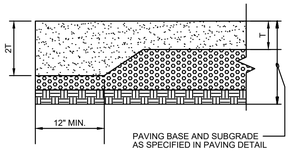


SECTION A-A

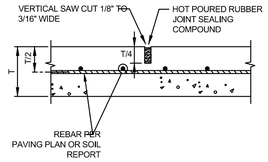


SECTION B-B

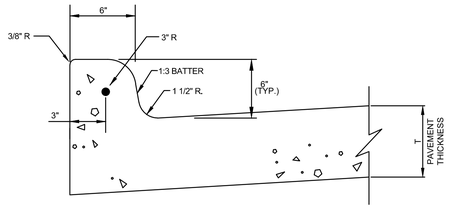
SIDEWALK DETAIL
N.T.S.



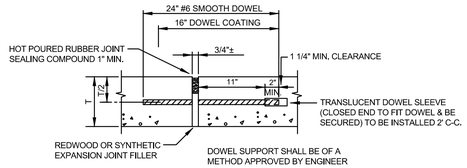
THICKENED EDGE OF PAVING DETAIL
N.T.S.



TYPICAL SAW CUT DETAIL
N.T.S.

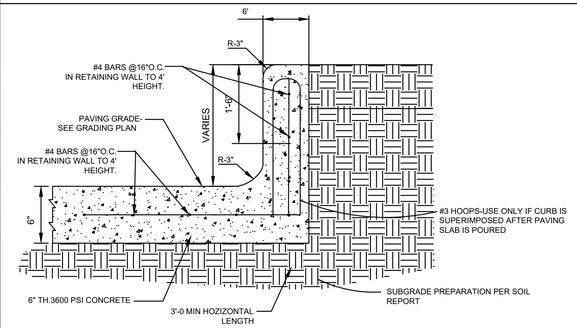


TYPICAL CURB DETAIL
N.T.S.

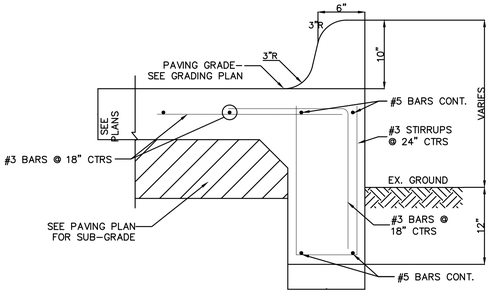


(SPACED 30 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)

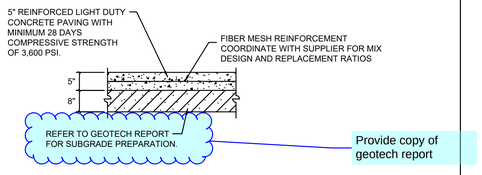
TYPICAL EXPANSION JOINT DETAIL
N.T.S.



VARIABLE HEIGHT CURB W/RETAINING WALL DETAIL
N.T.S.

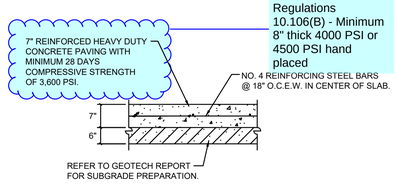


CURB W/RETAINING WALL DETAILS



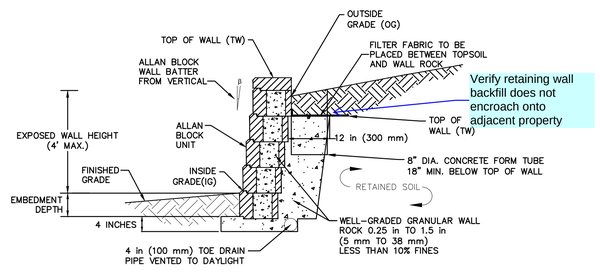
NOTE:
1. CONTRACTOR TO VERIFY WITH CITY REQUIREMENTS. SHOULD THE CITY REQUIREMENTS DIFFER FROM DETAIL, THE CITY REQUIREMENTS WILL SUPERCEDE.
2. CONTRACTOR TO VERIFY REQUIREMENTS FOR INSTALLATION OF PAVEMENT IN FIRE LANE. CONTRACTOR TO INSTALL ACCORDING TO LOCAL, STATE OR GOVERNMENT JURISDICTION.

5" CONCRETE PAVEMENT
N.T.S.



NOTE:
1. CONTRACTOR TO VERIFY WITH CITY REQUIREMENTS. SHOULD THE CITY REQUIREMENTS DIFFER FROM DETAIL, THE CITY REQUIREMENTS WILL SUPERCEDE.
2. CONTRACTOR TO VERIFY REQUIREMENTS FOR INSTALLATION OF PAVEMENT IN FIRE LANE. CONTRACTOR TO INSTALL ACCORDING TO LOCAL, STATE OR GOVERNMENT JURISDICTION.

7" CONCRETE PAVEMENT
N.T.S.



VARIABLE HEIGHT BLOCK RETAINING WALL
N.T.S.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
97534
KARTAVYA S. PATEL
LICENSED
PROFESSIONAL ENGINEER
06/21/2023

PAVING DETAILS

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD

CITY OF SANGER ETJ

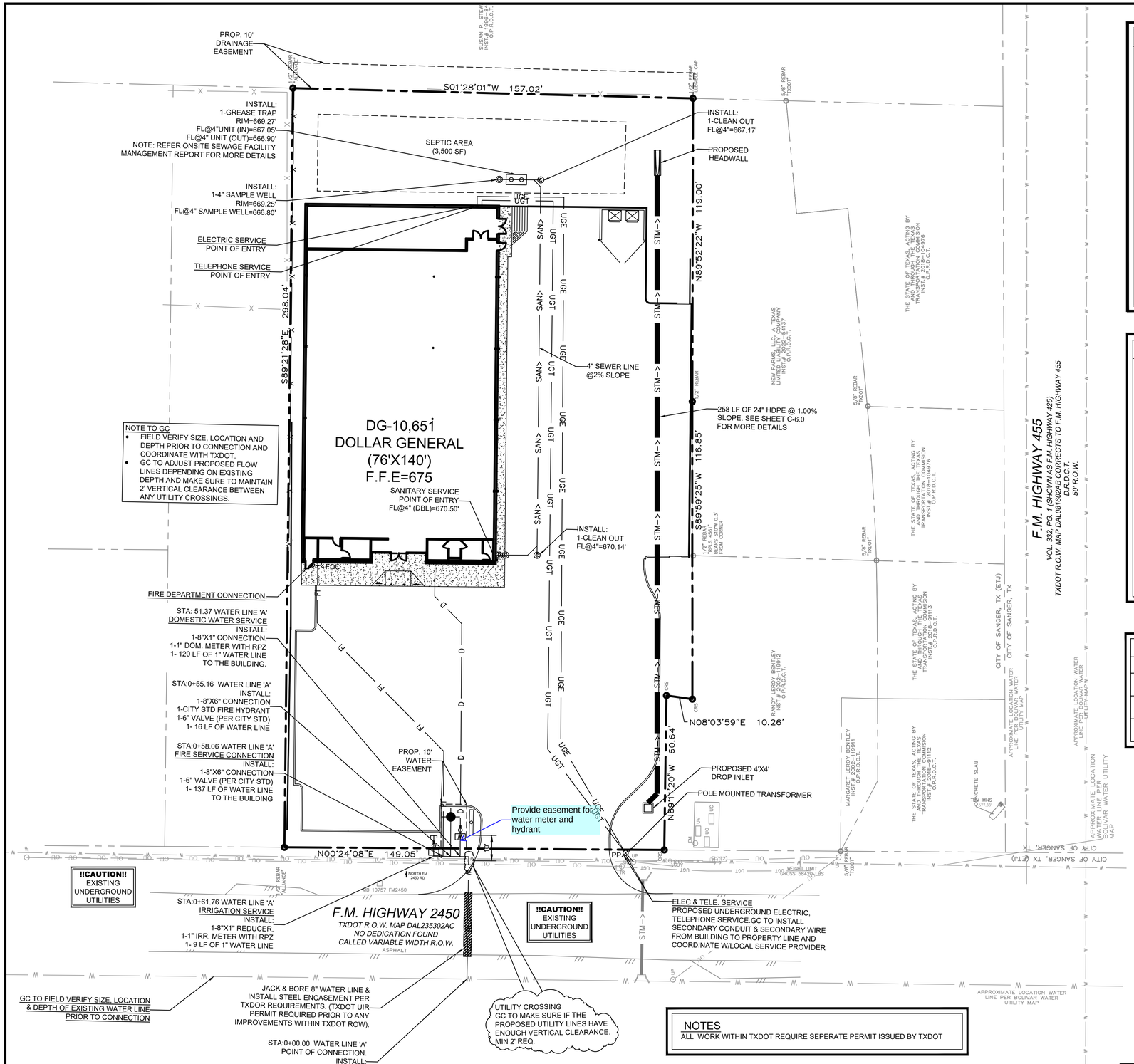
DENTON COUNTY, TEXAS 76266

JAMES B.P. JANUARY SURVEY ABSTRACT NO #658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-8.1

TX. P.E. FIRM #11525



EXISTING LEGEND

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree multiple trunks
- Google 360 Hyperlink

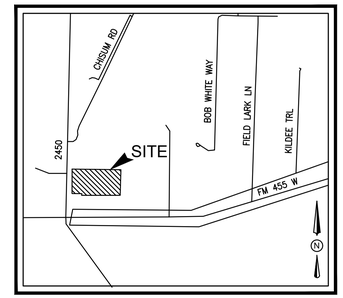
UTILITY LEGEND

UNDERGROUND TELEPHONE LINE	UGT
UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G — G
SANITARY SEWER LINE	SAN>
WATER MAIN	W — W
DOMESTIC WATER LINE	D — D
STORM LINE	STM—>
STORM SEWER MANHOLE	Ⓓ
STORM SEWER CLEANOUT	⊘
SANITARY SEWER MANHOLE	Ⓢ
SANITARY SEWER CLEANOUT	⊚
SANITARY SEWER DOUBLE CLEANOUT	⊚⊚
SANITARY SEWER SAMPLE PORT	◉
SEPTIC UNIT	▭
DOMESTIC WATER METER	W
IRRIGATION METER	I
GAS METER	G
FIRE HYDRANT	●
FIRE DEPARTMENT CONNECTION-FDC	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	⌀

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
(D)	DOMESTIC	1"	1
(I)	IRRIGATION	1"	1
	SANITARY SEWER	4"	

0 20 40
Scale: 1" = 20 ' Feet



VICINITY MAP
N.T.S.

UTILITY GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.
2. FIELD VERIFY LOCATION OF EXISTING WATER MAIN , SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE. POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
6. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
7. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
8. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
06/21/2023

UTILITY PLAN

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD

CITY OF SANGER ETJ

DENTON COUNTY, TEXAS 76266

JAMES B.P. JANUARY SURVEY ABSTRACT NO # 658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-9.0

TX. P.E. FIRM #11525

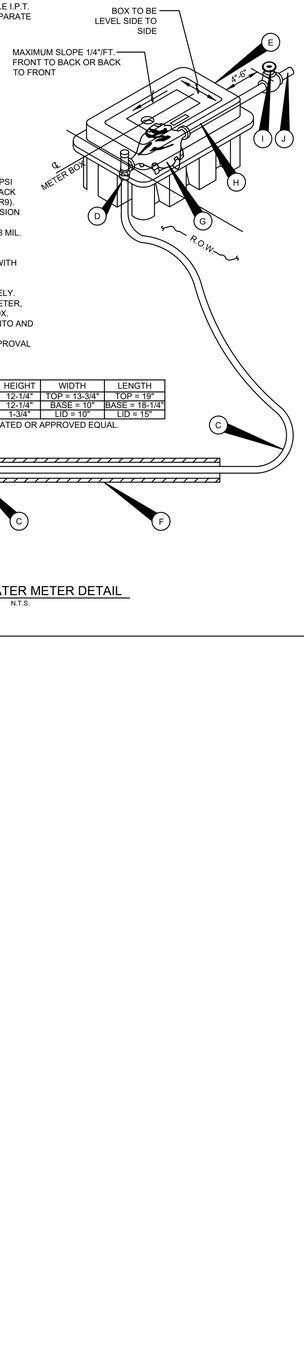
MATERIAL LIST:

A. SERVICE CLAMP REQUIRED.
B. 1" CORPORATION STOP - SERVICE PIPE OUTLET. (SEE NOTE #2)
C. 1" SERVICE PIPE.
D. LOCKING ANGLE METER STOP; SERVICE PIPE INLET X SWIVEL COUPLING NUT OUTLET:
- FOR 5/8" AND 3/4" METERS: 1" X 3/4"
- FOR 1" METERS: 1" X 1"
- SEE NOTE #2

E. PLASTIC RECTANGULAR METER BOX. (SEE TABLE BELOW)
F. PIPE CASING WHERE APPLICABLE. (AS PER DETAIL WT-01)
G. WATER METER, CENTERED IN BOX. (SEE TABLE BELOW)
H. WATER METER COUPLING; MALE I.P.T. X SWIVEL COUPLING NUT:
- FOR 5/8" AND 3/4" METERS: 3/4" X 8 1/2" LONG.
- FOR 1" METERS: LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR. EXTEND PIPE TO 4"-6" OUTSIDE OF METER BOX.

I. BRONZE GATE VALVE: NON-RISING STEM (3/4" OR 1") FEMALE I.P.T. (PROPERTY OWNERS CUT-OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID.
J. 3/4" OR 1" PIPE MEETING CITY CODE REQUIREMENTS.

METER SIZE	LENGTH
5/8"	7 1/2"
3/4"	7 1/2"
1"	11"

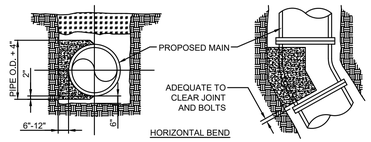


NOTES:
1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT MAY BE 150 PSI ANNEALED SEAMLESS TYPE "K" COPPER TUBING OR 200 PSI BLACK COLORED POLYETHYLENE HAVING A DIMENSION RATIO OF 9 (DR9).
2. ALL STAINLESS STEEL INSERTS THAT COME WITH COMPRESSION FITTINGS SHALL NOT BE USED ON ANY CONNECTIONS.
3. SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
4. TOP OF BOXES SHALL BE 1" ABOVE FINISHED GRADE.
5. PIPING AND TUBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 510.3 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS CALLED TO "PIPE BEDDING ENVELOPE" AND "BACKFILLING", SECTIONS 510.3 (14) AND 510.3 (25), RESPECTIVELY.
6. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, PIPING AND OWNERS CUTOFF) SHALL BE 10" BELOW TOP OF BOX.
7. SLOTS PROVIDED IN METER BOX TO ACCOMODATE PIPING INTO AND OUT OF BOX, SHALL NOT BE MODIFIED.
8. LOCATION OF METER BOXES SHALL BE SUBJECT TO THE APPROVAL OF THE C.O.R.R.

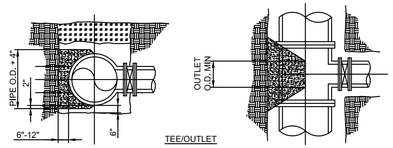
PART NUMBER	SERIES	SIZE	HEIGHT	WIDTH	LENGTH
DFW36C-BODY*	36C	STD.	12-1/4"	TOP = 13-3/4"	TOP = 19"
DFW36C-SBSM*	36C	STD.	12-1/4"	BASE = 10"	BASE = 18-1/4"
DFW36C-SBSM-LID*	36C	STD.	1-3/4"	LID = 10"	LID = 15"

* ROTEC BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.

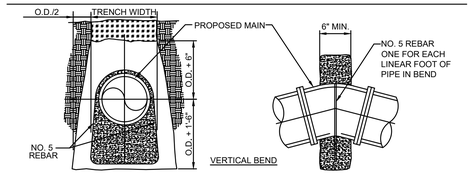
1" & 3/4" WATER METER DETAIL
N.T.S.



HORIZONTAL BEND



TEE/OUTLET

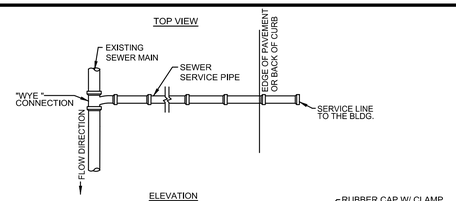


VERTICAL BEND

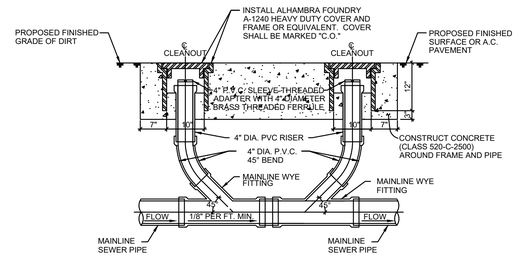
THRUST BLOCK DESIGN AS FOLLOWS:
A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50% SURGE ALLOWANCE
B. MAXIMUM SOIL BEARING:
C. ALL PIPE & FITTING TO BE WRAPPED WITH 40 PLASTIC MIL.

SOIL TYPE	PRESSURE
LIMESTONE	4,000 LBS./SQ. FT.
UNDISTURBED SOIL, CALICHE	2,000 LBS./SQ. FT.
LOOSE OR SPONGY SOIL	1,500 LBS./SQ. FT.

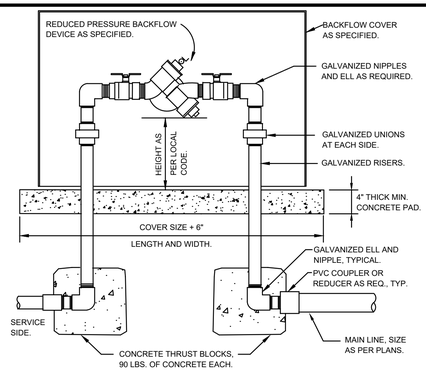
THRUST BLOCK DETAIL
N.T.S.



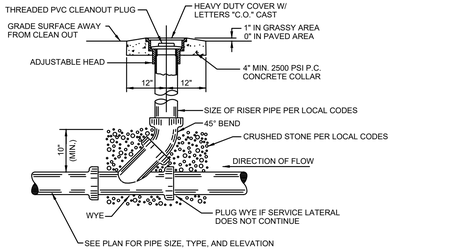
SEWER TAP DETAIL
N.T.S.



SANITARY SEWER DOUBLE CLEAN-OUT
N.T.S.



RP BACKFLOW WITH ENCLOSURE DETAIL
N.T.S.



NOTE:
SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

SANITARY SEWER CLEAN-OUT
N.T.S.

NO.	DATE	DESCRIPTION	BY
1	06-08-23	1st CITY SUBMITTAL	AP
2	06-21-23	REVISED PER CLIENT COMMENT	AP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
06/21/2023

UTILITY DETAILS

DOLLAR GENERAL

NE QUADRANT OF FM 2450 & CHAPMAN ROAD

CITY OF SANGER ETJ

DENTON COUNTY, TEXAS 76266

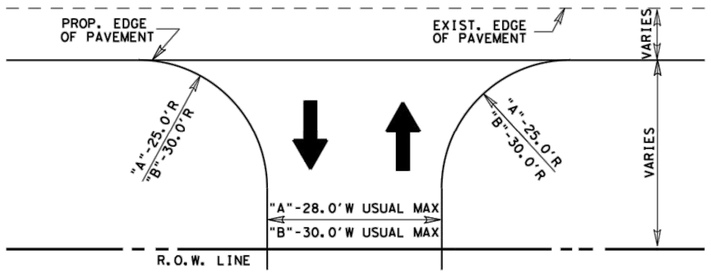
JAMES B.P. JANUARY SURVEY ABSTRACT NO #658

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-02-23	SEE SCALE BAR	050-23	C-9.1

TX. P.E. FIRM #11525

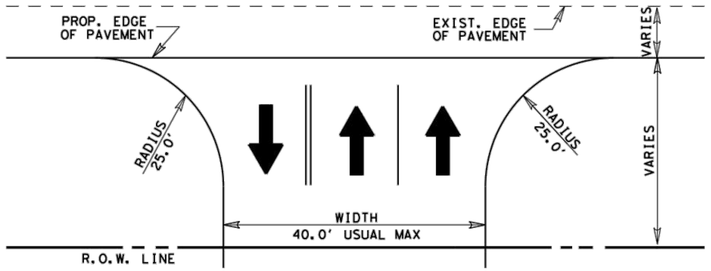
DESIGNS FOR TWO-WAY COMMERCIAL DRIVEWAYS



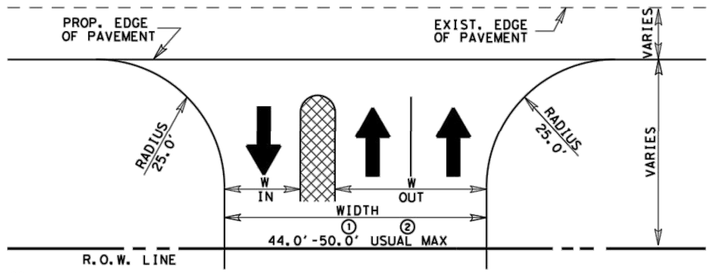
"A"- ONE ENTRY LANE AND ONE EXIT LANE, FEWER THAN 4 LARGE VEHICLES PER HOUR

"B"- ONE ENTRY LANE AND ONE EXIT LANE, 4 OR MORE SINGLE UNIT VEHICLES① PER HOUR

① - *DRIVEWAY DESIGNS FOR LARGER VEHICLES WILL BE CONSIDERED ON A CASE BY CASE BASIS*

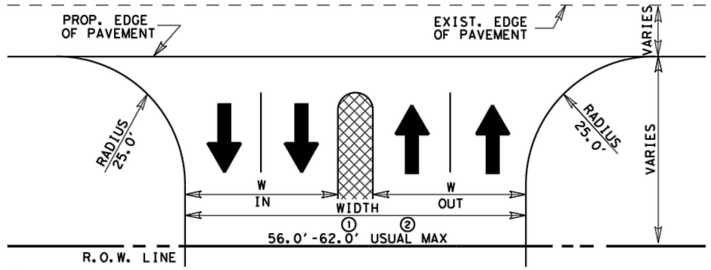


ONE ENTRY LANE AND TWO EXIT LANES (WITHOUT DIVIDERS)



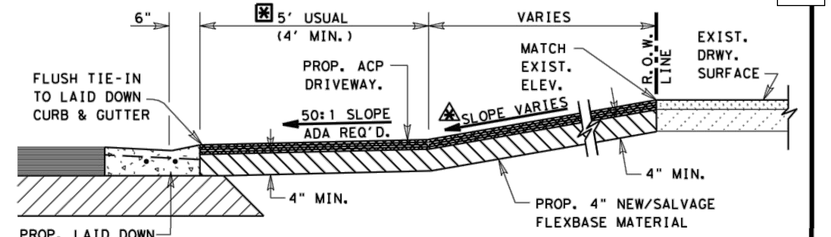
① - *4.0' WIDE DIVIDER, FACE-TO-FACE CURBS*
② - *10.0' WIDE DIVIDER, FACE-TO-FACE-CURBS*

ONE ENTRY LANE AND TWO EXIT LANES (WITH A DIVIDER)



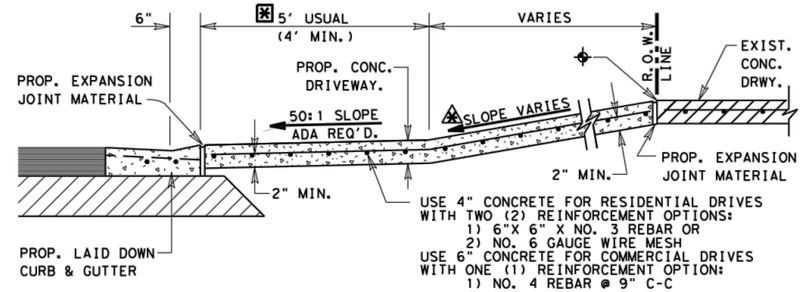
① - *4.0' WIDE DIVIDER, FACE-TO-FACE CURBS*
② - *10.0' WIDE DIVIDER, FACE-TO-FACE-CURBS*

TWO ENTRY LANES AND TWO EXIT LANES (WITH A DIVIDER)



TYPICAL ASPH. CONC. PVM'T. DRIVEWAY SECTION

N.T.S.



TYPICAL CONCRETE DRIVEWAY SECTION

N.T.S.

⊕ CONCRETE SHALL BE SAW CUT TO THE LIMITS OF REMOVAL WHERE APPLICABLE.

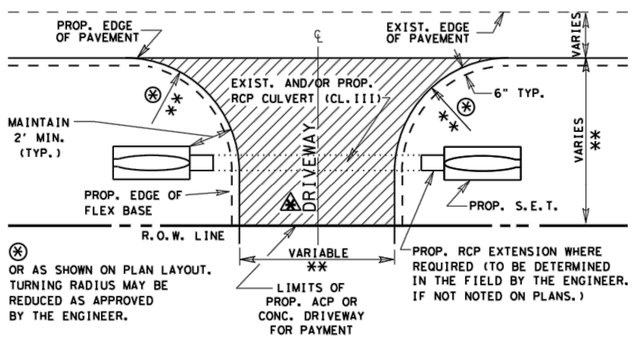
⊠ PROP./FUTURE SIDEWALK CROSSING LOCATION UNLESS SHOWN ELSEWHERE ON P&P SHEETS. SEE P&P SHEETS FOR PROP. SIDEWALK LOCATION IF SIDEWALKS ARE INCLUDED AS PART OF PROJECT. REFER TO STATE STANDARDS - PEDESTRIAN FACILITIES - FOR ADDITIONAL REQUIREMENTS.

⚠ ENTRANCE'S BASE AND SURFACING MAY BE EXTENDED BEYOND R.O.W. LINE AS REQUIRED TO MEET EXISTING GRADE IN A SATISFACTORY MANNER OF WHICH NO STEEPER THAN 12:1 FOR COMMERCIAL DRIVEWAY AND 8:1 FOR RESIDENTIAL DRIVEWAY SLOPE WILL BE CONSTRUCTED.

PROP. DWY ALGEBRAIC DIFFERENCE TABLE
COMMERCIAL DRIVEWAYS @ A = 6% MAX. RESIDENTIAL DRIVEWAYS @ A = 8% MAX.

PROPOSED DRIVEWAY SLOPE TABLE
COMMERCIAL DRIVEWAYS @ 12:1 MAX. RESIDENTIAL DRIVEWAYS @ 8:1 MAX.

PRIVATE AND COMMERCIAL DRIVES WITHOUT CURB & GUTTER

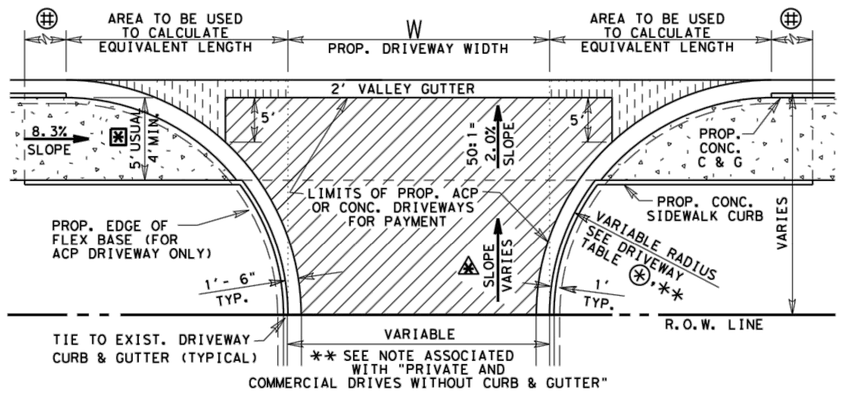


PLAN OF PRIVATE AND COMMERCIAL DRIVES

** FOR PRIVATE RESIDENTIAL DRIVES, TRY TO MATCH EXISTING WITH A MINIMUM WIDTH OF 12 FT. AND A MAXIMUM WIDTH OF 24 FT. WITH 15 FT. USUAL RADIUS. FOR COMMERCIAL DRIVES, USE ABOVE COMMERCIAL DRIVEWAY DETAILS.

⚠ SEE TYPICAL DRIVEWAY SECTIONS NOTES FOR DRIVEWAY SLOPE CRITERIA.

PRIVATE AND COMMERCIAL DRIVES WITH CURB & GUTTER



PLAN OF PRIVATE AND COMMERCIAL DRIVES

SEE P&P SHEETS FOR LOCATIONS OF DRIVES
N.T.S.

⊠ PROP./FUTURE CONC. SIDEWALK LOCATION UNLESS SHOWN ELSEWHERE ON P&P SHEETS. REFER TO STATE STANDARDS - PEDESTRIAN FACILITIES - FOR ADDITIONAL REQUIREMENTS.

⊕ LIMITS OF SLOPE FOR PROP. CONC. CURB BASED ON 8.3% SLOPE FOR SIDEWALK.

⚠ SEE TYPICAL DRIVEWAY SECTIONS NOTES FOR DRIVEWAY SLOPE CRITERIA.

LF EQUIVALENT TABLE FOR PAYMENT LIMITS OF 2' VALLEY GUTTER

LF OF VALLEY GUTTER= W + X1 + X2

WHERE X1 AND X2 MAY VARY DEPENDING ON RADIUS

Prop. Driveway Radius	X1 or X2 (Sq Ft Area / 2') Equivalent LF Length
5'	1
8'	2
10'	4
12'	6
15'	9
18'	12
20'	15
22'	18
25'	24
28'	30
30'	34

SEE DRIVEWAY TABLE FOR LIMITS OF LAID DOWN CURB TO BE PAID FOR AS CURB AND GUTTER

DRIVEWAY TYPES

TY PB-1
EXIST. PRIVATE OR COMMERCIAL DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" NEW AND/OR SALVAGE FLEX. BASE, PRIMED AND SURFACED WITH 114#/SY ACP.

CONCRETE (RESIDENTIAL)
EXIST. PRIVATE DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" CONCRETE. TO BE PAID FOR BY THE SQ.YD.

CONCRETE (COMMERCIAL)
EXIST. BUSINESS DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 6" CONCRETE. TO BE PAID FOR BY THE SQ.YD.

© TxDOT 2017

PHARR DISTRICT STANDARD

TEXAS DEPARTMENT OF TRANSPORTATION

DRIVEWAY DETAILS PRIVATE (RESIDENTIAL-COMMERCIAL)

REV. 01/17

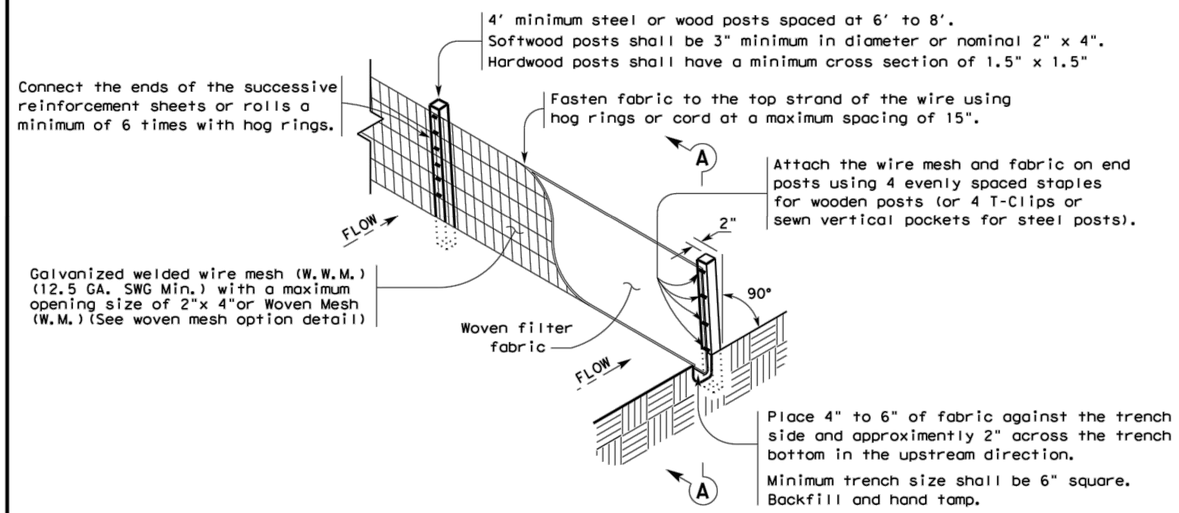
DRIVEWAY2.DGN

FED. RD. DIV. NO.	PROJECT NO.	FILE NO.	SHEET NO.
6			37 OF 37

STATE	STATE DIST. NO.	COUNTY	CONT.	SECT.	JOB	HIGHWAY NO.
TEXAS	21					

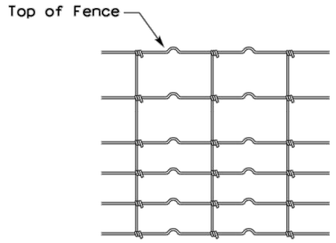
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

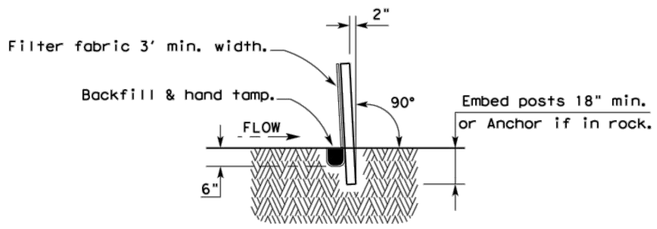
DATE
FILE



TEMPORARY SEDIMENT CONTROL FENCE

SCF





SECTION A-A

HINGE JOINT KNOT WOVEN MESH (OPTION) DETAIL

Galvanized hinge joint knot woven mesh (12.5 GA.SWG Min.) requires a minimum of five horizontal wires spaced at a maximum of 12 inches apart and all vertical wires spaced at a maximum of 12 inches apart.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2 year storm frequency may be used to calculate the flow rate to be filtered.

Sediment control fence should be sized to filter a maximum flow through rate of 100 GPM/FT^2. Sediment control fence is not recommended to control erosion from a drainage area larger than 2 acres.

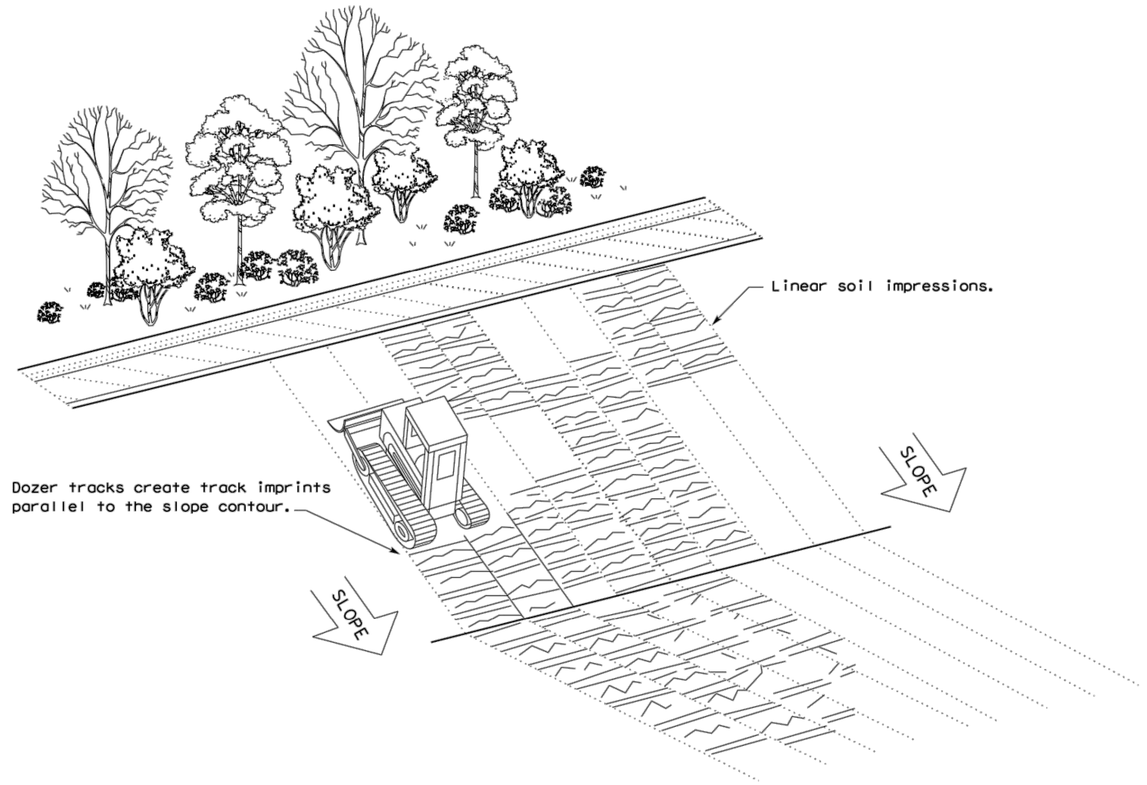
LEGEND

Sediment Control Fence

SCF

GENERAL NOTES

1. Vertical tracking is required on projects where soil distributing activities have occurred unless otherwise approved.
2. Perform vertical tracking on slopes to temporarily stabilize soil.
3. Provide equipment with a track undercarriage capable of producing linear soil impressions measuring a minimum of 12" in length by 2" to 4" in width by 1/2" to 2" in depth.
4. Do not exceed 12" between track impressions.
5. Install continous linear track impressions where the minimum 12" length impressions are perpendicular to the slope or direction of water flow.



VERTICAL TRACKING

Texas Department of Transportation

Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

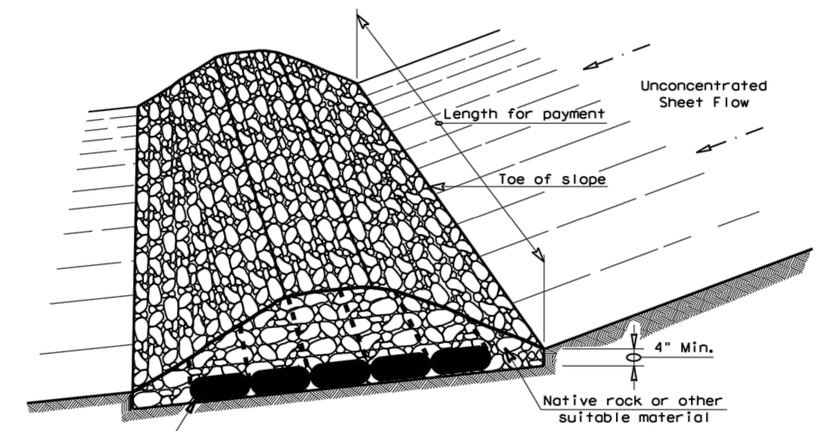
FENCE & VERTICAL TRACKING

EC(1)-16

FILE: ec116	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS	
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY	
REVISIONS					
	DIST	COUNTY		SHEET NO.	

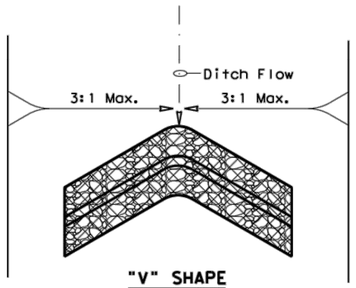
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

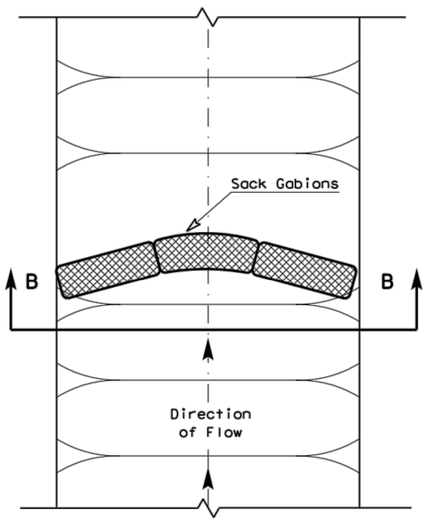


FILTER DAM AT TOE OF SLOPE

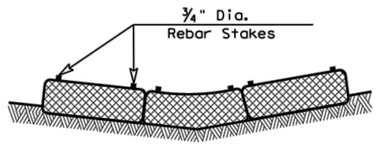
(RFD1)



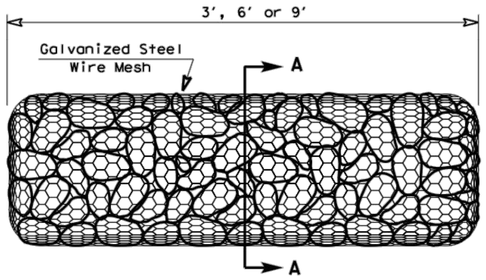
"V" SHAPE PLAN VIEW



PLAN VIEW

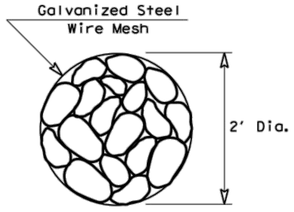


SECTION B-B

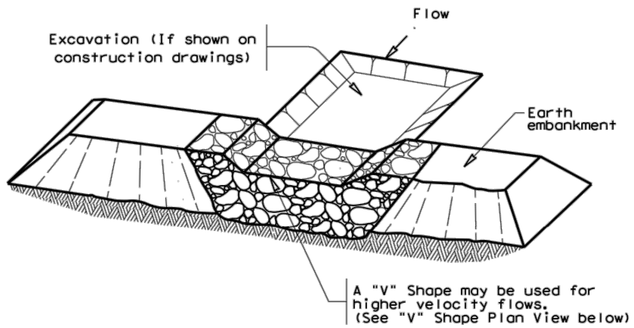


TYPE 4 (SACK GABIONS)

(RFD4)

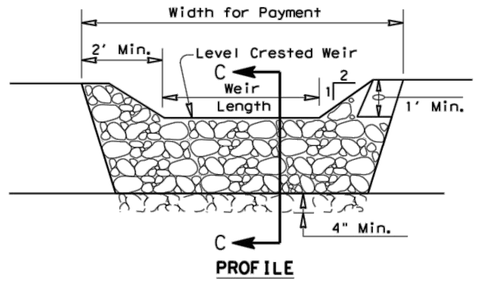


SECTION A-A

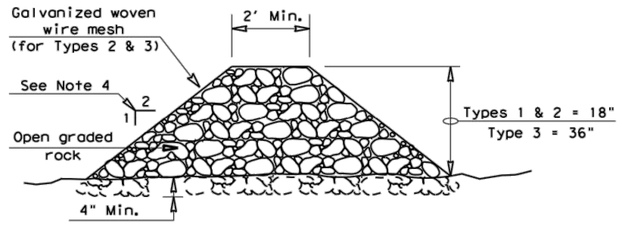


FILTER DAM AT SEDIMENT TRAP

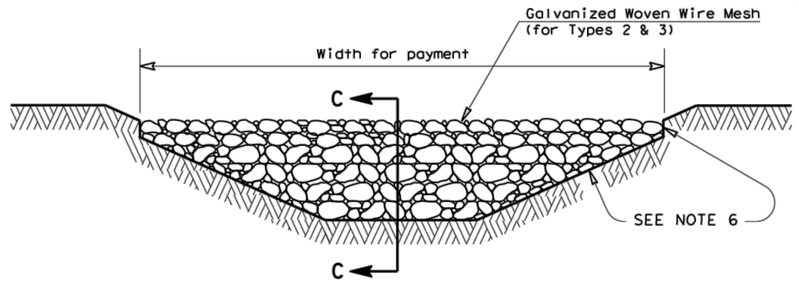
(RFD1) OR (RFD2)



PROFILE



SECTION C-C



FILTER DAM AT CHANNEL SECTIONS

(RFD1) OR (RFD2) OR (RFD3)

GENERAL NOTES

1. If shown on the plans or directed by the Engineer, filter dams should be placed near the toe of slopes where erosion is anticipated, upstream and/or downstream at drainage structures, and in roadway ditches and channels to collect sediment.
2. Materials (aggregate, wire mesh, sandbags, etc.) shall be as indicated by the specification for "Rock Filter Dams for Erosion and Sedimentation Control".
3. The rock filter dam dimensions shall be as indicated on the SW3P plans.
4. Side slopes should be 2:1 or flatter. Dams within the safety zone shall have sideslopes of 6:1 or flatter.
5. Maintain a minimum of 1' between top of rock filter dam weir and top of embankment for filter dams at sediment traps.
6. Filter dams should be embedded a minimum of 4" into existing ground.
7. The sediment trap for ponding of sediment laden runoff shall be of the dimensions shown on the plans.
8. Rock filter dam types 2 & 3 shall be secured with 20 gauge galvanized woven wire mesh with 1" diameter hexagonal openings. The aggregate shall be placed on the mesh to the height & slopes specified. The mesh shall be folded at the upstream side over the aggregate and tightly secured to itself on the downstream side using wire ties or hog rings. For in stream use, the mesh should be secured or staked to the stream bed prior to aggregate placement.
9. Sack Gabions should be staked down with ¾" dia. rebar stakes, and have a double-twisted hexagonal weave with a nominal mesh opening of 2 ½" x 3 ¼"
10. Flow outlet should be onto a stabilized area (vegetation, rock, etc.).
11. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

ROCK FILTER DAM USAGE GUIDELINES

Rock Filter Dams should be constructed downstream from disturbed areas to intercept sediment from overland runoff and/or concentrated flow. The dams should be sized to filter a maximum flow through rate of 60 GPM/FT^2 of cross sectional area. A 2 year storm frequency may be used to calculate the flow rate.

Type 1 (18" high with no wire mesh) (3" to 6" aggregate): Type 1 may be used at the toe of slopes, around inlets, in small ditches, and at dike or swale outlets. This type of dam is recommended to control erosion from a drainage area of 5 acres or less. Type 1 may not be used in concentrated high velocity flows (approximently 8 Ft/Sec or more) in which aggregate wash out may occur. Sandbags may be used at the embedded foundation (4" deep min.) for better filtering efficiency of low flows if called for on the plans or directed by the Engineer.

Type 2 (18" high with wire mesh) (3" to 6" aggregate): Type 2 may be used in ditches and at dike or swale outlets.

Type 3 (36" high with wire mesh) (4" to 8" aggregate): Type 3 may be used in stream flow and should be secured to the stream bed.

Type 4 (Sack gabions) (3" to 6" aggregate): Type 4 May be used in ditches and smaller channels to form an erosion control dam.

Type 5: Provide rock filter dams as shown on plans.

PLAN SHEET LEGEND

Type 1 Rock Filter Dam	(RFD1)
Type 2 Rock Filter Dam	(RFD2)
Type 3 Rock Filter Dam	(RFD3)
Type 4 Rock Filter Dam	(RFD4)

Texas Department of Transportation — Design Division Standard

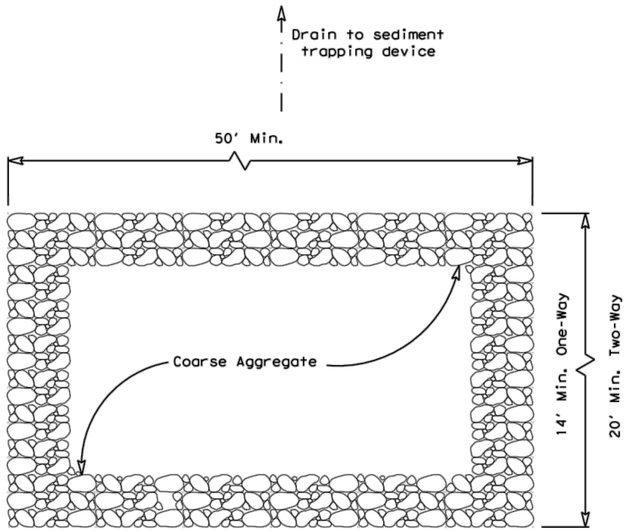
TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

ROCK FILTER DAMS

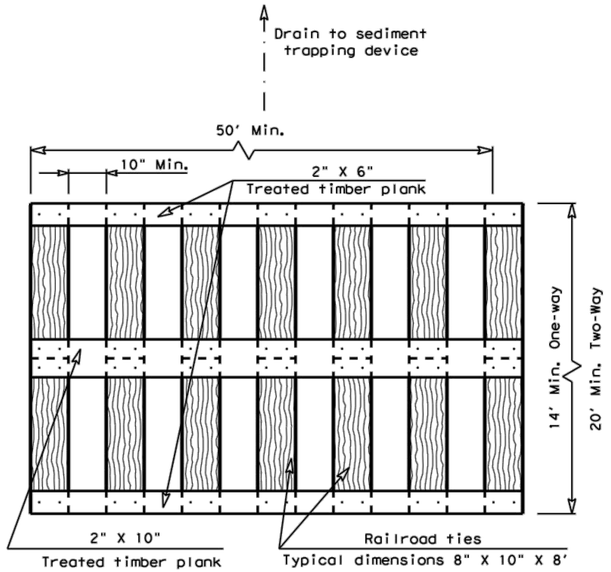
EC(2)-16

FILE: ec216	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS	
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY	
REVISIONS					
	DIST	COUNTY		SHEET NO.	
				D-25	

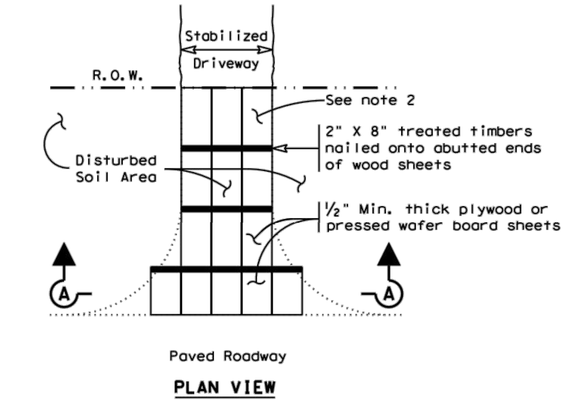
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



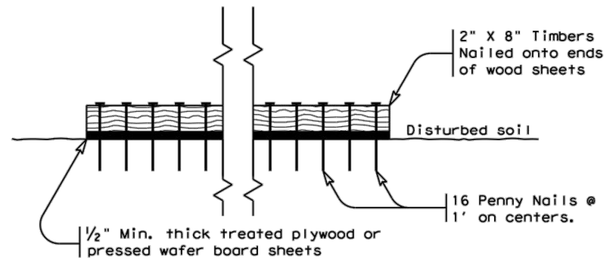
PLAN VIEW



PLAN VIEW



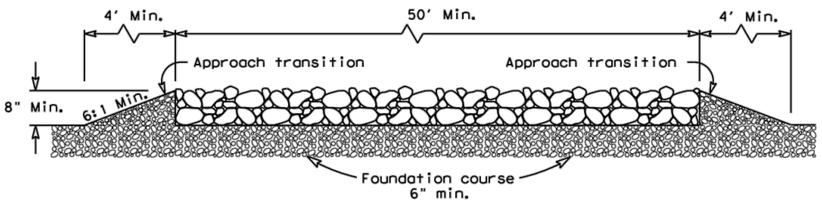
PLAN VIEW



SECTION A-A

CONSTRUCTION EXIT (TYPE 3)

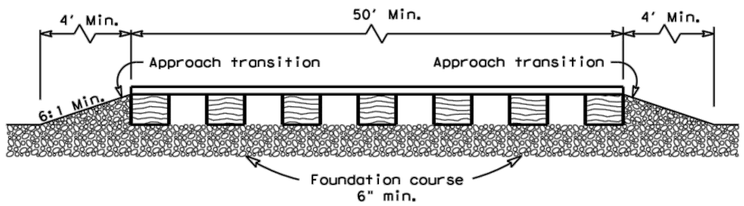
SHORT TERM



ELEVATION VIEW

CONSTRUCTION EXIT (TYPE 1)

ROCK CONSTRUCTION (LONG TERM)



ELEVATION VIEW

CONSTRUCTION EXIT (TYPE 2)

TIMBER CONSTRUCTION (LONG TERM)

GENERAL NOTES (TYPE 1)

1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other materialas approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.
7. Construct exits with a width of at least 14 ft. for one-way and 20 ft. for two-way traffic for the full width of the exit, or as directed by the engineer.

GENERAL NOTES (TYPE 2)

1. The length of the type 2 construction exit shall be as indicated on the plans, but not less than 50'.
2. The treated timber planks shall be attached to the railroad ties with ½"x 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction exit should be graded to allow drainage to a sediment trapping device.
7. The guidelines shown hereon are suggestions only and may be modified by the Engineer.
8. Construct exits with a width of at least 14 ft. for one-way and 20 ft. for two-way traffic for the full width of the exit, or as directed by the engineer.

GENERAL NOTES (TYPE 3)

1. The length of the type 3 construction exit shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction exit may be constructed from open graded crushed stone with a size of two to four inches spread a min. of 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

Texas Department of Transportation | Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

CONSTRUCTION EXITS

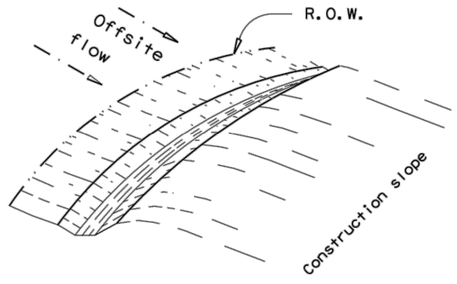
EC(3)-16

FILE: ec316	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS	
©TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY	
REVISIONS	C	S	J	HWY	
	DIST	COUNTY		SHEET NO.	
	DST	CTY	$EC(3)-16$		

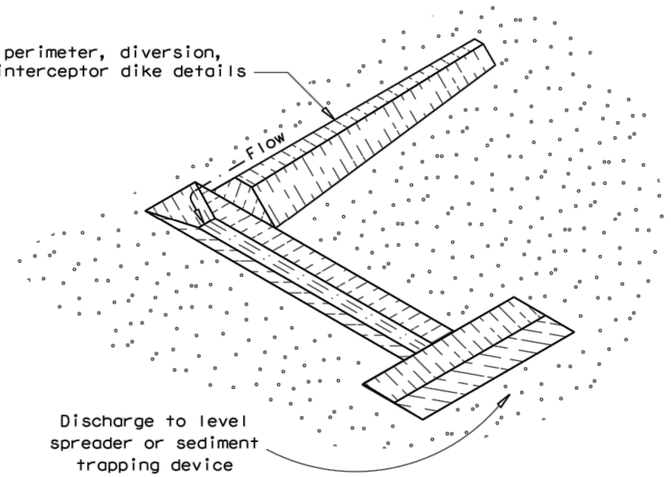
DATE: $DATE$
FILE: $FILE$

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:



PERIMETER SWALE



DIVERSION SWALE

GENERAL NOTE

1. Dimensions of swale may be modified with prior approval of the Engineer.
2. Side slopes within the safety clear zone of a roadway shall be 6:1 or flatter.
3. Grading shall be shown elsewhere on the plans or as directed by the Engineer.
4. The Engineer reserves the right to modify the dimensions shown for the swale dependent on runoff volume characteristics.
5. Swales that are in place for more than 14 calender days should be stabilized through seeding or other measures to control sediment runoff.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.
7. Remove sediment and debris when accumulation affects the performance of the devices, after a rain and when directed by the Engineer.

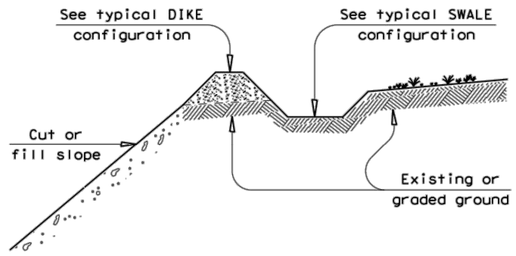
SWALE AND DIKE/SWALE USAGE GUIDELINES

A swale or dike/swale may be used to intercept runoff and divert it around unstabilized areas or to divert sediment laden runoff to an erosion control device (sediment basin or trap, rock filter dam, etc.).

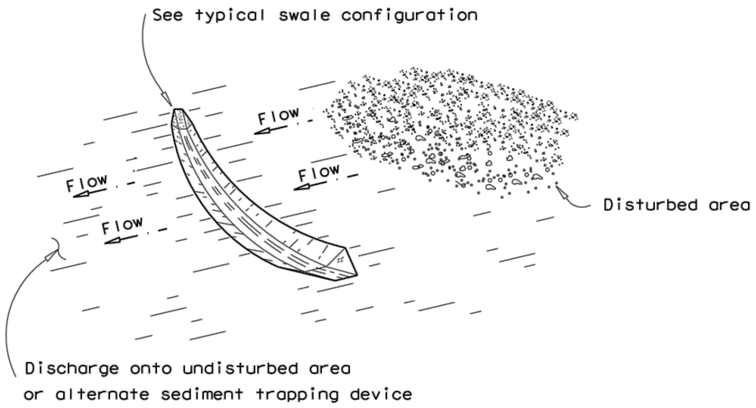
The drainage area contributing runoff to a swale or dike/swale should not exceed 5 acres. The spacing of swales and dike/swales should be as follows:

Slope of disturbed areas above dike	greater than 10%	5 - 10%	less than 5%
Maximum distance between dikes	100′	200′	300′

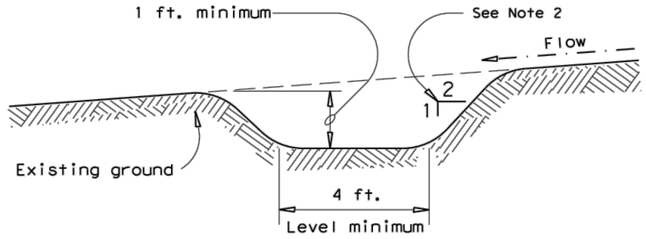
Intercepted runoff flowing in a swale or dike/swale should outlet to a stabilized area (vegetation, rock, etc.).



DIVERSION DIKE WITH SWALE



INTERCEPTOR SWALE



TYPICAL SWALE CONFIGURATION

PLAN SHEET LEGEND

SWALE (S)

DIKE (D)

Texas Department of Transportation | Design Division Standard

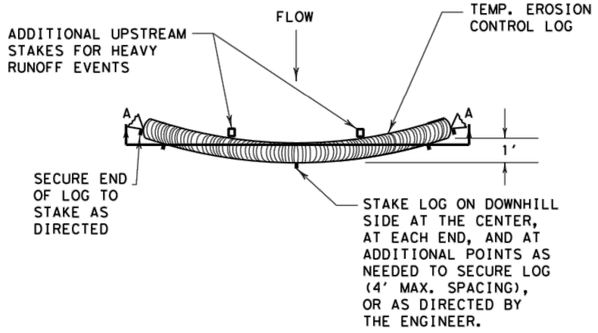
TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES
SWALES
(EARTHWORK FOR EROSION CONTROL)

EC(5)-16

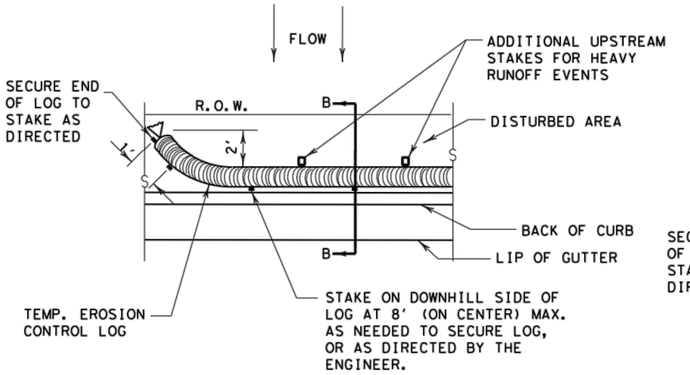
FILE: ec516	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.
				D-2

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

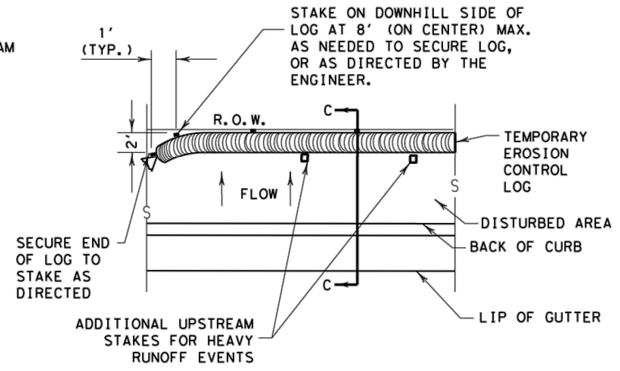
DATE:
FILE:



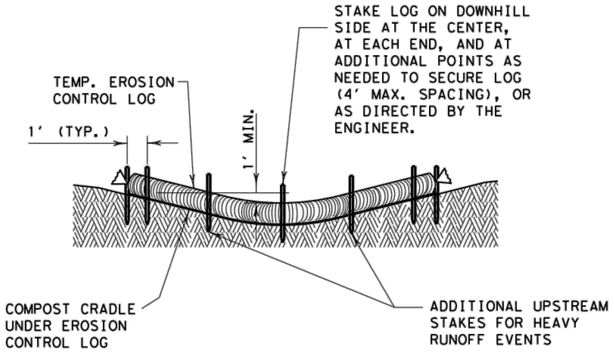
PLAN VIEW



PLAN VIEW



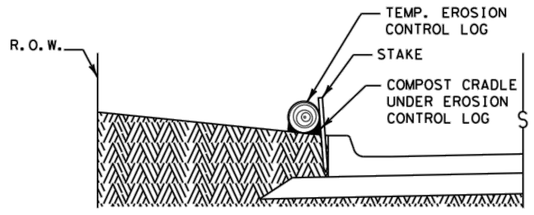
PLAN VIEW



SECTION A-A

EROSION CONTROL LOG DAM

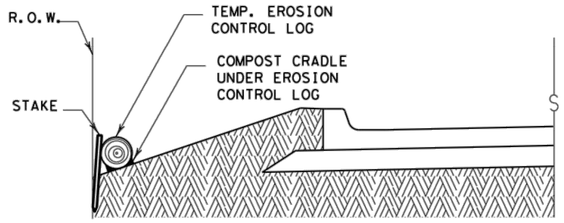
CL-D



SECTION B-B

EROSION CONTROL LOG AT BACK OF CURB

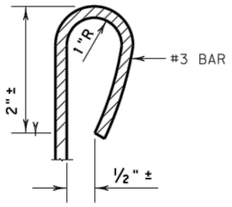
CL-BOC



SECTION C-C

EROSION CONTROL LOG AT EDGE OF RIGHT-OF-WAY

CL-ROW



REBAR STAKE DETAIL

GENERAL NOTES:

1. EROSION CONTROL LOGS SHALL BE INSTALLED IN ACCORDANCE WITH MANFACTURER'S RECOMMENDATIONS, OR AS DIRECTED BY THE ENGINEER.
2. LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED.
3. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE LOG WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
4. FILL LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE THE MINIMUM COMPACTED DIAMETER SPECIFIED IN THE PLANS WITHOUT EXCESSIVE DEFORMATION.
5. STAKES SHALL BE 2" X 2" WOOD OR #3 REBAR, 2'-4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE LOG, OR AS DIRECTED BY THE ENGINEER.
6. DO NOT PLACE STAKES THROUGH CONTAINMENT MESH.
7. COMPOST CRADLE MATERIAL IS INCIDENTAL & WILL NOT BE PAID FOR SEPARATELY.
8. SANDBAGS USED AS ANCHORS SHALL BE PLACED ON TOP OF LOGS & SHALL BE OF SUFFICIENT SIZE TO HOLD LOGS IN PLACE.
9. TURN THE ENDS OF EACH ROW OF LOGS UPSLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE LOG.
10. FOR HEAVY RUNOFF EVENTS, ADDITIONAL UPSTREAM STAKES MAY BE NECESSARY TO KEEP LOG FROM FOLDING IN ON ITSELF.

LEGEND

CL-D	EROSION CONTROL LOG DAM
CL-BOC	EROSION CONTROL LOG AT BACK OF CURB
CL-ROW	EROSION CONTROL LOG AT EDGE OF RIGHT-OF-WAY
CL-SST	EROSION CONTROL LOGS ON SLOPES STAKE AND TRENCHING ANCHORING
CL-SSL	EROSION CONTROL LOGS ON SLOPES STAKE AND LASHING ANCHORING
CL-DI	EROSION CONTROL LOG AT DROP INLET
CL-CI	EROSION CONTROL LOG AT CURB INLET
CL-GI	EROSION CONTROL LOG AT CURB & GRATE INLET

SEDIMENT BASIN & TRAP USAGE GUIDELINES

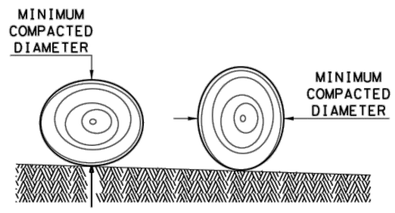
An erosion control log sediment trap may be used to filter sediment out of runoff draining from an unstabilized area.

Log Traps: The drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF/Acre (0.5" over the drainage area).

Control logs should be placed in the following locations:
1. Within drainage ditches spaced as needed or min. 500' on center
2. Immediately preceding ditch inlets or drain inlets
3. Just before the drainage enters a water course
4. Just before the drainage leaves the right of way
5. Just before the drainage leaves the construction limits where drainage flows away from the project.

The logs should be cleaned when the sediment has accumulated to a depth of 1/2 the log diameter.

Cleaning and removal of accumulated sediment deposits is incidental and will not be paid for separately.



DIAMETER MEASUREMENTS OF EROSION CONTROL LOGS SPECIFIED IN PLANS

SHEET 1 OF 3

Texas Department of Transportation

Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

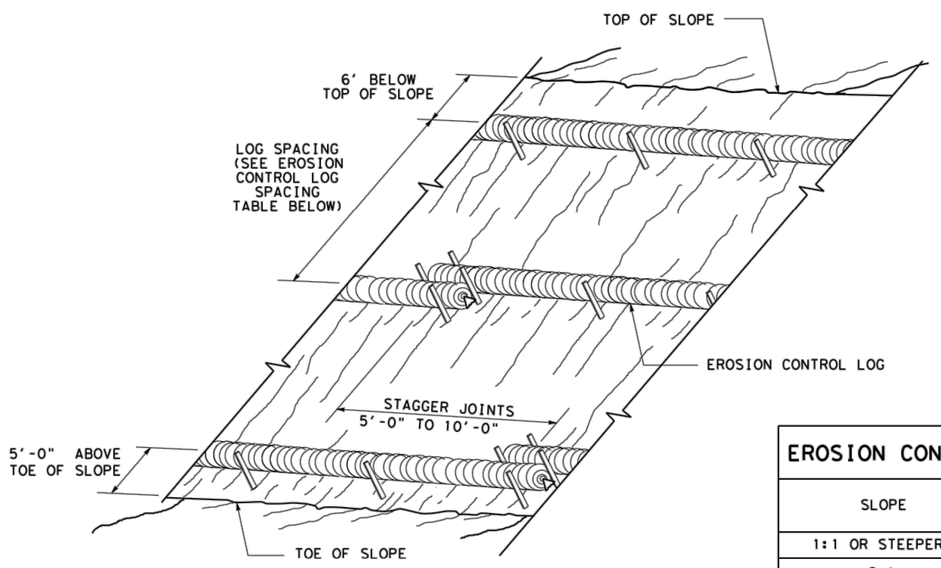
EROSION CONTROL LOG

EC(9)-16

FILE: ec916	DN: TxDOT	CK: KM	DW: LS/PT	CK: LS		
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY		
REVISIONS						
	DIST	COUNTY		SHEET NO.		

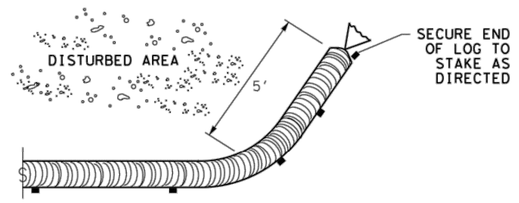
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:



EROSION CONTROL LOGS ON SLOPES
STAKE AND TRENCHING ANCHORING

CL-SST

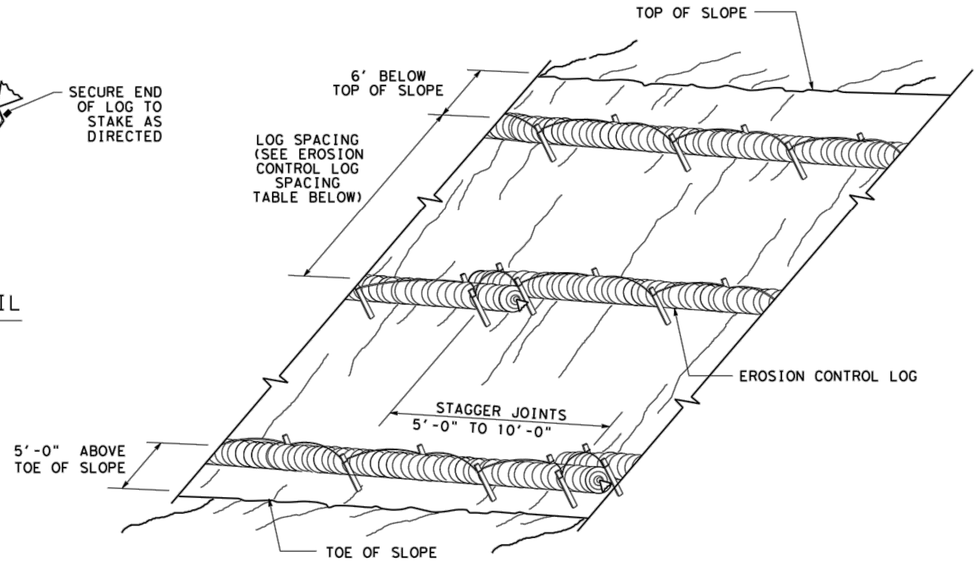


END SECTION RAP DETAIL

EROSION CONTROL LOG SPACING TABLE

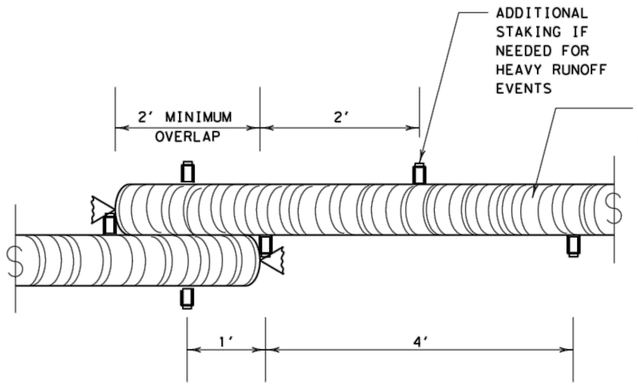
SLOPE	LOG DIAMETER			
	6"	8"	12"	18"
1:1 OR STEEPER	5'	10'	15'	20'
2:1	10'	20'	30'	40'
3:1	15'	30'	45'	60'
4:1 OR FLATTER	20'	40'	60'	80'

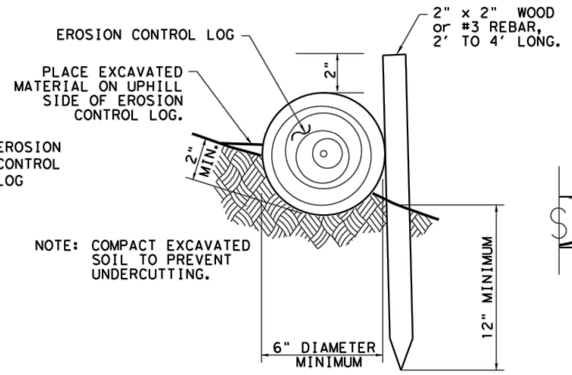
* ADJUSTMENTS CAN BE MADE FOR SOIL TYPE:
SOFT, LOAMY SOILS-ADJUST ROWS CLOSER TOGETHER;
HARD, ROCKY SOILS- ADJUST ROWS FARTHER APART



EROSION CONTROL LOGS ON SLOPES
STAKE AND LASHING ANCHORING

CL-SSL



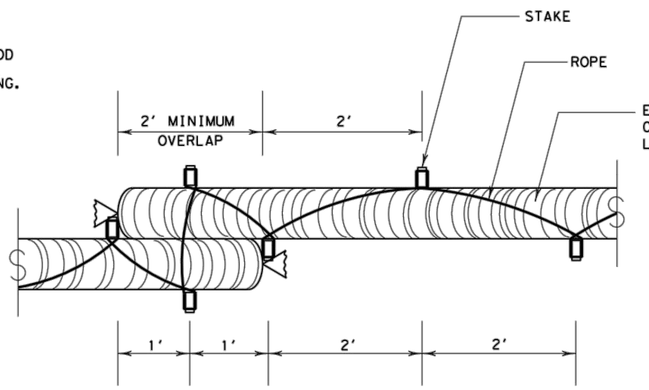


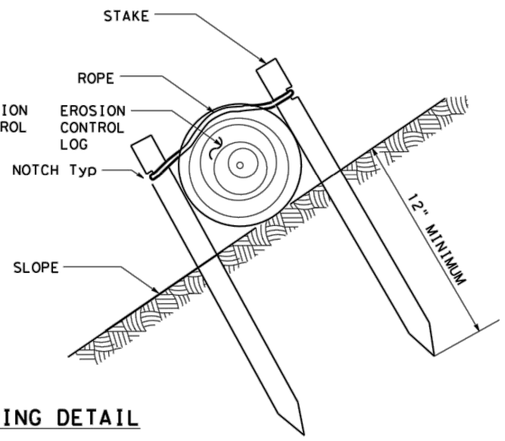
STAKE AND TRENCHING ANCHORING DETAIL

CL-SST

TRENCH DEPTH TABLE

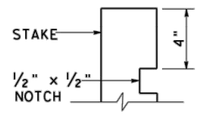
LOG DIAMETER	DEPTH
6"	2"
8"	3"
12"	4"
18"	5"





STAKE AND LASHING ANCHORING DETAIL

CL-SSL



STAKE NOTCH DETAIL

SHEET 2 OF 3

Texas Department of Transportation

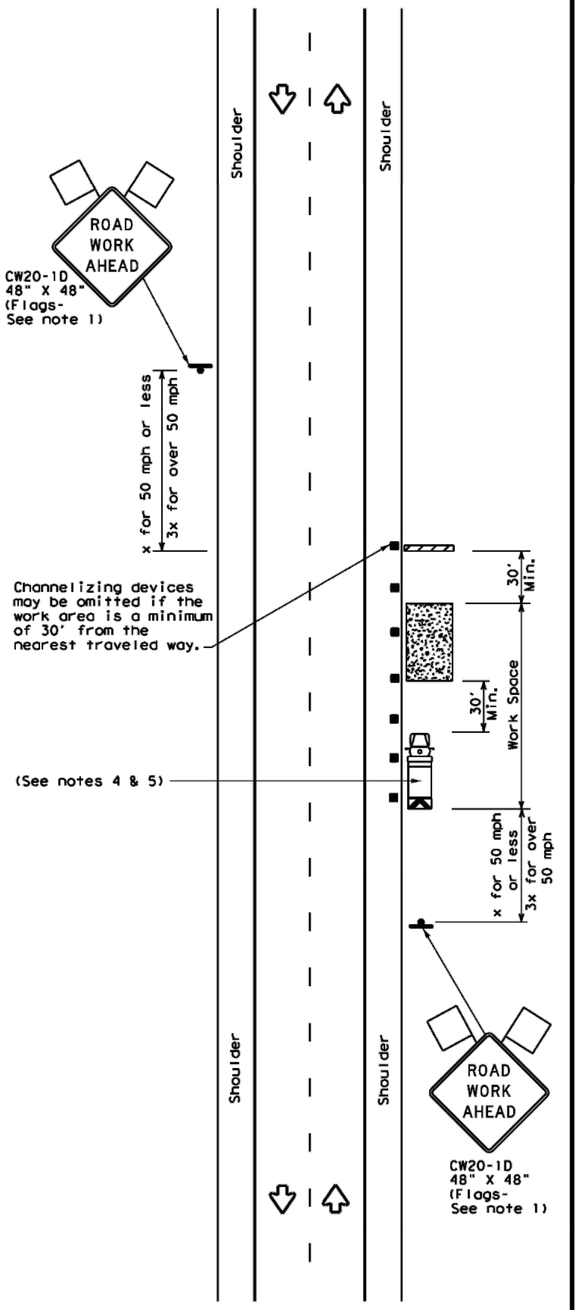
Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES
EROSION CONTROL LOG
EC(9)-16

FILE: ec116	DN: TxDOT	CK: KM	DW: LS/PT	CK: LS	
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY	
REVISIONS					
	DIST	COUNTY		SHEET NO.	

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

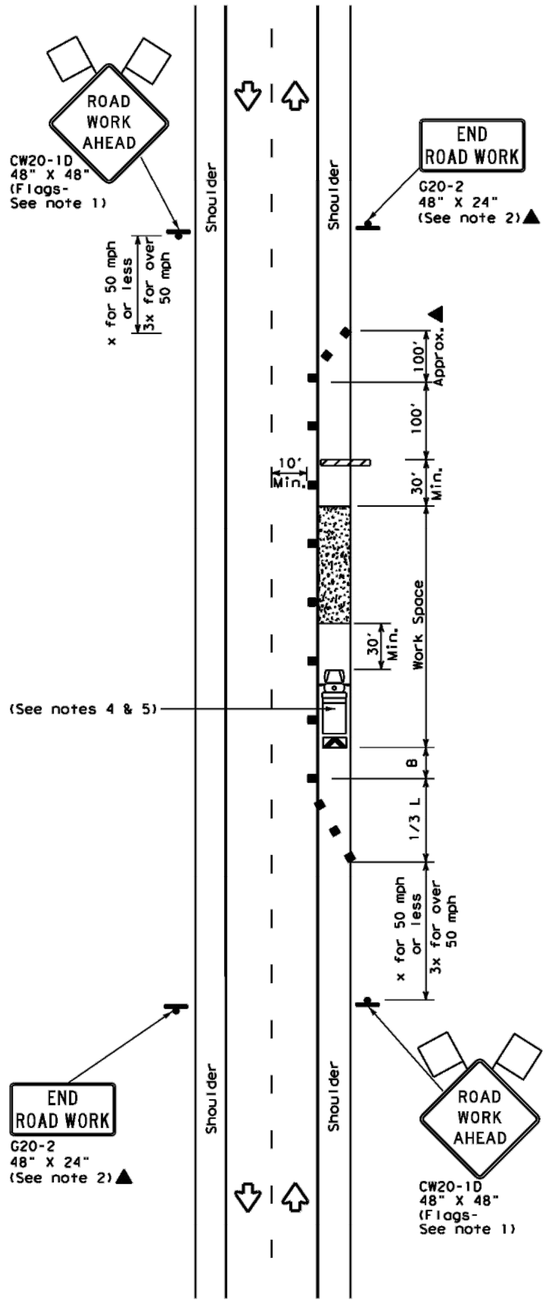
DATE:
FILE:



TCP (2-1a)

WORK SPACE NEAR SHOULDER

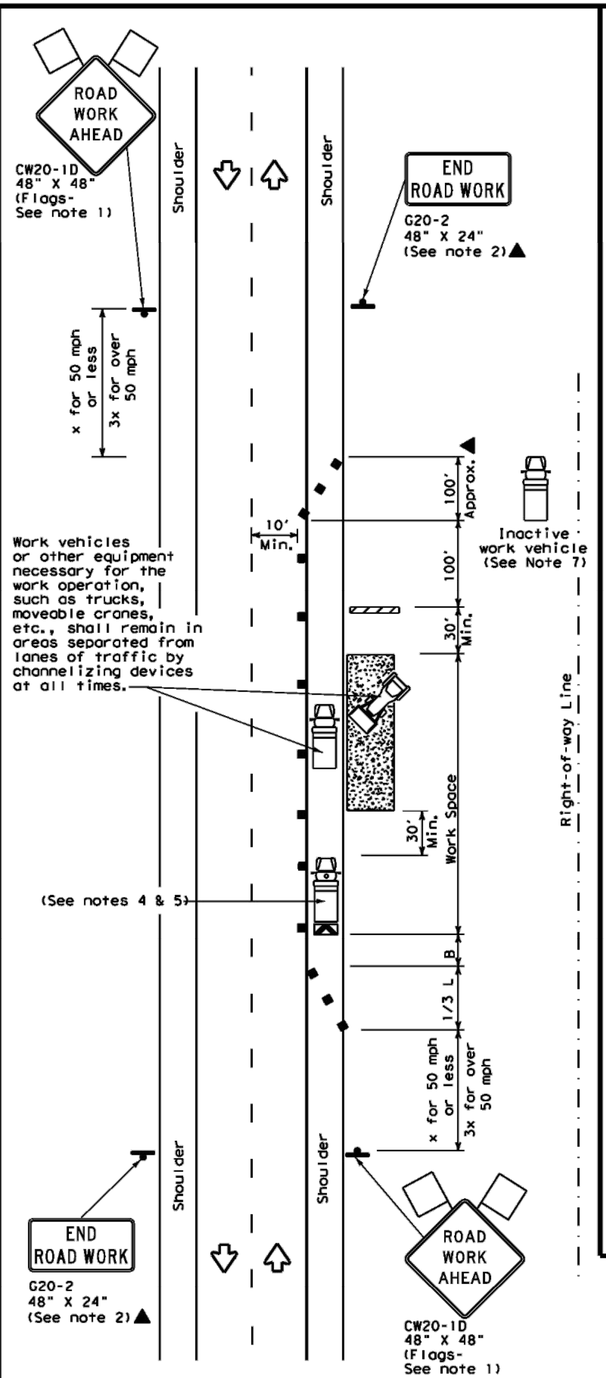
Conventional Roads



TCP (2-1b)

WORK SPACE ON SHOULDER

Conventional Roads



TCP (2-1c)

WORK VEHICLES ON SHOULDER

Conventional Roads

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	✓

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated in the plans, or for routine maintenance work, when approved by the Engineer.
3. Stockpiled material should be placed a minimum of 30 feet from nearest traveled way.
4. Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but rood or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
8. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation

Traffic Operations Division Standard

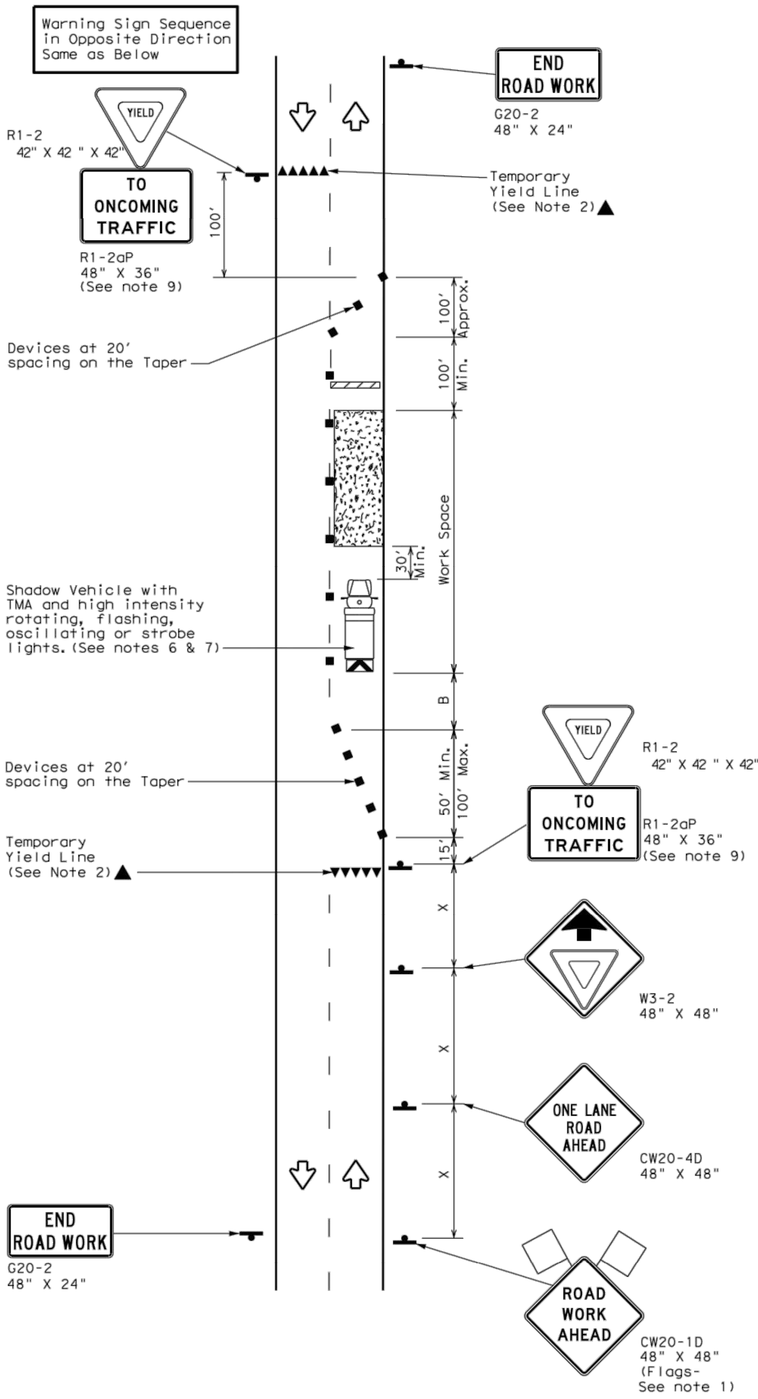
TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(2-1)-18

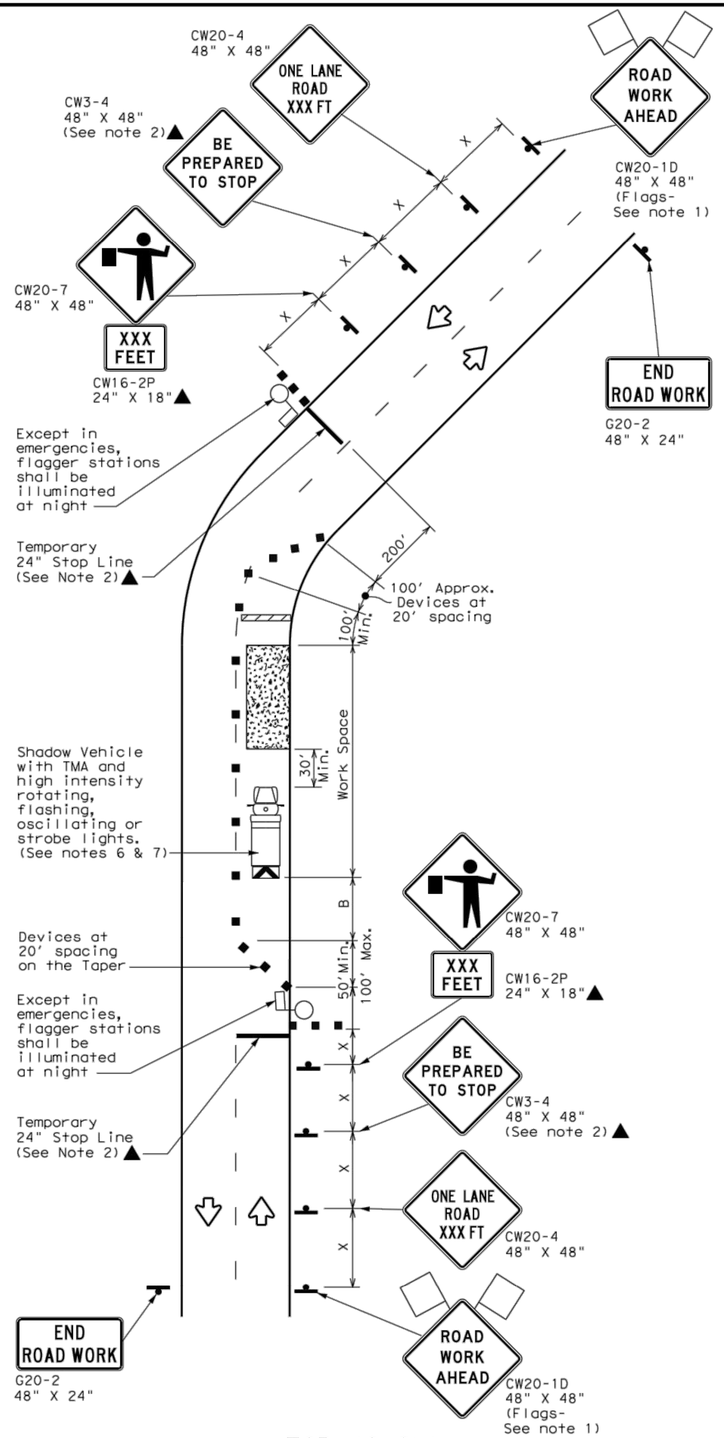
FILE: tcp2-1-18.dgn	DN:	CK:	DW:	CK:
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 2-94 4-98 8-95 2-12 1-97 2-18	DIST	COUNTY		SHEET NO.

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:



TCP (2-2a)
2-LANE ROADWAY WITHOUT PAVED SHOULDERS
ONE LANE TWO-WAY
CONTROL WITH YIELD SIGNS
(Less than 2000 ADT - See Note 9)



TCP (2-2b)
2-LANE ROADWAY WITHOUT PAVED SHOULDERS
ONE LANE TWO-WAY
CONTROL WITH FLAGGERS

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4 "ONE LANE ROAD XXX FT" sign, but proper sign spacing shall be maintained.
4. Flaggers should use two-way radios or other methods of communication to control traffic.
5. Length of work space should be based on the ability of flaggers to communicate.
6. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
7. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.

TCP (2-2a)

8. The R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work space should be no longer than one half city block. In rural areas, roadways with less than 2000 ADT, work space should be no longer than 400 feet.
9. The R1-2aP "YIELD TO ONCOMING TRAFFIC" sign shall be placed on a support at a 7 foot minimum mounting height.

TCP (2-2b)

10. Channelizing devices on the center line may be omitted when a pilot car is leading traffic and approved by the Engineer.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain stopping sight distance to the flagger and a queue of stopped vehicles. (See table above).
12. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situtations.

Texas Department of Transportation
Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP(2-2)-18

FILE: tcp2-2-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
8-95 3-03	DIST	COUNTY		SHEET NO.
1-97 2-12				
4-98 2-18				

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

BARRICADE AND CONSTRUCTION (BC) STANDARD SHEETS GENERAL NOTES:

1. The Barricade and Construction Standard Sheets (BC sheets) are intended to show typical examples for placement of temporary traffic control devices, construction pavement markings, and typical work zone signs. The information contained in these sheets meet or exceed the requirements shown in the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).

2. The development and design of the Traffic Control Plan (TCP)is the responsibility of the Engineer.

3. The Contractor may propose changes to the TCP that are signed and sealed by a licensed professional engineer for approval. The Engineer may develop, sign and seal Contractor proposed changes.

4. The Contractor is responsible for installing and maintaining the traffic control devices as shown in the plans. The Contractor may not move or change the approximate location of any device without the approval of the Engineer.

5. Geometric design of lane shifts and detours should, when possible, meet the applicable design criteria contained in manuals such as the American Association of State Highway and Transportation Officials (AASHTO), "A Policy on Geometric Design of Highways and Streets," the TxDOT "Roadway Design Manual" or engineering judgment.

6. When projects abut, the Engineer(s) may omit the END ROAD WORK, TRAFFIC FINES DOUBLE, and other advance warning signs if the signing would be redundant and the work areas appear continuous to the motorists. If the adjacent project is completed first, the Contractor shall erect the necessary warning signs as shown on these sheets, the TCP sheets or as directed by the Engineer. The BEGIN ROAD WORK NEXT X MILES sign shall be revised to show appropriate work zone distance.

7. The Engineer may require duplicate warning signs on the median side of divided highways where median width will permit and traffic volumes justify the signing.

8. All signs shall be constructed in accordance with the details found in the "Standard Highway Sign Designs for Texas," latest edition. Sign details not shown in this manual shall be shown in the plans or the Engineer shall provide a detail to the Contractor before the sign is manufactured.

9. The temporary traffic control devices shown in the illustrations of the BC sheets are examples. As necessary, the Engineer will determine the most appropriate traffic control devices to be used.

10. Where highway construction or maintenance work is being undertaken, other than mobile operations as defined by the Texas Manual on Uniform Traffic Control Devices, CSJ limit signs are required. CSJ limit signs are shown on BC(2). The OBEY WARNING SIGNS STATE LAW sign, STAY ALERT TALK OR TEXT LATER and the WORK ZONE TRAFFIC FINES DOUBLE sign with plaque shall be erected in advance of the CSJ limits. The BEGIN ROAD WORK NEXT X MILES, CONTRACTOR and END ROAD WORK signs shall be erected at or near the CSJ limits. For mobile operations, CSJ limit signs are not required.

11. Traffic control devices should be in place only while work is actually in progress or a definite need exists.

12. The Engineer has the final decision on the location of all traffic control devices.

13. Inactive equipment and work vehicles, including workers' private vehicles must be parked away from travel lanes. They should be as close to the right-of-way line as possible, or located behind a barrier or guardrail, or as approved by the Engineer.

WORKER SAFETY NOTES:

1. Workers on foot who are exposed to traffic or to construction equipment within the right-of-way shall wear high-visibility safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel," or equivalent revisions, and labeled as ANSI 107-2004 standard performance for Class 2 or 3 risk exposure. Class 3 garments should be considered for high traffic volume work areas or night time work.

2. Except in emergency situations, flagger stations shall be illuminated when flagging is used at night.

COMPLIANT WORKZONE TRAFFIC CONTROL DEVICES

1. Only pre-qualified products shall be used. The "Compliant Work Zone Traffic Control Devices List" (CWZTCD) describes pre-qualified products and their sources.

2. Work zone traffic control devices shall be compliant with the Manual for Assessing safety Hardware (MASH).

THE DOCUMENTS BELOW CAN BE FOUND ON-LINE AT http://www.txdot.gov
COMPLIANT WORK ZONE TRAFFIC CONTROL DEVICES LIST (CWZTCD)
DEPARTMENTAL MATERIAL SPECIFICATIONS (DMS)
MATERIAL PRODUCER LIST (MPL)
ROADWAY DESIGN MANUAL - SEE "MANUALS (ONLINE MANUALS)"
STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS (SHSD)
TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD)
TRAFFIC ENGINEERING STANDARD SHEETS

SHEET 1 OF 12

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION GENERAL NOTES AND REQUIREMENTS

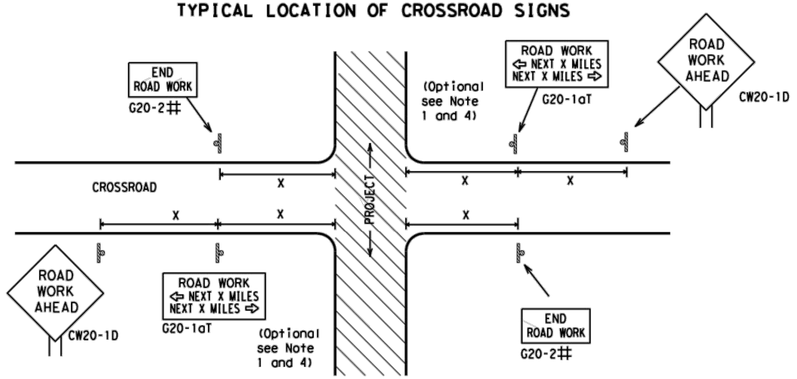
BC(1)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-03 7-13 9-07 8-14 5-10 5-21	DIST	COUNTY		SHEET NO.

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

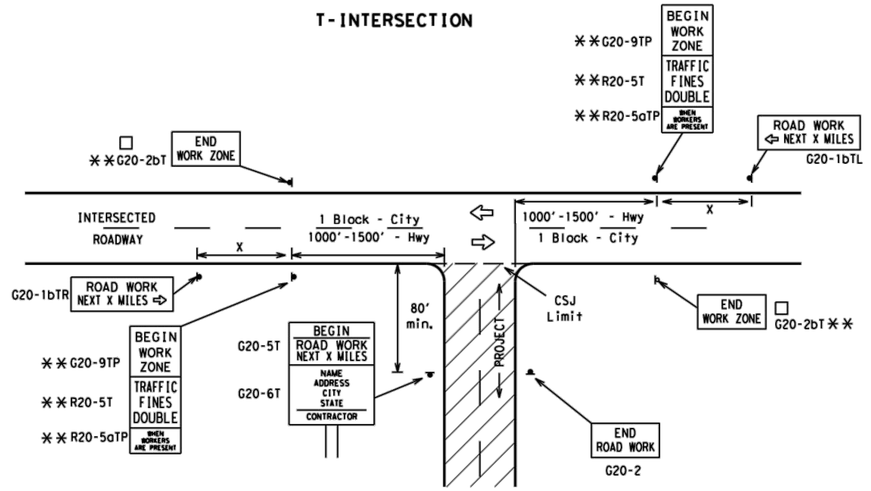
TYPICAL LOCATION OF CROSSROAD SIGNS



May be mounted on back of "ROAD WORK AHEAD"(CW20-1D) sign with approval of Engineer. (See note 2 below)

1. The typical minimum signing on a crossroad approach should be a "ROAD WORK AHEAD" (CW20-1D)sign and a (G20-2) "END ROAD WORK" sign, unless noted otherwise in plans.
2. The Engineer may use the reduced size 36" x 36" ROAD WORK AHEAD (CW20-1D) sign mounted back to back with the reduced size 36" x 18" "END ROAD WORK"(G20-2) sign on low volume crossroads (see Note 4 under "Typical Construction Warning Sign Size and Spacing"). See the "Standard Highway Sign Designs for Texas" manual for sign details. The Engineer may omit the advance warning signs on low volume crossroads. The Engineer will determine whether a road is low volume as per TMUTCD Part 5. This information shall be shown in the plans.
3. Based on existing field conditions, the Engineer/Inspector may require additional signs such as FLAGGER AHEAD, LOOSE GRAVEL, or other appropriate signs. When additional signs are required, these signs will be considered part of the minimum requirements. The Engineer/Inspector will determine the proper location and spacing of any sign not shown on the BC sheets, Traffic Control Plan sheets or the Work Zone Standard Sheets.
4. The "ROAD WORK NEXT X MILES"(G20-1aT)sign shall be required at high volume crossroads to advise motorists of the length of construction in either direction from the intersection. The Engineer will determine whether a roadway is considered high volume.
5. Additional traffic control devices may be shown elsewhere in the plans for higher volume crossroads.
6. When work occurs in the intersection area, appropriate traffic control devices, as shown elsewhere in the plans or as determined by the Engineer/Inspector, shall be in place.

T-INTERSECTION



CSJ LIMITS AT T-INTERSECTION

1. The Engineer will determine the types and location of any additional traffic control devices, such as a flagger and accompanying signs, or other signs, that should be used when work is being performed at or near an intersection.
2. If construction closes the road at a T-intersection, the Contractor shall place the "CONTRACTOR NAME"(G20-6T) sign behind the Type 3 Barricades for the road closure (see BC(10) also). The "ROAD WORK NEXT X MILES" left arrow(G20-1bTL) and "ROAD WORK NEXT X MILES" right arrow (G20-1bTR)" signs shall be replaced by the detour signing called for in the plans.

TYPICAL CONSTRUCTION WARNING SIGN SIZE AND SPACING

SIZE

Sign Number or Series	Conventional Road	Expressway/ Freeway
CW20[4] CW21 CW22 CW23 CW25	48" x 48"	48" x 48"
CW1, CW2, CW7, CW8, CW9, CW11, CW14	36" x 36"	48" x 48"
CW3, CW4, CW5, CW6, CW8-3, CW10, CW12	48" x 48"	48" x 48"

SPACING

Posted Speed	Sign △ Spacing "X"
MPH	Feet (Apprx.)
30	120
35	160
40	240
45	320
50	400
55	500[2]
60	600[2]
65	700[2]
70	800[2]
75	900[2]
80	1000[2]
*	*[3]

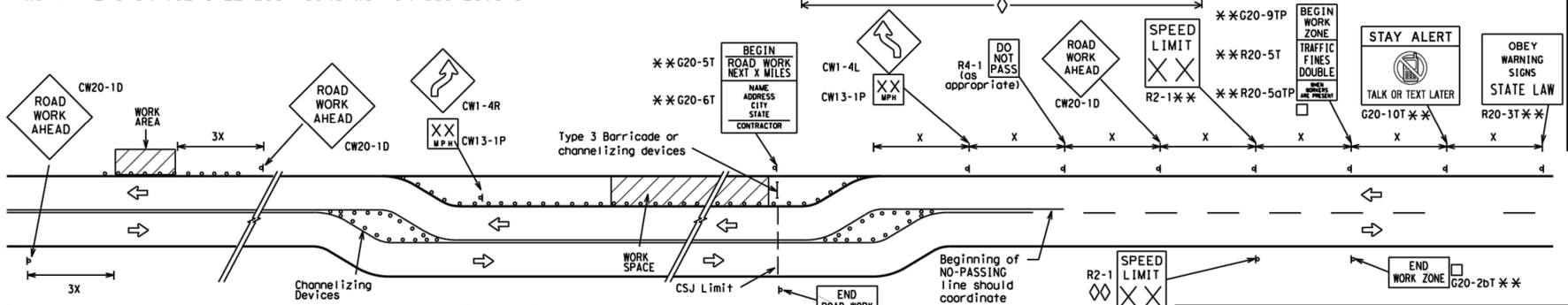
* For typical sign spacings on divided highways, expressways and freeways, see Part 6 of the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD) typical application diagrams or TCP Standard Sheets.

△ Minimum distance from work area to first Advance Warning sign nearest the work area and/or distance between each additional sign.

GENERAL NOTES

1. Special or larger size signs may be used as necessary.
2. Distance between signs should be increased as required to have 1500 feet advance warning.
3. Distance between signs should be increased as required to have 1/2 mile or more advance warning.
4. 36" x 36" "ROAD WORK AHEAD" (CW20-1D)signs may be used on low volume crossroads at the discretion of the Engineer as per TMUTCD Part 5. See Note 2 under "Typical Location of Crossroad Signs".
5. Only diamond shaped warning sign sizes are indicated.
6. See sign size listing in "TMUTCD", Sign Appendix or the "Standard Highway Sign Designs for Texas" manual for complete list of available sign design sizes.

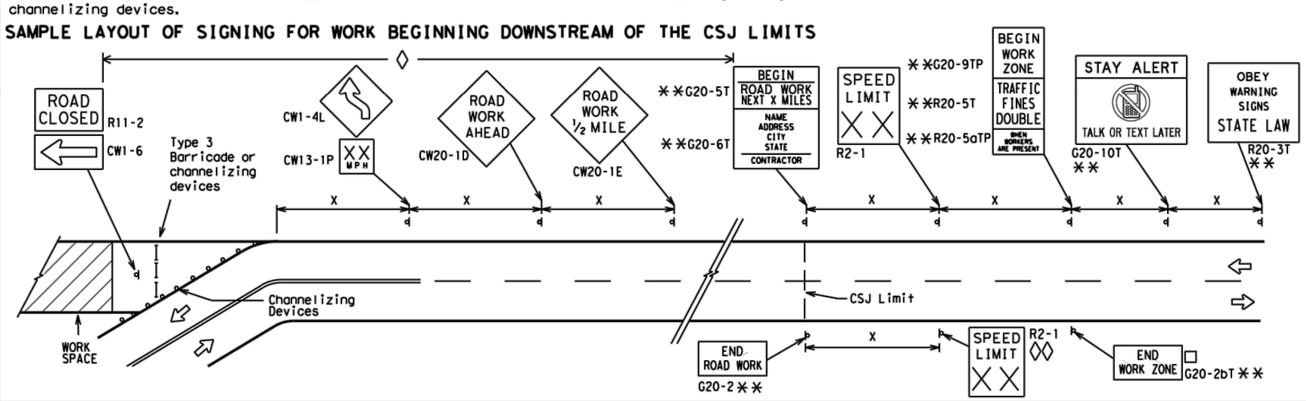
WORK AREAS IN MULTIPLE LOCATIONS WITHIN CSJ LIMITS



When extended distances occur between minimal work spaces, the Engineer/Inspector should ensure additional "ROAD WORK AHEAD"(CW20-1D)signs are placed in advance of these work areas to remind drivers they are still within the project limits. See the applicable TCP sheets for exact location and spacing of signs and channelizing devices.

SAMPLE LAYOUT OF SIGNING FOR WORK BEGINNING AT THE CSJ LIMITS

SAMPLE LAYOUT OF SIGNING FOR WORK BEGINNING DOWNSTREAM OF THE CSJ LIMITS



NOTES

The Contractor shall determine the appropriate distance to be placed on the G20-1 series signs and "BEGIN ROAD WORK NEXT X MILES"(G20-5T)sign for each specific project. This distance shall replace the "X" and shall be rounded to the nearest whole mile with the approval of the Engineer. No decimals shall be used.

□ The "BEGIN WORK ZONE"(G20-9TP) and "END WORK ZONE" (G20-2bT) shall be used as shown on the sample layout when advance signs are required outside the CSJ Limits. They inform the motorist of entering or leaving a part of the work zone lying outside the CSJ Limits where traffic fines may double if workers are present.

** CSJ limit signing is required for highway construction and maintenance work, with the exception of mobile operations.

◊ Area for placement of "ROAD WORK AHEAD" (CW20-1D)sign and other signs or devices as called for on the Traffic Control Plan.

◊◊ Contractor will install a regulatory speed limit sign at the end of the work zone.

LEGEND

⊢⊣	Type 3 Barricade
○○○	Channelizing Devices
▬	Sign
X	See Typical Construction Warning Sign Size and Spacing chart or the TMUTCD for sign spacing requirements.

SHEET 2 OF 12

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PROJECT LIMIT

BC(2)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21				D-6

96

142

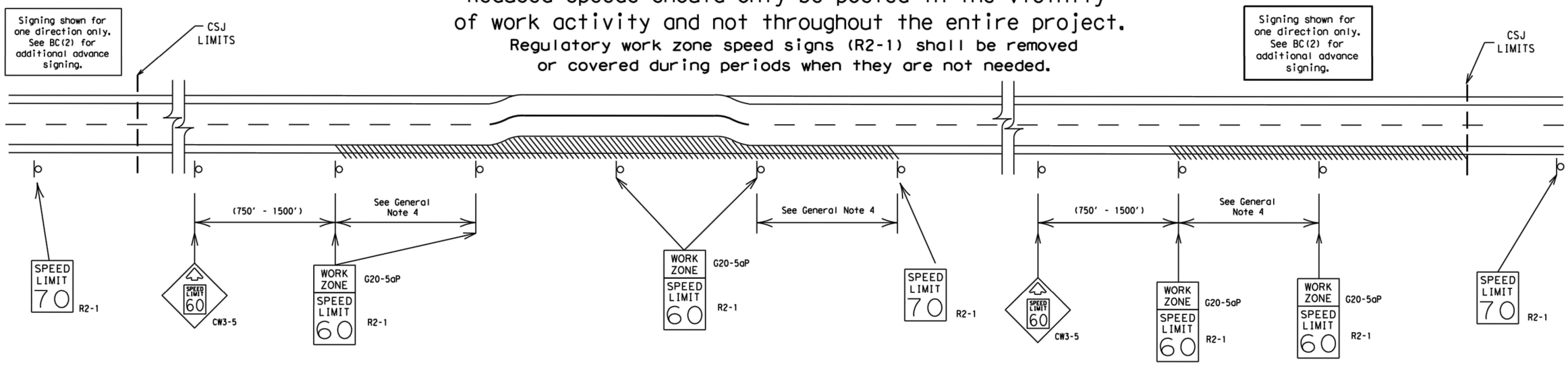
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

TYPICAL APPLICATION OF WORK ZONE SPEED LIMIT SIGNS

Work zone speed limits shall be regulatory, established in accordance with the "Procedures for Establishing Speed Zones," and approved by the Texas Transportation Commission, or by City Ordinance when within incorporated City Limits.

Reduced speeds should only be posted in the vicinity of work activity and not throughout the entire project.

Regulatory work zone speed signs (R2-1) shall be removed or covered during periods when they are not needed.



GUIDANCE FOR USE:

LONG/INTERMEDIATE TERM WORK ZONE SPEED LIMITS

This type of work zone speed limit should be included on the design of the traffic control plans when restricted geometrics with a lower design speed are present in the work zone and modification of the geometrics to a higher design speed is not feasible.

Long/Intermediate Term Work Zone Speed Limit signs, when approved as described above, should be posted and visible to the motorist when work activity is present. Work activity may also be defined as a change in the roadway that requires a reduced speed for motorists to safely negotiate the work area, including:

a) rough road or damaged pavement surface
b) substantial alteration of roadway geometrics (diversions)
c) construction detours
d) grade
e) width
f) other conditions readily apparent to the driver

As long as any of these conditions exist, the work zone speed limit signs should remain in place.

SHORT TERM WORK ZONE SPEED LIMITS

This type of work zone speed limit may be included on the design of the traffic control plans when workers or equipment are not behind concrete barrier, when work activity is within 10 feet of the traveled way or actually in the traveled way.

Short Term Work Zone Speed Limit signs should be posted and visible to the motorists only when work activity is present. When work activity is not present, signs shall be removed or covered.
(See Removing or Covering on BC(4)).

GENERAL NOTES

1. Regulatory work zone speed limits should be used only for sections of construction projects where speed control is of major importance.
2. Regulatory work zone speed limit signs shall be placed on supports at a 7 foot minimum mounting height.
3. Speed zone signs are illustrated for one direction of travel and are normally posted for each direction of travel.
4. Frequency of work zone speed limit signs should be:
   40 mph and greater 0.2 to 2 miles
   35 mph and less 0.2 to 1 mile
5. Regulatory speed limit signs shall have black legend and border on a white reflective background (See "Reflective Sheeting" on BC(4)).
6. Fabrication, erection and maintenance of the "ADVANCE SPEED LIMIT" (CW3-5) sign, "WORK ZONE" (G20-5aP) plaque and the "SPEED LIMIT" (R2-1) signs shall not be paid for directly, but shall be considered subsidiary to Item 502.
7. Turning signs from view, laying signs over or down will not be allowed, unless as otherwise noted under "REMOVING OR COVERING" on BC(4).
8. Techniques that may help reduce traffic speeds include but are not limited to:
   A. Law enforcement.
   B. Flagger stationed next to sign.
   C. Portable changeable message sign (PCMS).
   D. Low-power (drone) radar transmitter.
   E. Speed monitor trailers or signs.
9. Speeds shown on details above are for illustration only. Work Zone Speed Limits should only be posted as approved for each project.
10. For more specific guidance concerning the type of work, work zone conditions and factors impacting allowable regulatory construction speed zone reduction see TxDOT form #1204 in the TxDOT e-form system.

DATE:
FILE:

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION WORK ZONE SPEED LIMIT

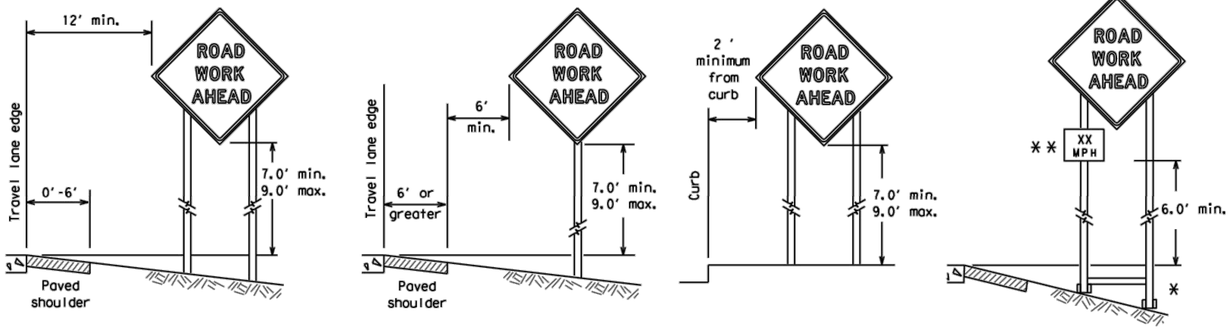
BC(3)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS 9-07 8-14 7-13 5-21				
	DIST	COUNTY		SHEET NO.
				D-7

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

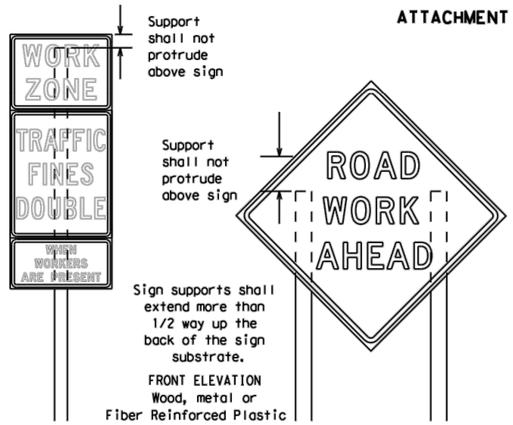
TYPICAL MINIMUM CLEARANCES FOR LONG TERM AND INTERMEDIATE TERM SIGNS

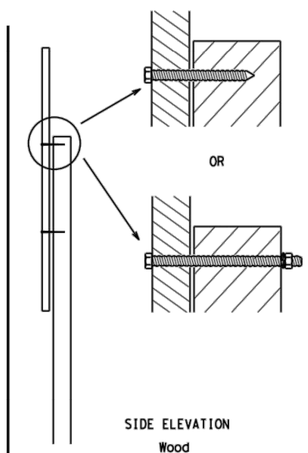


* When placing skid supports on unlevel ground, the leg post lengths must be adjusted so the sign appears straight and plumb. Objects shall NOT be placed under skids as a means of leveling.

** When plaques are placed on dual-leg supports, they should be attached to the upright nearest the travel lane. Supplemental plaques (advisory or distance) should not cover the surface of the parent sign.

ATTACHMENT FOR SIGN SUPPORTS





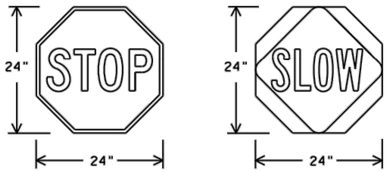
Attachment to wooden supports will be by bolts and nuts or screws. Use TxDOT's or manufacturer's recommended procedures for attaching sign substrates to other types of sign supports

Nails shall NOT be allowed. Each sign shall be attached directly to the sign support. Multiple signs shall not be joined or spliced by any means. Wood supports shall not be extended or repaired by splicing or other means.

Splicing embedded perforated square metal tubing in order to extend post height will only be allowed when the splice is made using four bolts, two above and two below the spice point. Splice must be located entirely behind the sign substrate, not near the base of the support. Splice insert lengths should be at least 5 times nominal post size, centered on the splice and of at least the same gauge material.

STOP/SLOW PADDLES

1. STOP/SLOW paddles are the primary method to control traffic by flaggers. The STOP/SLOW paddle size should be 24" x 24".
2. STOP/SLOW paddles shall be retroreflectorized when used at night.
3. STOP/SLOW paddles may be attached to a staff with a minimum length of 6' to the bottom of the sign.
4. Any lights incorporated into the STOP or SLOW paddle faces shall only be as specifically described in Section 6E.03 Hand Signaling Devices in the TMUTCD.



SHEETING REQUIREMENTS (WHEN USED AT NIGHT)		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	RED	TYPE B OR C SHEETING
BACKGROUND	ORANGE	TYPE B_{FL} OR C_{FL} SHEETING
LEGEND & BORDER	WHITE	TYPE B OR C SHEETING
LEGEND & BORDER	BLACK	ACRYLIC NON-REFLECTIVE FILM

CONTRACTOR REQUIREMENTS FOR MAINTAINING PERMANENT SIGNS WITHIN THE PROJECT LIMITS

1. Permanent signs are used to give notice of traffic laws or regulations, call attention to conditions that are potentially hazardous to traffic operations, show route designations, destinations, directions, distances, services, points of interest, and other geographical, recreational, specific service (LOGO), or cultural information. Drivers proceeding through a work zone need the same, if not better route guidance as normally installed on a roadway without construction.
2. When permanent regulatory or warning signs conflict with work zone conditions, remove or cover the permanent signs until the permanent sign message matches the roadway condition. For details for covering large guide signs see the TS-CD standard.
3. When existing permanent signs are moved and relocated due to construction purposes, they shall be visible to motorists at all times.
4. If existing signs are to be relocated on their original supports, they shall be installed on crashworthy bases as shown on the SMD Standard sheets. The signs shall meet the required mounting heights shown on the BC Sheets or the SMD Standards. This work should be paid for under the appropriate pay item for relocating existing signs.
5. If permanent signs are to be removed and relocated using temporary supports, the Contractor shall use crashworthy supports as shown on the BC standard sheets, TLRS standard sheets or the CWZTCD list. The signs shall meet the required mounting heights shown on the BC, or the SMD standard sheets during construction. This work should be paid for under the appropriate pay item for relocating existing signs.
6. Any sign or traffic control device that is struck or damaged by the Contractor or his/her construction equipment shall be replaced as soon as possible by the Contractor to ensure proper guidance for the motorists. This will be subsidiary to Item 502.

GENERAL NOTES FOR WORK ZONE SIGNS

1. Contractor shall install and maintain signs in a straight and plumb condition and/or as directed by the Engineer.
2. Wooden sign posts shall be painted white.
3. Barricades shall NOT be used as sign supports.
4. All signs shall be installed in accordance with the plans or as directed by the Engineer. Signs shall be used to regulate, warn, and guide the traveling public safely through the work zone.
5. The Contractor may furnish either the sign design shown in the plans or in the "Standard Highway Sign Designs for Texas" (SHSD). The Engineer/Inspector may require the Contractor to furnish other work zone signs that are shown in the TMUTCD but may have been omitted from the plans. Any variation in the plans shall be documented by written agreement between the Engineer and the Contractor's Responsible Person. All changes must be documented in writing before being implemented. This can include documenting the changes in the Inspector's TxDOT diary and having both the Inspector and Contractor initial and date the agreed upon changes.
6. The Contractor shall furnish sign supports listed in the "Compliant Work Zone Traffic Control Device List" (CWZTCD) for small roadside signs. Supports for temporary large roadside signs shall meet the requirements detailed on the Temporary Large Roadside Signs (TLRS) standard sheets. The Contractor shall install the sign support in accordance with the manufacturer's recommendations. If there is a question regarding installation procedures, the Contractor shall furnish the Engineer a copy of the manufacturer's installation recommendations so the Engineer can verify the correct procedures are being followed.
7. The Contractor is responsible for installing signs on approved supports and replacing signs with damaged or cracked substrates and/or damaged or marred reflective sheeting as directed by the Engineer/Inspector.
8. Identification markings may be shown only on the back of the sign substrate. The maximum height of letters and/or company logos used for identification shall be 1 inch.
9. The Contractor shall replace damaged wood posts. New or damaged wood sign posts shall not be spliced.

DURATION OF WORK (as defined by the "Texas Manual on Uniform Traffic Control Devices" Part 6)

1. The types of sign supports, sign mounting height, the size of signs, and the type of sign substrates can vary based on the type of work being performed. The Engineer is responsible for selecting the appropriate size sign for the type of work being performed. The Contractor is responsible for ensuring the sign support, sign mounting height and substrate meets manufacturer's recommendations in regard to crashworthiness and duration of work requirements.
   a. Long-term stationary - work that occupies a location more than 3 days.
   b. Intermediate-term stationary - work that occupies a location more than one daylight period up to 3 days, or nighttime work lasting more than one hour.
   c. Short-term stationary - daytime work that occupies a location for more than 1 hour in a single daylight period.
   d. Short, duration - work that occupies a location up to 1 hour.
   e. Mobile - work that moves continuously or intermittently (stopping for up to approximately 15 minutes.)

SIGN MOUNTING HEIGHT

1. The bottom of Long-term/Intermediate-term signs shall be at least 7 feet, but not more than 9 feet, above the paved surface, except as shown for supplemental plaques mounted below other signs.
2. The bottom of Short-term/Short Duration signs shall be a minimum of 1 foot above the pavement surface but no more than 2 feet above the ground.
3. Long-term/Intermediate-term Signs may be used in lieu of Short-term/Short Duration signing.
4. Short-term/Short Duration signs shall be used only during daylight and shall be removed at the end of the workday or raised to appropriate Long-term/Intermediate sign height.
5. Regulatory signs shall be mounted at least 7 feet, but not more than 9 feet, above the paved surface regardless of work duration.

SIZE OF SIGNS

1. The Contractor shall furnish the sign sizes shown on BC (2) unless otherwise shown in the plans or as directed by the Engineer.

SIGN SUBSTRATES

1. The Contractor shall ensure the sign substrate is installed in accordance with the manufacturer's recommendations for the type of sign support that is being used. The CWZTCD lists each substrate that can be used on the different types and models of sign supports.
2. "Mesh" type materials are NOT an approved sign substrate, regardless of the tightness of the weave.
3. All wooden individual sign panels fabricated from 2 or more pieces shall have one or more plywood cleat, 1/2" thick by 6" wide, fastened to the back of the sign and extending fully across the sign. The cleat shall be attached to the back of the sign using wood screws that do not penetrate the face of the sign panel. The screws shall be placed on both sides of the splice and spaced at 6" centers. The Engineer may approve other methods of splicing the sign face.

REFLECTIVE SHEETING

1. All signs shall be retroreflective and constructed of sheeting meeting the color and retro-reflectivity requirements of DMS-8300 for rigid signs or DMS-8310 for roll-up signs. The web address for DMS specifications is shown on BC(1).
2. White sheeting, meeting the requirements of DMS-8300 Type A, shall be used for signs with a white background.
3. Orange sheeting, meeting the requirements of DMS-8300 Type B_{FL} or Type C_{FL}, shall be used for rigid signs with orange backgrounds.

SIGN LETTERS

1. All sign letters and numbers shall be clear, and open rounded type uppercase alphabet letters as approved by the Federal Highway Administration (FHWA) and as published in the "Standard Highway Sign Design for Texas" manual. Signs, letters and numbers shall be of first class workmanship in accordance with Department Standards and Specifications.

REMOVING OR COVERING

1. When sign messages may be confusing or do not apply, the signs shall be removed or completely covered.
2. Long-term stationary or intermediate stationary signs installed on square metal tubing may be turned away from traffic 90 degrees when the sign message is not applicable. This technique may not be used for signs installed in the median of divided highways or near any intersections where the sign may be seen from approaching traffic.
3. Signs installed on wooden skids shall not be turned at 90 degree angles to the roadway. These signs should be removed or completely covered when not required.
4. When signs are covered, the material used shall be opaque, such as heavy mil black plastic, or other materials which will cover the entire sign face and maintain their opaque properties under automobile headlights at night, without damaging the sign sheeting.
5. Burlap shall NOT be used to cover signs.
6. Duct tape or other adhesive material shall NOT be affixed to a sign face.
7. Signs and anchor stubs shall be removed and holes backfilled upon completion of work.

SIGN SUPPORT WEIGHTS

1. Where sign supports require the use of weights to keep from turning over, the use of sandbags with dry, cohesionless sand should be used.
2. The sandbags will be tied shut to keep the sand from spilling and to maintain a constant weight.
3. Rock, concrete, iron, steel or other solid objects shall not be permitted for use as sign support weights.
4. Sandbags should weigh a minimum of 35 lbs and a maximum of 50 lbs.
5. Sandbags shall be made of a durable material that tears upon vehicular impact. Rubber (such as tire inner tubes) shall NOT be used.
6. Rubber ballasts designed for channelizing devices should not be used for ballast on portable sign supports. Sign supports designed and manufactured with rubber bases may be used when shown on the CWZTCD list.
7. Sandbags shall only be placed along or laid over the base supports of the traffic control device and shall not be suspended above ground level or hung with rope, wire, chains or other fasteners. Sandbags shall be placed along the length of the skids to weigh down the sign support.
8. Sandbags shall NOT be placed under the skid and shall not be used to level sign supports placed on slopes.

FLAGS ON SIGNS

1. Flags may be used to draw attention to warning signs. When used, the flag shall be 16 inches square or larger and shall be orange or fluorescent red-orange in color. Flags shall not be allowed to cover any portion of the sign face.

Texas Department of Transportation

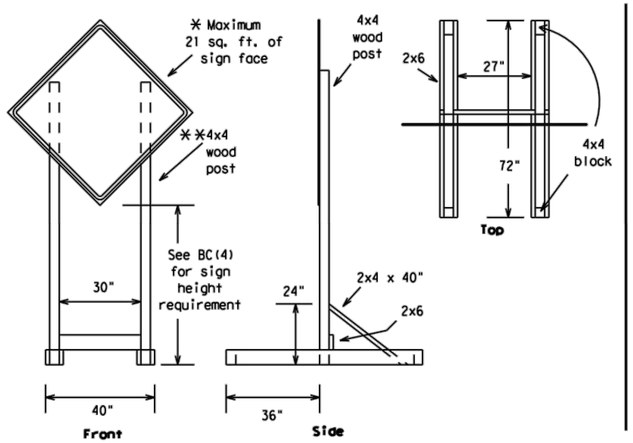
Traffic Safety Division Standard

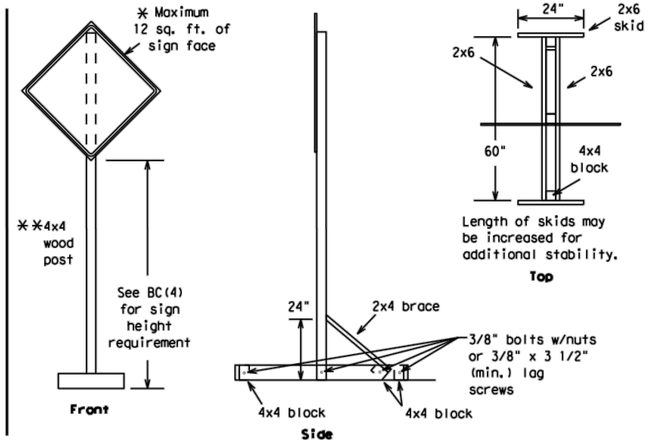
BARRICADE AND CONSTRUCTION TEMPORARY SIGN NOTES

BC(4)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21				

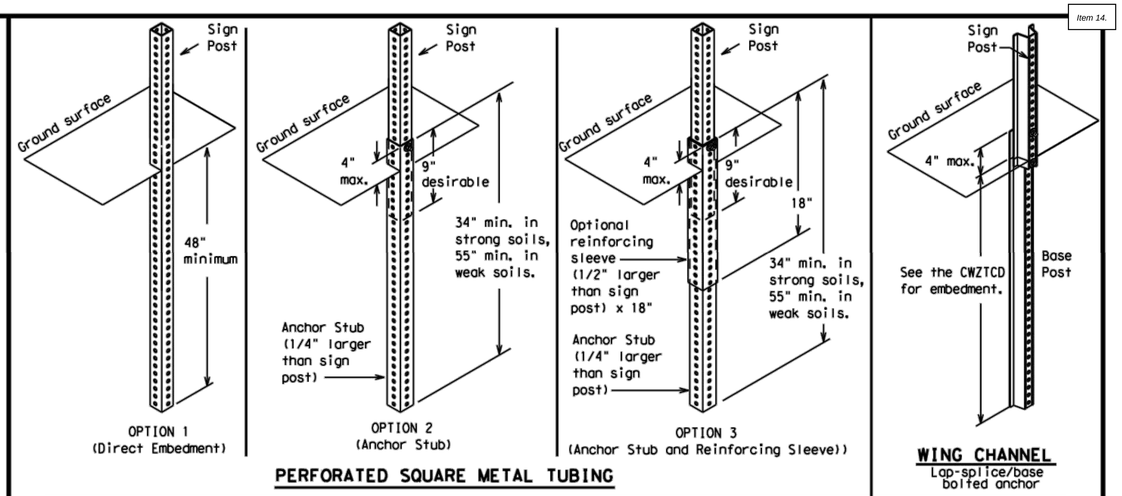
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.





SKID MOUNTED WOOD SIGN SUPPORTS

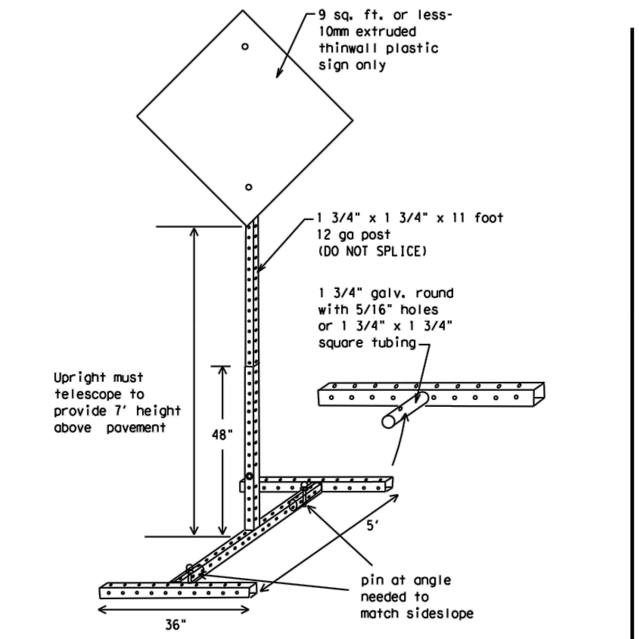
* LONG/INTERMEDIATE TERM STATIONARY - PORTABLE SKID MOUNTED SIGN SUPPORTS

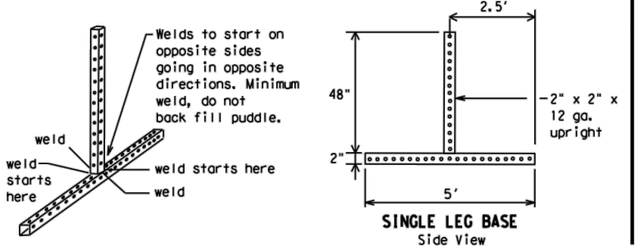


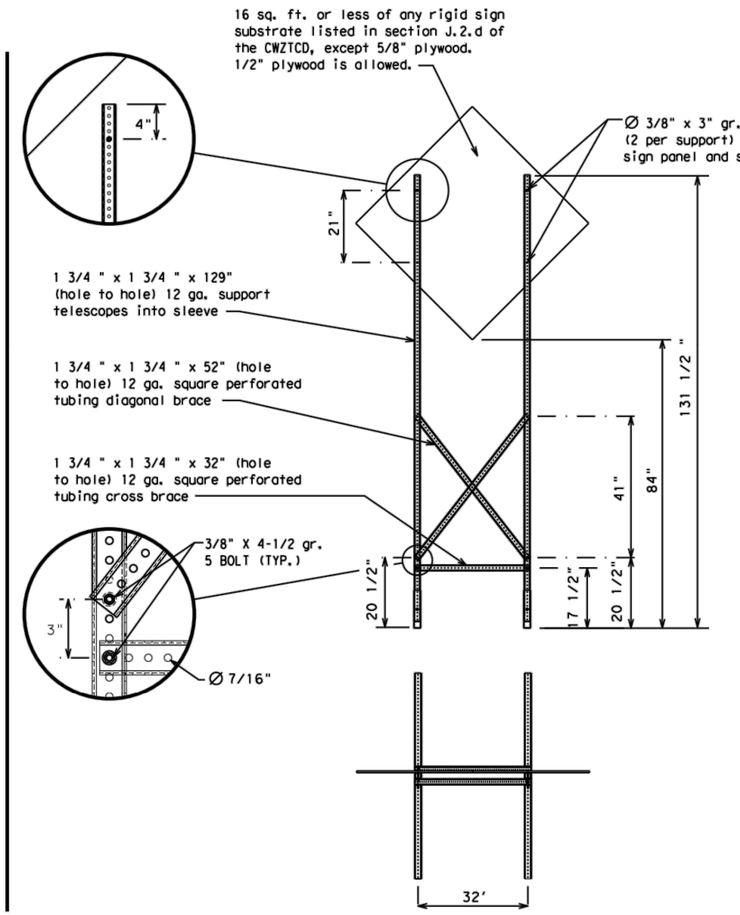
PERFORATED SQUARE METAL TUBING

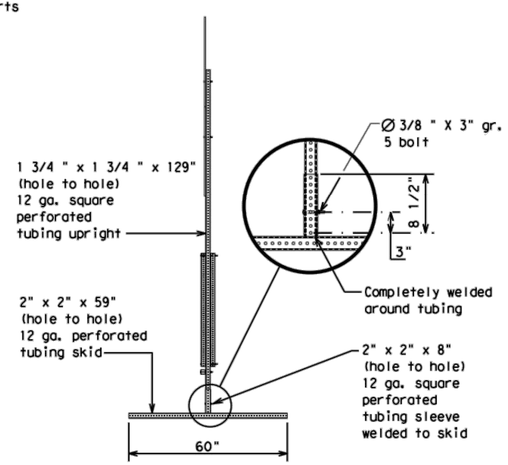
GROUND MOUNTED SIGN SUPPORTS

Refer to the CWZTCD and the manufacturer's installation procedure for each type sign support.
The maximum sign square footage shall adhere to the manufacturer's recommendation.
Two post installations can be used for larger signs.









SKID MOUNTED PERFORATED SQUARE STEEL TUBING SIGN SUPPORTS

* LONG/INTERMEDIATE TERM STATIONARY - PORTABLE SKID MOUNTED SIGN SUPPORTS

WEDGE ANCHORS

Both steel and plastic Wedge Anchor Systems as shown on the SMD Standard Sheets may be used as temporary sign supports for signs up to 10 square feet of sign face. They may be set in concrete or in sturdy soils if approved by the Engineer. (See web address for "Traffic Engineering Standard Sheets" on BC(1)).

OTHER DESIGNS

MORE DETAILS OF APPROVED LONG/INTERMEDIATE AND SHORT TERM SUPPORTS CAN BE FOUND ON THE CWZTCD LIST. SEE BC(1) FOR WEBSITE LOCATION.

GENERAL NOTES

1. Nails may be used in the assembly of wooden sign supports, but 3/8" bolts with nuts or 3/8" x 3 1/2" lag screws must be used on every joint for final connection.
2. No more than 2 sign posts shall be placed within a 7 ft. circle, except for specific materials noted on the CWZTCD List.
3. When project is completed, all sign supports and foundations shall be removed from the project site. This will be considered subsidiary to Item 502.

* See BC(4) for definition of "Work Duration."

** Wood sign posts MUST be one piece. Splicing will NOT be allowed. Posts shall be painted white.

☐ See the CWZTCD for the type of sign substrate that can be used for each approved sign support.

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION TYPICAL SIGN SUPPORT

BC(5)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21				D-9

DATE:
FILE:

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

WHEN NOT IN USE, REMOVE THE PCMS FROM THE RIGHT-OF-WAY OR PLACE THE PCMS BEHIND BARRIER OR GUARDRAIL WITH SIGN PANEL TURNED PARALLEL TO TRAFFIC

PORTABLE CHANGEABLE MESSAGE SIGNS

1. The Engineer/Inspector shall approve all messages used on portable changeable message signs (PCMS).
2. Messages on PCMS should contain no more than 8 words (about four to eight characters per word), not including simple words such as "TO," "FOR," "AT," etc.
3. Messages should consist of a single phase, or two phases that alternate. Three-phase messages are not allowed. Each phase of the message should convey a single thought, and must be understood by itself.
4. Use the word "EXIT" to refer to an exit ramp on a freeway; i.e., "EXIT CLOSED." Do not use the term "RAMP."
5. Always use the route or interstate designation (IH, US, SH, FM) along with the number when referring to a roadway.
6. When in use, the bottom of a stationary PCMS message panel should be a minimum 7 feet above the roadway, where possible.
7. The message term "WEEKEND" should be used only if the work is to start on Saturday morning and end by Sunday evening at midnight. Actual days and hours of work should be displayed on the PCMS if work is to begin on Friday evening and/or continue into Monday morning.
8. The Engineer/Inspector may select one of two options which are available for displaying a two-phase message on a PCMS. Each phase may be displayed for either four seconds each or for three seconds each.
9. Do not "flash" messages or words included in a message. The message should be steady burn or continuous while displayed.
10. Do not present redundant information on a two-phase message; i.e., keeping two lines of the message the same and changing the third line.
11. Do not use the word "Danger" in message.
12. Do not display the message "LANES SHIFT LEFT" or "LANES SHIFT RIGHT" on a PCMS. Drivers do not understand the message.
13. Do not display messages that scroll horizontally or vertically across the face of the sign.
14. The following table lists abbreviated words and two-word phrases that are acceptable for use on a PCMS. Both words in a phrase must be displayed together. Words or phrases not on this list should not be abbreviated, unless shown in the TMUTCD.
15. PCMS character height should be at least 18 inches for trailer mounted units. They should be visible from at least 1/2 (.5) mile and the text should be legible from at least 600 feet at night and 800 feet in daylight. Truck mounted units must have a character height of 10 inches and must be legible from at least 400 feet.
16. Each line of text should be centered on the message board rather than left or right justified.
17. If disabled, the PCMS should default to an illegible display that will not alarm motorists and will only be used to alert workers that the PCMS has malfunctioned. A pattern such as a series of horizontal solid bars is appropriate.

WORD OR PHRASE	ABBREVIATION
Access Road	ACCS RD
Alternate	ALT
Avenue	AVE
Best Route	BEST RTE
Boulevard	BLVD
Bridge	BRDG
Cannot	CANT
Center	CTR
Construction Ahead	CONST AHD
CROSSING	XING
Detour Route	DETOUR RTE
Do Not	DONT
East	E
Eastbound	(route) E
Emergency	EMER
Emergency Vehicle	EMER VEH
Entrance, Enter	ENT
Express Lane	EXP LN
Expressway	EXPWY
XXXX Feet	XXXX FT
Fog Ahead	FOG AHD
Freeway	FRWY, FWY
Freeway Blocked	FWY BLKD
Friday	FRI
Hazardous Driving	HAZ DRIVING
Hazardous Material	HAZMAT
High-Occupancy	HOV
Vehicle Highway	HWY
Hour(s)	HR, HRS
Information	INFO
It Is	ITS
Junction	JCT
Left	LFT
Left Lane	LFT LN
Lane Closed	LN CLOSED
Lower Level	LWR LEVEL
Maintenance	MAINT

WORD OR PHRASE	ABBREVIATION
Major	MAJ
Miles	MI
Miles Per Hour	MPH
Minor	MNR
Monday	MON
Normal	NORM
North	N
Northbound	(route) N
Parking	PKING
Road	RD
Right Lane	RT LN
Saturday	SAT
Service Road	SERV RD
Shoulder	SHLDR
Slippery	SLIP
South	S
Southbound	(route) S
Speed	SPD
Street	ST
Sunday	SUN
Telephone	PHONE
Temporary	TEMP
Thursday	THURS
To Downtown	TO DWNTN
Traffic	TRAF
Travelers	TRVLRS
Tuesday	TUES
Time Minutes	TIME MIN
Upper Level	UPR LEVEL
Vehicles (s)	VEH, VEHS
Warning	WARN
Wednesday	WED
Weight Limit	WT LIMIT
West	W
Westbound	(route) W
Wet Pavement	WET PVMT
Will Not	WONT

Roadway designation * IH-number, US-number, SH-number, FM-number

RECOMMENDED PHASES AND FORMATS FOR PCMS MESSAGES DURING ROADWORK ACTIVITIES

(The Engineer may approve other messages not specifically covered here.)

Phase 1: Condition Lists

Road/Lane/Ramp Closure List

- FREEWAY CLOSED X MILE
- FRONTAGE ROAD CLOSED
- ROAD CLOSED AT SH XXX
- SHOULDER CLOSED XXX FT
- ROAD CLSD AT FM XXXX
- RIGHT LN CLOSED XXX FT
- RIGHT X LANES CLOSED
- RIGHT X LANES OPEN
- CENTER LANE CLOSED
- DAYTIME LANE CLOSURES
- NIGHT LANE CLOSURES
- I-XX SOUTH EXIT CLOSED
- VARIOUS LANES CLOSED
- EXIT XXX CLOSED X MILE
- EXIT CLOSED
- RIGHT LN TO BE CLOSED
- MALL DRIVEWAY CLOSED
- X LANES CLOSED TUE - FRI
- XXXXXXXX BLVD CLOSED

Other Condition List

- ROADWORK XXX FT
- ROAD REPAIRS XXXX FT
- FLAGGER XXXX FT
- LANE NARROWS XXXX FT
- RIGHT LN NARROWS XXXX FT
- TWO-WAY TRAFFIC XX MILE
- MERGING TRAFFIC XXXX FT
- CONST TRAFFIC XXX FT
- LOOSE GRAVEL XXXX FT
- UNEVEN LANES XXXX FT
- DETOUR X MILE
- ROUGH ROAD XXXX FT
- ROADWORK PAST SH XXXX
- ROADWORK NEXT FRI-SUN
- BUMP XXXX FT
- US XXX EXIT X MILES
- TRAFFIC SIGNAL XXXX FT
- LANES SHIFT *

* LANES SHIFT in Phase 1 must be used with STAY IN LANE in Phase 2.

Phase 2: Possible Component Lists

Action to Take/Effect on Travel List

- MERGE RIGHT
- FORM X LINES RIGHT
- DETOUR NEXT X EXITS
- USE XXXXX RD EXIT
- USE EXIT XXX
- USE EXIT I-XX NORTH
- STAY ON US XXX SOUTH
- USE I-XX E TO I-XX N
- TRUCKS USE US XXX N
- WATCH FOR TRUCKS
- WATCH FOR TRUCKS
- EXPECT DELAYS
- EXPECT DELAYS
- PREPARE TO STOP
- REDUCE SPEED XXX FT
- END SHOULDER USE
- USE OTHER ROUTES
- WATCH FOR WORKERS
- STAY IN LANE *

Location List

- AT FM XXXX
- BEFORE RAILROAD CROSSING
- NEXT X MILES
- PAST US XXX EXIT
- XXXXXXX TO XXXXXXX
- US XXX TO FM XXXX

Warning List

- SPEED LIMIT XX MPH
- MAXIMUM SPEED XX MPH
- MINIMUM SPEED XX MPH
- ADVISORY SPEED XX MPH
- RIGHT LANE EXIT
- USE CAUTION
- DRIVE SAFELY
- DRIVE WITH CARE

** Advance Notice List

- TUE-FRI XX AM- X PM
- APR XX-XX X PM-X AM
- BEGINS MONDAY
- BEGINS MAY XX
- MAY X-X XX PM - XX AM
- NEXT FRI-SUN
- XX AM TO XX PM
- NEXT TUE AUG XX
- TONIGHT XX PM- XX AM

* See Application Guidelines Note 6.

APPLICATION GUIDELINES

1. Only 1 or 2 phases are to be used on a PCMS.
2. The 1st phase (or both) should be selected from the "Road/Lane/Ramp Closure List" and the "Other Condition List".
3. A 2nd phase can be selected from the "Action to Take/Effect on Travel, Location, General Warning, or Advance Notice Phase Lists".
4. A Location Phase is necessary only if a distance or location is not included in the first phase selected.
5. If two PCMS are used in sequence, they must be separated by a minimum of 1000 ft. Each PCMS shall be limited to two phases, and should be understandable by themselves.
6. For advance notice, when the current date is within seven days of the actual work date, calendar days should be replaced with days of the week. Advance notification should typically be for no more than one week prior to the work.

WORDING ALTERNATIVES

1. The words RIGHT, LEFT and ALL can be interchanged as appropriate.
2. Roadway designations IH, US, SH, FM and LP can be interchanged as appropriate.
3. EAST, WEST, NORTH and SOUTH (or abbreviations E, W, N and S) can be interchanged as appropriate.
4. Highway names and numbers replaced as appropriate.
5. ROAD, HIGHWAY and FREEWAY can be interchanged as needed.
6. AHEAD may be used instead of distances if necessary.
7. FT and MI, MILE and MILES interchanged as appropriate.
8. AT, BEFORE and PAST interchanged as needed.
9. Distances or AHEAD can be eliminated from the message if a location phase is used.

PCMS SIGNS WITHIN THE R.O.W. SHALL BE BEHIND GUARDRAIL OR CONCRETE BARRIER OR SHALL HAVE A MINIMUM OF FOUR (4) PLASTIC DRUMS PLACED PERPENDICULAR TO TRAFFIC ON THE UPSTREAM SIDE OF THE PCMS, WHEN EXPOSED TO ONE DIRECTION OF TRAFFIC. WHEN EXPOSED TO TWO WAY TRAFFIC, THE FOUR DRUMS SHOULD BE PLACED WITH ONE DRUM AT EACH OF THE FOUR CORNERS OF THE UNIT.

FULL MATRIX PCMS SIGNS

1. When Full Matrix PCMS signs are used, the character height and legibility/visibility requirements shall be maintained as listed in Note 15 under "PORTABLE CHANGEABLE MESSAGE SIGNS" above.
2. When symbol signs, such as the "Flagger Symbol"(CW20-7) are represented graphically on the Full Matrix PCMS sign and, with the approval of the Engineer, it shall maintain the legibility/visibility requirement listed above.
3. When symbol signs are represented graphically on the Full Matrix PCMS, they shall only supplement the use of the static sign represented, and shall not substitute for, or replace that sign.
4. A full matrix PCMS may be used to simulate a flashing arrow board provided it meets the visibility, flash rate and dimming requirements on BC(7), for the same size arrow.

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PORTABLE CHANGEABLE MESSAGE SIGN (PCMS)

BC(6)-21

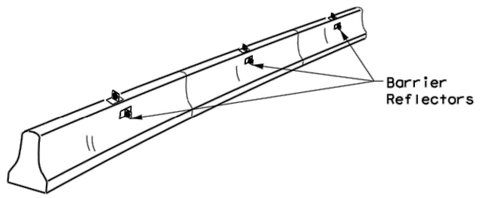
FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21				

100

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

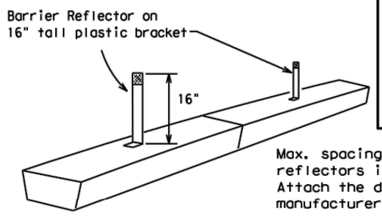
DATE:
FILE:

1. Barrier Reflectors shall be pre-qualified, and conform to the color and reflectivity requirements of DMS-8600. A list of prequalified Barrier Reflectors can be found at the Material Producer List web address shown on BC(1).
2. Color of Barrier Reflectors shall be as specified in the TMUTCD. The cost of the reflectors shall be considered subsidiary to Item 512.



CONCRETE TRAFFIC BARRIER (CTB)

3. Where traffic is on one side of the CTB, two (2) Barrier Reflectors shall be mounted in approximately the midsection of each section of CTB. An alternate mounting location is uniformly spaced at one end of each CTB. This will allow for attachment of a barrier grapple without damaging the reflector. The Barrier Reflector mounted on the side of the CTB shall be located directly below the reflector mounted on top of the barrier, as shown in the detail above.
4. Where CTB separates two-way traffic, three barrier reflectors shall be mounted on each section of CTB. The reflector unit on top shall have two yellow reflective faces (Bi-Directional)while the reflectors on each side of the barrier shall have one yellow reflective face, as shown in the detail above.
5. When CTB separates traffic traveling in the same direction, no barrier reflectors will be required on top of the CTB.
6. Barrier Reflector units shall be yellow or white in color to match the edgeline being supplemented.
7. Maximum spacing of Barrier Reflectors is forty (40) feet.
8. Pavement markers or temporary flexible-reflective roadway marker tabs shall NOT be used as CTB delineation.
9. Attachment of Barrier Reflectors to CTB shall be per manufacturer's recommendations.
10. Missing or damaged Barrier Reflectors shall be replaced as directed by the Engineer.
11. Single slope barriers shall be delineated as shown on the above detail.

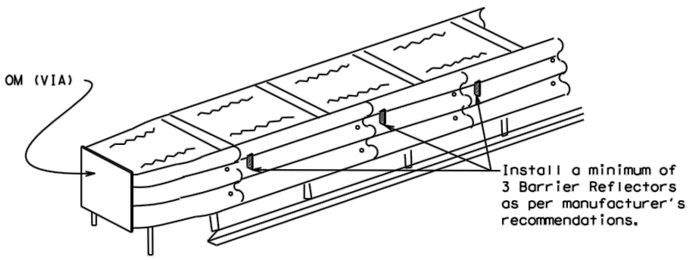


Max. spacing of barrier reflectors is 20 feet. Attach the delineators as per manufacturer's recommendations.

LOW PROFILE CONCRETE BARRIER (LPCB) USED IN WORK ZONES

LPCB is approved for use in work zone locations, where the posted speed is 45mph, or less. See Roadway Standard Sheet LPCB.

LOW PROFILE CONCRETE BARRIER (LPCB)

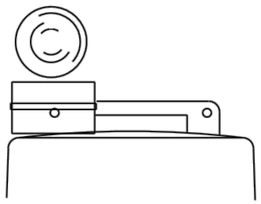


DELINEATION OF END TREATMENTS

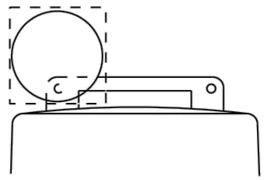
END TREATMENTS FOR CTB'S USED IN WORK ZONES

End treatments used on CTB's in work zones shall meet the apppropriate crashworthy standards as defined in the Manual for Assessing Safety Hardware (MASH). Refer to the CWZTCD List for approved end treatments and manufacturers.

BARRIER REFLECTORS FOR CONCRETE TRAFFIC BARRIER AND ATTENUATORS



Type C Warning Light or approved substitute mounted on a drum adjacent to the travel way.



Warning reflector may be round or square. Must have a yellow reflective surface area of at least 30 square inches

WARNING LIGHTS

1. Warning lights shall meet the requirements of the TMUTCD.
2. Warning lights shall NOT be installed on barricades.
3. Type A-Low Intensity Flashing Warning Lights are commonly used with drums. They are intended to warn of or mark a potentially hazardous area. Their use shall be as indicated on this sheet and/or other sheets of the plans by the designation "FL". The Type A Warning Lights shall not be used with signs manufactured with Type B_{FL} or C_{FL} Sheeting meeting the requirements of Departmental Material Specification DMS-8300.
4. Type-C and Type D 360 degree Steady Burn Lights are intended to be used in a series for delineation to supplement other traffic control devices. Their use shall be as indicated on this sheet and/or other sheets of the plans by the designation "SB".
5. The Engineer/Inspector or the plans shall specify the location and type of warning lights to be installed on the traffic control devices.
6. When required by the Engineer, the Contractor shall furnish a copy of the warning lights certification. The warning light manufacturer will certify the warning lights meet the requirements of the latest ITE Purchase Specifications for Flashing and Steady-Burn Warning Lights.
7. When used to delineate curves, Type-C and Type D Steady Burn Lights should only be placed on the outside of the curve, not the inside.
8. The location of warning lights and warning reflectors on drums shall be as shown elsewhere in the plans.

WARNING LIGHTS MOUNTED ON PLASTIC DRUMS

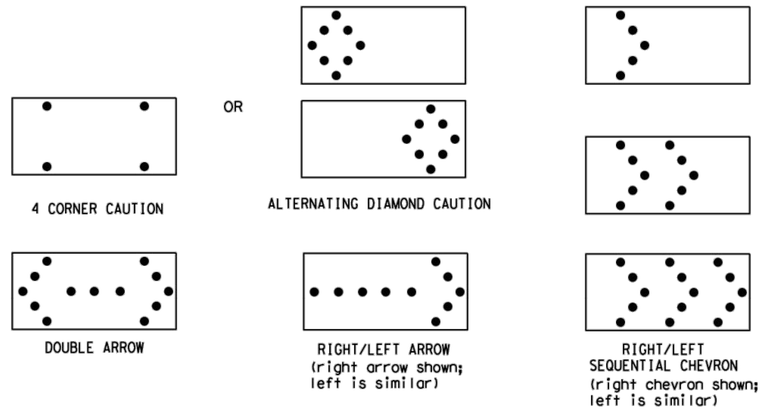
1. Type A flashing warning lights are intended to warn drivers that they are approaching or are in a potentially hazardous area.
2. Type A random flashing warning lights are not intended for delineation and shall not be used in a series.
3. A series of sequential flashing warning lights placed on channelizing devices to form a merging taper may be used for delineation. If used, the successive flashing of the sequential warning lights should occur from the beginning of the taper to the end of the merging taper in order to identify the desired vehicle path. The rate of flashing for each light shall be 65 flashes per minute, plus or minus 10 flashes.
4. Type C and D steady-burn warning lights are intended to be used in a series to delineate the edge of the travel lane on detours, on lane changes, on lane closures, and on other similar conditions.
5. Type A, Type C and Type D warning lights shall be installed at locations as detailed on other sheets in the plans.
6. Warning lights shall not be installed on a drum that has a sign, chevron or vertical panel.
7. The maximum spacing for warning lights on drums should be identical to the channelizing device spacing.

WARNING REFLECTORS MOUNTED ON PLASTIC DRUMS AS A SUBSTITUTE FOR TYPE C (STEADY BURN) WARNING LIGHTS

1. A warning reflector or approved substitute may be mounted on a plastic drum as a substitute for a Type C, steady burn warning light at the discretion of the Contractor unless otherwise noted in the plans.
2. The warning reflector shall be yellow in color and shall be manufactured using a sign substrate approved for use with plastic drums listed on the CWZTCD.
3. The warning reflector shall have a minimum retroreflective surface area (one-side) of 30 square inches.
4. Round reflectors shall be fully reflectorized, including the area where attached to the drum.
5. Square substrates must have a minimum of 30 square inches of reflectorized sheeting. They do not have to be reflectorized where it attaches to the drum.
6. The side of the warning reflector facing approaching traffic shall have sheeting meeting the color and retroreflectivity requirements for DMS 8300-Type B or Type C.
7. When used near two-way traffic, both sides of the warning reflector shall be reflectorized.
8. The warning reflector should be mounted on the side of the handle nearest approaching traffic.
9. The maximum spacing for warning reflectors should be identical to the channelizing device spacing requirements.

Arrow Boards may be located behind channelizing devices in place for a shoulder taper or merging taper, otherwise they shall be delineated with four (4) channelizing devices placed perpendicular to traffic on the upstream side of traffic.

1. The Flashing Arrow Board should be used for all lane closures on multi-lane roadways, or slow moving maintenance or construction activities on the travel lanes.
2. Flashing Arrow Boards should not be used on two-lane, two-way roadways, detours, diversions or work on shoulders unless the "CAUTION" display (see detail below) is used.
3. The Engineer/Inspector shall choose all appropriate signs, barricades and/or other traffic control devices that should be used in conjunction with the Flashing Arrow Board.
4. The Flashing Arrow Board should be able to display the following symbols:



5. The "CAUTION" display consists of four corner lamps flashing simultaneously, or the Alternating Diamond Caution mode as shown.
6. The straight line caution display is NOT ALLOWED.
7. The Flashing Arrow Board shall be capable of minimum 50 percent dimming from rated lamp voltage. The flashing rate of the lamps shall not be less than 25 nor more than 40 flashes per minute.
8. Minimum lamp "on time" shall be approximately 50 percent for the flashing arrow and equal intervals of 25 percent for each sequential phase of the flashing chevron.
9. The sequential arrow display is NOT ALLOWED.
10. The flashing arrow display is the TxDOT standard; however, the sequential chevron display may be used during daylight operations.
11. The Flashing Arrow Board shall be mounted on a vehicle, trailer or other suitable support.
12. A Flashing Arrow Board SHALL NOT BE USED to laterally shift traffic.
13. A full matrix PCMS may be used to simulate a Flashing Arrow Board provided it meets visibility, flash rate and dimming requirements on this sheet for the same size arrow.
14. Minimum mounting height of trailer mounted Arrow Boards should be 7 feet from roadway to bottom of panel.

REQUIREMENTS			
TYPE	MINIMUM SIZE	MINIMUM NUMBER OF PANEL LAMPS	MINIMUM VISIBILITY DISTANCE
B	30 x 60	13	3/4 mile
C	48 x 96	15	1 mile

ATTENTION

Flashing Arrow Boards shall be equipped with automatic dimming devices.

WHEN NOT IN USE, REMOVE THE ARROW BOARD FROM THE RIGHT-OF-WAY OR PLACE THE ARROW BOARD BEHIND CONCRETE TRAFFIC BARRIER OR GUARDRAIL.

FLASHING ARROW BOARDS

TRUCK-MOUNTED ATTENUATORS

1. Truck-mounted attenuators (TMA) used on TxDOT facilities must meet the requirements outlined in the Manual for Assessing Safety Hardware (MASH).
2. Refer to the CWZTCD for the requirements of Level 2 or Level 3 TMAs.
3. Refer to the CWZTCD for a list of approved TMAs.
4. TMAs are required on freeways unless otherwise noted in the plans.
5. A TMA should be used anytime that it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the work performance.
6. The only reason a TMA should not be required is when a work area is spread down the roadway and the work crew is an extended distance from the TMA.

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION ARROW PANEL, REFLECTORS, WARNING LIGHTS & ATTENUATOR

BC(7)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21				

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

GENERAL NOTES

1. For long term stationary work zones on freeways, drums shall be used as the primary channelizing device.
2. For intermediate term stationary work zones on freeways, drums should be used as the primary channelizing device but may be replaced in tangent sections by vertical panels, or 42" two-piece cones. In tangent sections, one-piece cones may be used with the approval of the Engineer but only if personnel are present on the project at all times to maintain the cones in proper position and location.
3. For short term stationary work zones on freeways, drums are the preferred channelizing device but may be replaced in tapers, transitions and tangent sections by vertical panels, two-piece cones or one-piece cones as approved by the Engineer.
4. Drums and all related items shall comply with the requirements of the current version of the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD) and the "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
5. Drums, bases, and related materials shall exhibit good workmanship and shall be free from objectionable marks or defects that would adversely affect their appearance or serviceability.
6. The Contractor shall have a maximum of 24 hours to replace any plastic drums identified for replacement by the Engineer/Inspector. The replacement device must be an approved device.

GENERAL DESIGN REQUIREMENTS

Pre-qualified plastic drums shall meet the following requirements:

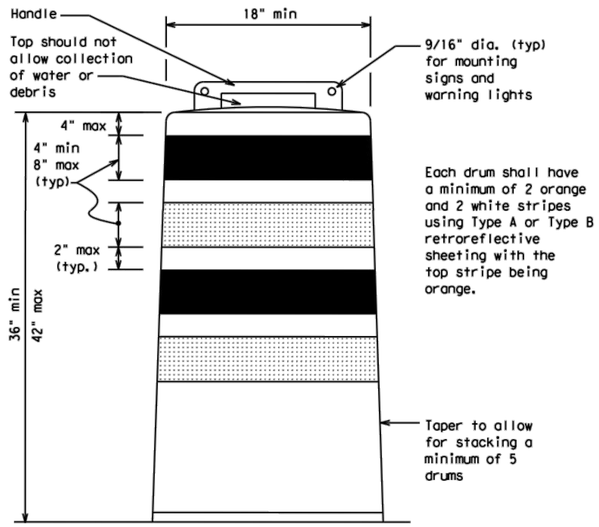
1. Plastic drums shall be a two-piece design; the "body" of the drum shall be the top portion and the "base" shall be the bottom.
2. The body and base shall lock together in such a manner that the body separates from the base when impacted by a vehicle traveling at a speed of 20 MPH or greater but prevents accidental separation due to normal handling and/or air turbulence created by passing vehicles.
3. Plastic drums shall be constructed of lightweight flexible, and deformable materials. The Contractor shall NOT use metal drums or single piece plastic drums as channelization devices or sign supports.
4. Drums shall present a profile that is a minimum of 18 inches in width at the 36 inch height when viewed from any direction. The height of drum unit (body installed on base) shall be a minimum of 36 inches and a maximum of 42 inches.
5. The top of the drum shall have a built-in handle for easy pickup and shall be designed to drain water and not collect debris. The handle shall have a minimum of two widely spaced 9/16 inch diameter holes to allow attachment of a warning light, warning reflector unit or approved compliant sign.
6. The exterior of the drum body shall have a minimum of four alternating orange and white retroreflective circumferential stripes not less than 4 inches nor greater than 8 inches in width. Any non-reflectorized space between any two adjacent stripes shall not exceed 2 inches in width.
7. Bases shall have a maximum width of 36 inches, a maximum height of 4 inches, and a minimum of two footholds of sufficient size to allow base to be held down while separating the drum body from the base.
8. Plastic drums shall be constructed of ultra-violet stabilized, orange, high-density polyethylene (HDPE) or other approved material.
9. Drum body shall have a maximum unballasted weight of 11 lbs.
10. Drum and base shall be marked with manufacturer's name and model number.

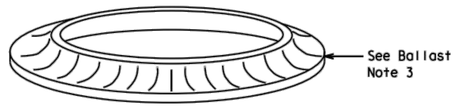
RETROREFLECTIVE SHEETING

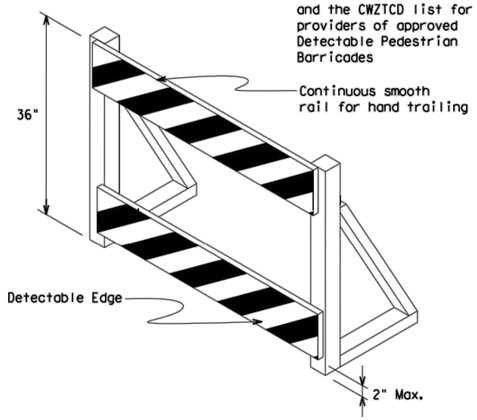
1. The stripes used on drums shall be constructed of sheeting meeting the color and retroreflectivity requirements of Departmental Materials Specification DMS-8300, "Sign Face Materials." Type A or Type B reflective sheeting shall be supplied unless otherwise specified in the plans.
2. The sheeting shall be suitable for use on and shall adhere to the drum surface such that, upon vehicular impact, the sheeting shall remain adhered in-place and exhibit no delaminating, cracking, or loss of retroreflectivity other than that loss due to abrasion of the sheeting surface.

BALLAST

1. Unballasted bases shall be large enough to hold up to 50 lbs. of sand. This base, when filled with the ballast material, should weigh between 35 lbs (minimum) and 50 lbs (maximum). The ballast may be sand in one to three sandbags separate from the base, sand in a sand-filled plastic base, or other ballasting devices as approved by the Engineer. Stacking of sandbags will be allowed, however height of sandbags above pavement surface may not exceed 12 inches.
2. Bases with built-in ballast shall weigh between 40 lbs. and 50 lbs. Built-in ballast can be constructed of an integral crumb rubber base or a solid rubber base.
3. Recycled truck tire sidewalls may be used for ballast on drums approved for this type of ballast on the CWZTCD list.
4. The ballast shall not be heavy objects, water, or any material that would become hazardous to motorists, pedestrians, or workers when the drum is struck by a vehicle.
5. When used in regions susceptible to freezing, drums shall have drainage holes in the bottoms so that water will not collect and freeze becoming a hazard when struck by a vehicle.
6. Ballast shall not be placed on top of drums.
7. Adhesives may be used to secure base of drums to pavement.

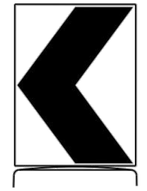




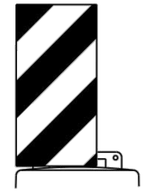


DETECTABLE PEDESTRIAN BARRICADES

1. When existing pedestrian facilities are disrupted, closed, or relocated in a TTC zone, the temporary facilities shall be detectable and include accessibility features consistent with the features present in the existing pedestrian facility. Refer to WZ(BTS-2) for Pedestrian Control requirements for Sidewalk Diversions, Sidewalk Detours and Crosswalk Closures.
2. Where pedestrians with visual disabilities normally use the closed sidewalk, a Detectable Pedestrian Barricade shall be placed across the full width of the closed sidewalk instead of a Type 3 Barricade.
3. Detectable pedestrian barricades similar to the one pictured above, longitudinal channelizing devices, some concrete barriers, and wood or chain link fencing with a continuous detectable edging can satisfactorily delineate a pedestrian path.
4. Tape, rope, or plastic chain strung between devices are not detectable, do not comply with the design standards in the "Americans with Disabilities Act Accessibility Guidelines (ADAAG)" and should not be used as a control for pedestrian movements.
5. Warning lights shall not be attached to detectable pedestrian barricades.
6. Detectable pedestrian barricades should use 8" nominal barricade rails as shown on BC(10) provided that the top rail provides a smooth continuous rail suitable for hand trailing with no splinters, burrs, or sharp edges.



18" x 24" Sign
(Maximum Sign Dimension)
Chevron CW1-8, Opposing Traffic Lane Divider, Driveway sign D70a, Keep Right R4 series or other signs as approved by Engineer



12" x 24"
Vertical Panel
mount with diagonals sloping down towards travel way

Plywood, Aluminum or Metal sign substrates shall NOT be used on plastic drums

SIGNS, CHEVRONS, AND VERTICAL PANELS MOUNTED ON PLASTIC DRUMS

1. Signs used on plastic drums shall be manufactured using substrates listed on the CWZTCD.
2. Chevrons and other work zone signs with an orange background shall be manufactured with Type B_{FL} or Type C_{FL} Orange sheeting meeting the color and retroreflectivity requirements of DMS-8300, "Sign Face Material," unless otherwise specified in the plans.
3. Vertical Panels shall be manufactured with orange and white sheeting meeting the requirements of DMS-8300 Type A or Type B. Diagonal stripes on Vertical Panels shall slope down toward the intended traveled lane.
4. Other sign messages (text or symbolic) may be used as approved by the Engineer. Sign dimensions shall not exceed 18 inches in width or 24 inches in height, except for the R9 series signs discussed in note 8 below.
5. Signs shall be installed using a 1/2 inch bolt (nominal) and nut, two washers, and one locking washer for each connection.
6. Mounting bolts and nuts shall be fully engaged and adequately torqued. Bolts should not extend more than 1/2 inch beyond nuts.
7. Chevrons may be placed on drums on the outside of curves, on merging tapers or on shifting tapers. When used in these locations, they may be placed on every drum or spaced not more than on every third drum. A minimum of three (3) should be used at each location called for in the plans.
8. R9-9, R9-10, R9-11 and R9-11a Sidewalk Closed signs which are 24 inches wide may be mounted on plastic drums, with approval of the Engineer.

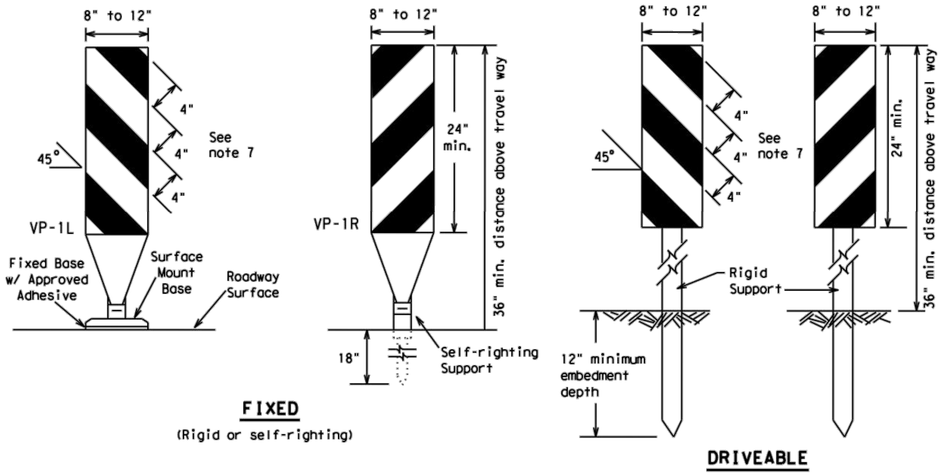
Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(8)-21

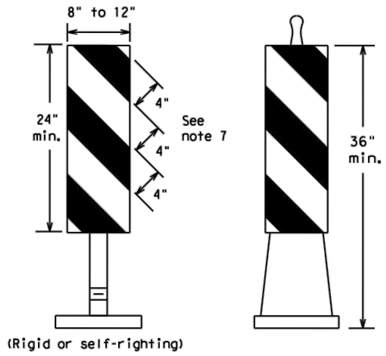
FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
4-03 8-14	DIST	COUNTY		SHEET NO.
9-07 5-21				
7-13				

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



FIXED
(Rigid or self-righting)

DRIVEABLE

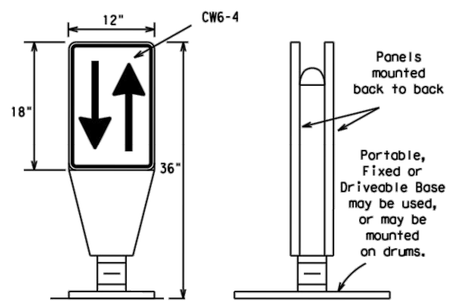


(Rigid or self-righting)

PORTABLE

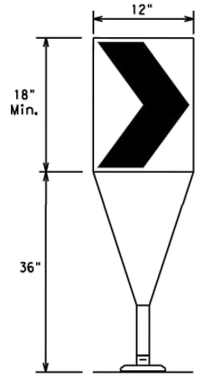
1. Vertical Panels (VP's) are normally used to channelize traffic or divide opposing lanes of traffic.
2. VP's may be used in daytime or nighttime situations. They may be used at the edge of shoulder drop-offs and other areas such as lane transitions where positive daytime and nighttime delineation is required. The Engineer/Inspector shall refer to the Roadway Design Manual for additional requirements on the use VP's for drop-offs.
3. VP's should be mounted back to back if used at the edge of cuts adjacent to two-way two lane roadways. Stripes are to be reflective orange and reflective white and should always slope downward toward the travel lane.
4. VP's used on expressways and freeways or other high speed roadways, may have more than 270 square inches of retroreflective area facing traffic.
5. Self-righting supports are available with portable base. See "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
6. Sheeting for the VP's shall be retroreflective Type A or Type B conforming to Departmental Material Specification DMS-8300, unless noted otherwise.
7. Where the height of reflective material on the vertical panel is 36 inches or greater, a panel stripe of 6 inches shall be used.

VERTICAL PANELS (VPs)



1. Opposing Traffic Lane Dividers (OTLD) are delineation devices designed to convert a normal one-way roadway section to two-way operation. OTLD's are used on temporary centerlines. The upward and downward arrows on the sign's face indicate the direction of traffic on either side of the divider. The base is secured to the pavement with an adhesive or rubber weight to minimize movement caused by a vehicle impact or wind gust.
2. The OTLD may be used in combination with 42" cones or VPs.
3. Spacing between the OTLD shall not exceed 500 feet. 42" cones or VPs placed between the OTLD's should not exceed 100 foot spacing.
4. The OTLD shall be orange with a black non-reflective legend. Sheeting for the OTLD shall be retroreflective Type B_{FL} or Type C_{FL} conforming to Departmental Material Specification DMS-8300, unless noted otherwise. The legend shall meet the requirements of DMS-8300.

OPPOSING TRAFFIC LANE DIVIDERS (OTLD)



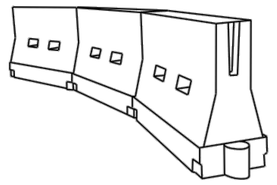
Fixed Base w/ Approved Adhesive (Driveable Base, or Flexible Support can be used)

1. The chevron shall be a vertical rectangle with a minimum size of 12 by 18 inches.
2. Chevrons are intended to give notice of a sharp change of alignment with the direction of travel and provide additional emphasis and guidance for vehicle operators with regard to changes in horizontal alignment of the roadway.
3. Chevrons, when used, shall be erected on the outside of a sharp curve or turn, or on the far side of an intersection. They shall be in line with and at right angles to approaching traffic. Spacing should be such that the motorist always has three in view, until the change in alignment eliminates its need.
4. To be effective, the chevron should be visible for at least 500 feet.
5. Chevrons shall be orange with a black nonreflective legend. Sheeting for the chevron shall be retroreflective Type B_{FL} or Type C_{FL} conforming to Departmental Material Specification DMS-8300, unless noted otherwise. The legend shall meet the requirements of DMS-8300.
6. For Long Term Stationary use on tapers or transitions on freeways and divided highways, self-righting chevrons may be used to supplement plastic drums but not to replace plastic drums.

CHEVRONS

GENERAL NOTES

1. Work Zone channelizing devices illustrated on this sheet may be installed in close proximity to traffic and are suitable for use on high or low speed roadways. The Engineer/Inspector shall ensure that spacing and placement is uniform and in accordance with the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).
2. Channelizing devices shown on this sheet may have a driveable, fixed or portable base. The requirement for self-righting channelizing devices must be specified in the General Notes or other plan sheets.
3. Channelizing devices on self-righting supports should be used in work zone areas where channelizing devices are frequently impacted by errant vehicles or vehicle related wind gusts making alignment of the channelizing devices difficult to maintain. Locations of these devices shall be detailed elsewhere in the plans. These devices shall conform to the TMUTCD and the "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
4. The Contractor shall maintain devices in a clean condition and replace damaged, nonreflective, faded, or broken devices and bases as required by the Engineer/Inspector. The Contractor shall be required to maintain proper device spacing and alignment.
5. Portable bases shall be fabricated from virgin and/or recycled rubber. The portable bases shall weigh a minimum of 30 lbs.
6. Pavement surfaces shall be prepared in a manner that ensures proper bonding between the adhesives, the fixed mount bases and the pavement surface. Adhesives shall be prepared and applied according to the manufacturer's recommendations.
7. The installation and removal of channelizing devices shall not cause detrimental effects to the final pavement surfaces, including pavement surface discoloration or surface integrity. Driveable bases shall not be permitted on final pavement surfaces. The Engineer/Inspector shall approve all application and removal procedures of fixed bases.



LONGITUDINAL CHANNELIZING DEVICES (LCD)

1. LCDs are crashworthy, lightweight, deformable devices that are highly visible, have good target value and can be connected together. They are not designed to contain or redirect a vehicle on impact.
2. LCDs may be used instead of a line of cones or drums.
3. LCDs shall be placed in accordance to application and installation requirements specific to the device, and used only when shown on the CWZTCD list.
4. LCDs should not be used to provide positive protection for obstacles, pedestrians or workers.
5. LCDs shall be supplemented with retroreflective delineation as required for temporary barriers on BC(7) when placed roughly parallel to the travel lanes.
6. LCDs used as barricades placed perpendicular to traffic should have at least one row of reflective sheeting meeting the requirements for barricade rails as shown on BC(10). Place reflective sheeting near the top of the LCD along the full length of the device.

WATER BALLASTED SYSTEMS USED AS BARRIERS

1. Water ballasted systems used as barriers shall not be used solely to channelize road users, but also to protect the work space per the appropriate Manual for Assessing Safety Hardware (MASH) crashworthiness requirements based on roadway speed and barrier application.
2. Water ballasted systems used to channelize vehicular traffic shall be supplemented with retroreflective delineation or channelizing devices to improve daytime/nighttime visibility. They may also be supplemented with pavement markings.
3. Water ballasted systems used as barriers shall be placed in accordance to application and installation requirements specific to the device, and used only when shown on the CWZTCD list.
4. Water ballasted systems used as barriers should not be used for a merging taper except in low speed (less than 45 MPH) urban areas. When used on a taper in a low speed urban area, the taper shall be delineated and the taper length should be designed to optimize road user operations considering the available geometric conditions.
5. When water ballasted systems used as barriers have blunt ends exposed to traffic, they should be attenuated as per manufacturer recommendations or flared to a point outside the clear zone.

If used to channelize pedestrians, longitudinal channelizing devices or water ballasted systems must have a continuous detectable bottom for users of long canes and the top of the unit shall not be less than 32 inches in height.

HOLLOW OR WATER BALLASTED SYSTEMS USED AS LONGITUDINAL CHANNELIZING DEVICES OR BARRIERS

Posted Speed	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'
35		205'	225'	245'	35'	70'
40		265'	295'	320'	40'	80'
45	L=WS	450'	495'	540'	45'	90'
50		500'	550'	600'	50'	100'
55		550'	605'	660'	55'	110'
60		600'	660'	720'	60'	120'
65		650'	715'	780'	65'	130'
70		700'	770'	840'	70'	140'
75		750'	825'	900'	75'	150'
80		800'	880'	960'	80'	160'

** Taper lengths have been rounded off.
L=Length of Taper (FT.) W=Width of Offset (FT.)
S=Posted Speed (MPH)

SUGGESTED MAXIMUM SPACING OF CHANNELIZING DEVICES AND MINIMUM DESIRABLE TAPER LENGTHS

SHEET 9 OF 12

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(9)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21				D-1

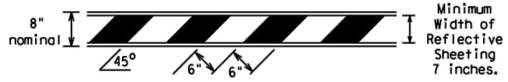
DATE:
FILE:

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

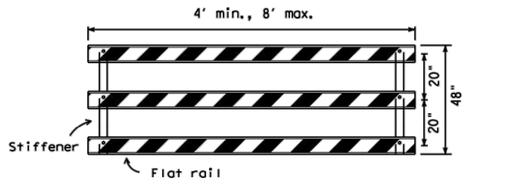
TYPE 3 BARRICADES

1. Refer to the Compliant Work Zone Traffic Control Devices List (CWZTCD) for details of the Type 3 Barricades and a list of all materials used in the construction of Type 3 Barricades.
2. Type 3 Barricades shall be used at each end of construction projects closed to all traffic.
3. Barricades extending across a roadway should have stripes that slope downward in the direction toward which traffic must turn in detouring. When both right and left turns are provided, the chevron striping may slope downward in both directions from the center of the barricade. Where no turns are provided at a closed road, striping should slope downward in both directions toward the center of roadway.
4. Striping of rails, for the right side of the roadway, should slope downward to the left. For the left side of the roadway, striping should slope downward to the right.
5. Identification markings may be shown only on the back of the barricade rails. The maximum height of letters and/or company logos used for identification shall be 1".
6. Barricades shall not be placed parallel to traffic unless an adequate clear zone is provided.
7. Warning lights shall NOT be installed on barricades.
8. Where barricades require the use of weights to keep from turning over, the use of sandbags with dry, cohesionless sand is recommended. The sandbags will be tied shut to keep the sand from spilling and to maintain a constant weight. Sand bags shall not be stacked in a manner that covers any portion of a barricade rails reflective sheeting. Rock, concrete, iron, steel or other solid objects will NOT be permitted. Sandbags should weigh a minimum of 35 lbs and a maximum of 50 lbs. Sandbags shall be made of a durable material that tears upon vehicular impact. Rubber (such as tire inner tubes) shall not be used for sandbags. Sandbags shall only be placed along or upon the base supports of the device and shall not be suspended above ground level or hung with rope, wire, chains or other fasteners.
9. Sheeting for barricades shall be retroreflective Type A or Type B conforming to Departmental Material Specification DMS-8300 unless otherwise noted.

Barricades shall NOT be used as a sign support.



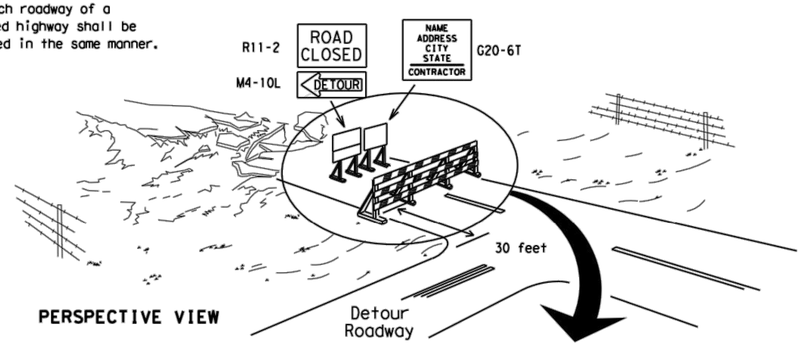
TYPICAL STRIPING DETAIL FOR BARRICADE RAIL



Stiffener may be inside or outside of support, but no more than 2 stiffeners shall be allowed on one barricade.

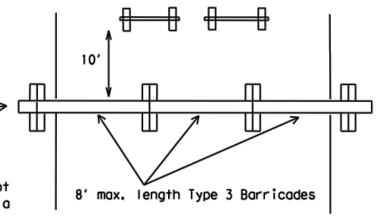
TYPICAL PANEL DETAIL FOR SKID OR POST TYPE BARRICADES

Each roadway of a divided highway shall be barricaded in the same manner.



PERSPECTIVE VIEW

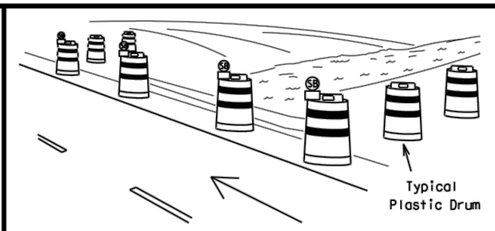
The three rails on Type 3 barricades shall be reflectorized orange and reflective white stripes on one side facing one-way traffic and both sides for two-way traffic.
Barricade striping should slant downward in the direction of detour.



PLAN VIEW

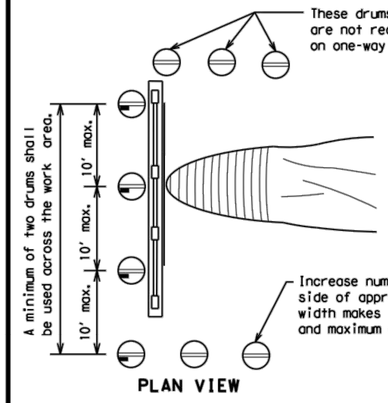
1. Signs should be mounted on independent supports at a 7 foot mounting height in center of roadway. The signs should be a minimum of 10 feet behind Type 3 Barricades.
2. Advance signing shall be as specified elsewhere in the plans.

TYPE 3 BARRICADE (POST AND SKID) TYPICAL APPLICATION



PERSPECTIVE VIEW

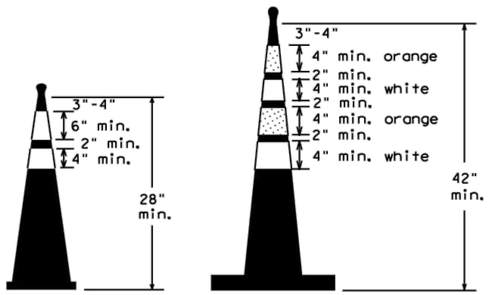
1. Where positive redirectional capability is provided, drums may be omitted.
2. Plastic construction fencing may be used with drums for safety as required in the plans.
3. Vertical Panels on flexible support may be substituted for drums when the shoulder width is less than 4 feet.
4. When the shoulder width is greater than 12 feet, steady-burn lights may be omitted if drums are used.
5. Drums must extend the length of the culvert widening.



LEGEND	
	Plastic drum
	Plastic drum with steady burn light or yellow warning reflector
SB	Steady burn warning light or yellow warning reflector

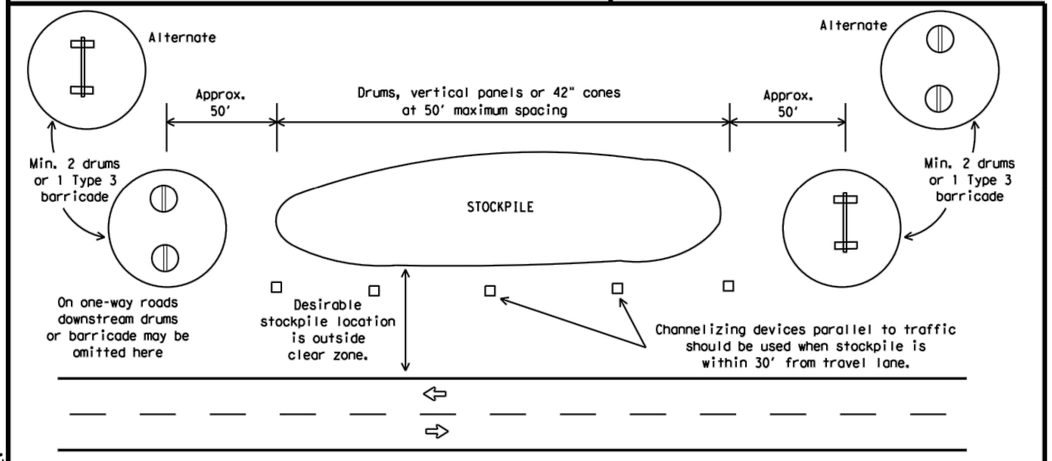
PLAN VIEW

CULVERT WIDENING OR OTHER ISOLATED WORK WITHIN THE PROJECT LIMITS



28" Cones shall have a minimum weight of 9 1/2 lbs.
42" 2-piece cones shall have a minimum weight of 30 lbs. including base.

1. Traffic cones and tubular markers shall be predominantly orange, and meet the height and weight requirements shown above.
2. One-piece cones have the body and base of the cone molded in one consolidated unit. Two-piece cones have a cone shaped body and a separate rubber base, or ballast, that is added to keep the device upright and in place.
3. Two-piece cones may have a handle or loop extending up to 8" above the minimum height shown, in order to aid in retrieving the device.
4. Cones or tubular markers shall have white or white and orange reflective bands as shown above. The reflective bands shall have a smooth, sealed outer surface and meet the requirements of Departmental Material Specification DMS-8300 Type A or Type B.
5. 28" cones and tubular markers are generally suitable for short duration and short-term stationary work as defined on BC(4). These should not be used for intermediate-term or long-term stationary work unless personnel is on-site to maintain them in their proper upright position.
6. 42" two-piece cones, vertical panels or drums are suitable for all work zone durations.
7. Cones or tubular markers used on each project should be of the same size and shape.



TRAFFIC CONTROL FOR MATERIAL STOCKPILES

SHEET 10 OF 12

Texas Department of Transportation — Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(10)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
© TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS 9-07 8-14 7-13 5-21	DIST	COUNTY		SHEET NO. D-14

DATE:
FILE:

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

WORK ZONE PAVEMENT MARKINGS

GENERAL

1. The Contractor shall be responsible for maintaining work zone and existing pavement markings, in accordance with the standard specifications and special provisions, on all roadways open to traffic within the CSJ limits unless otherwise stated in the plans.
2. Color, patterns and dimensions shall be in conformance with the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).
3. Additional supplemental pavement marking details may be found in the plans or specifications.
4. Pavement markings shall be installed in accordance with the TMUTCD and as shown on the plans.
5. When short term markings are required on the plans, short term markings shall conform with the TMUTCD, the plans and details as shown on the Standard Plan Sheet WZ(STPM).
6. When standard pavement markings are not in place and the roadway is opened to traffic, DO NOT PASS signs shall be erected to mark the beginning of the sections where passing is prohibited and PASS WITH CARE signs at the beginning of sections where passing is permitted.
7. All work zone pavement markings shall be installed in accordance with Item 662, "Work Zone Pavement Markings."

RAISED PAVEMENT MARKERS

1. Raised pavement markers are to be placed according to the patterns on BC(12).
2. All raised pavement markers used for work zone markings shall meet the requirements of Item 672, "RAISED PAVEMENT MARKERS" and Departmental Material Specification DMS-4200 or DMS-4300.

PREFABRICATED PAVEMENT MARKINGS

1. Removable prefabricated pavement markings shall meet the requirements of DMS-8241.
2. Non-removable prefabricated pavement markings (foil back) shall meet the requirements of DMS-8240.

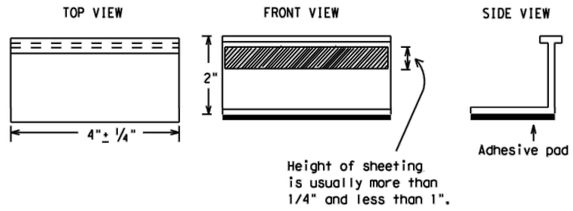
MAINTAINING WORK ZONE PAVEMENT MARKINGS

1. The Contractor will be responsible for maintaining work zone pavement markings within the work limits.
2. Work zone pavement markings shall be inspected in accordance with the frequency and reporting requirements of work zone traffic control device inspections as required by Form 599.
3. The markings should provide a visible reference for a minimum distance of 300 feet during normal daylight hours and 160 feet when illuminated by automobile low-beam headlights at night, unless sight distance is restricted by roadway geometrics.
4. Markings failing to meet this criteria within the first 30 days after placement shall be replaced at the expense of the Contractor as per Specification Item 662.

REMOVAL OF PAVEMENT MARKINGS

1. Pavement markings that are no longer applicable, could create confusion or direct a motorist toward or into the closed portion of the roadway shall be removed or obliterated before the roadway is opened to traffic.
2. The above shall not apply to detours in place for less than three days, where flaggers and/or sufficient channelizing devices are used in lieu of markings to outline the detour route.
3. Pavement markings shall be removed to the fullest extent possible, so as not to leave a discernable marking. This shall be by any method approved by TxDOT Specification Item 677 for "Eliminating Existing Pavement Markings and Markers".
4. The removal of pavement markings may require resurfacing or seal coating portions of the roadway as described in Item 677.
5. Subject to the approval of the Engineer, any method that proves to be successful on a particular type pavement may be used.
6. Blast cleaning may be used but will not be required unless specifically shown in the plans.
7. Over-painting of the markings SHALL NOT BE permitted.
8. Removal of raised pavement markers shall be as directed by the Engineer.
9. Removal of existing pavement markings and markers will be paid for directly in accordance with Item 677, "ELIMINATING EXISTING PAVEMENT MARKINGS AND MARKERS," unless otherwise stated in the plans.
10. Black-out marking tape may be used to cover conflicting existing markings for periods less than two weeks when approved by the Engineer.

Temporary Flexible-Reflective Roadway Marker Tabs



STAPLES OR NAILS SHALL NOT BE USED TO SECURE TEMPORARY FLEXIBLE-REFLECTIVE ROADWAY MARKER TABS TO THE PAVEMENT SURFACE

1. Temporary flexible-reflective roadway marker tabs used as guidemarks shall meet the requirements of DMS-8242.
2. Tabs detailed on this sheet are to be inspected and accepted by the Engineer or designated representative. Sampling and testing is not normally required, however at the option of the Engineer, either "A" or "B" below may be imposed to assure quality before placement on the roadway.
   A. Select five (5) or more tabs at random from each lot or shipment and submit to the Construction Division, Materials and Pavement Section to determine specification compliance.
   B. Select five (5) tabs and perform the following test. Affix five (5) tabs at 24 inch intervals on an asphaltic pavement in a straight line. Using a medium size passenger vehicle or pickup, run over the markers with the front and rear tires at a speed of 35 to 40 miles per hour, four (4) times in each direction. No more than one (1) out of the five (5) reflective surfaces shall be lost or displaced as a result of this test.
3. Small design variances may be noted between tab manufacturers.
4. See Standard Sheet WZ(STPM) for tab placement on new pavements. See Standard Sheet TCP(7-1) for tab placement on seal coat work.

RAISED PAVEMENT MARKERS USED AS GUIDEMARKS

1. Raised pavement markers used as guidemarks shall be from the approved product list, and meet the requirements of DMS-4200.
2. All temporary construction raised pavement markers provided on a project shall be of the same manufacturer.
3. Adhesive for guidemarks shall be bituminous material hot applied or butyl rubber pad for all surfaces, or thermoplastic for concrete surfaces.

Guidemarks shall be designated as:
YELLOW - (two amber reflective surfaces with yellow body).
WHITE - (one silver reflective surface with white body).

DEPARTMENTAL MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
TRAFFIC BUTTONS	DMS-4300
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240
TEMPORARY REMOVABLE, PREFABRICATED PAVEMENT MARKINGS	DMS-8241
TEMPORARY FLEXIBLE, REFLECTIVE ROADWAY MARKER TABS	DMS-8242

A list of prequalified reflective raised pavement markers, non-reflective traffic buttons, roadway marker tabs and other pavement markings can be found at the Material Producer List web address shown on BC(1).

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PAVEMENT MARKINGS

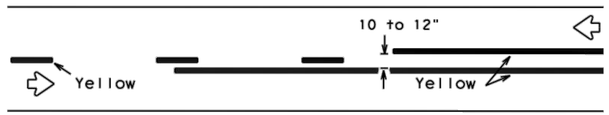
BC(11)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 1998	CONT	SECT	JOB	HIGHWAY
REVISIONS 2-98 9-07 5-21				
1-02 7-13	DIST	COUNTY		SHEET NO.
11-02 8-14				D—11

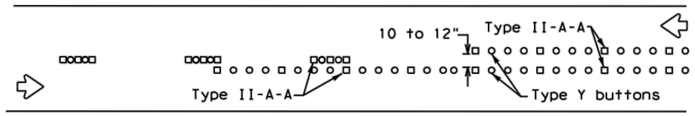
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

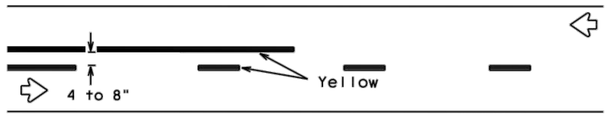
PAVEMENT MARKING PATTERNS



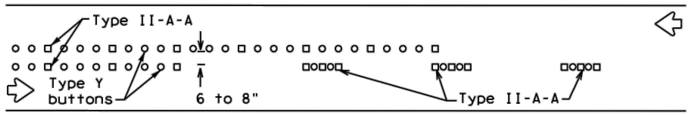
REFLECTORIZED PAVEMENT MARKINGS - PATTERN A



RAISED PAVEMENT MARKERS - PATTERN A



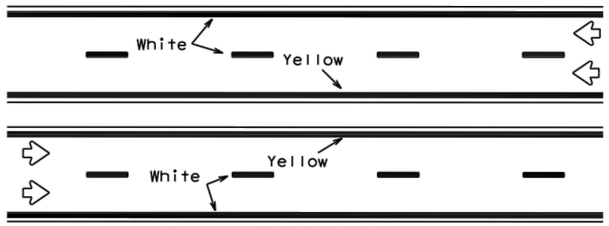
REFLECTORIZED PAVEMENT MARKINGS - PATTERN B



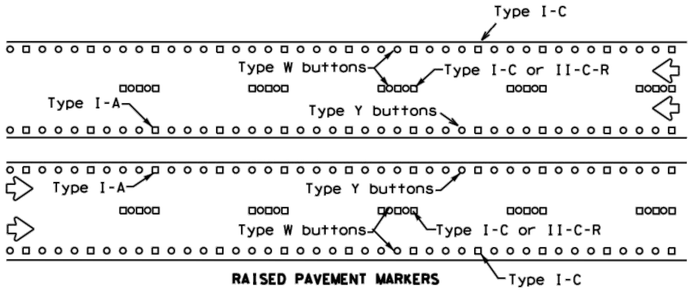
RAISED PAVEMENT MARKERS - PATTERN B

Pattern A is the TXDOT Standard, however Pattern B may be used if approved by the Engineer.
Prefabricated markings may be substituted for reflectorized pavement markings.

CENTER LINE & NO-PASSING ZONE BARRIER LINES FOR TWO-LANE, TWO-WAY HIGHWAYS



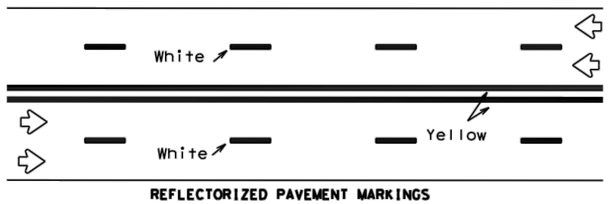
REFLECTORIZED PAVEMENT MARKINGS



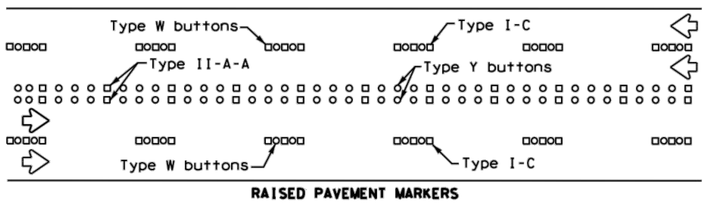
RAISED PAVEMENT MARKERS

Prefabricated markings may be substituted for reflectorized pavement markings.

EDGE & LANE LINES FOR DIVIDED HIGHWAY



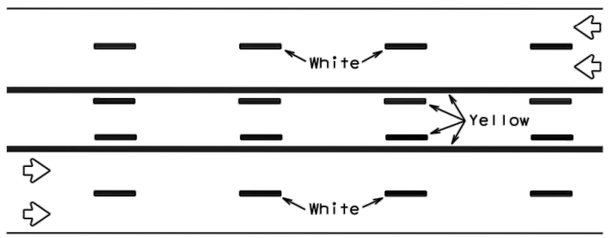
REFLECTORIZED PAVEMENT MARKINGS



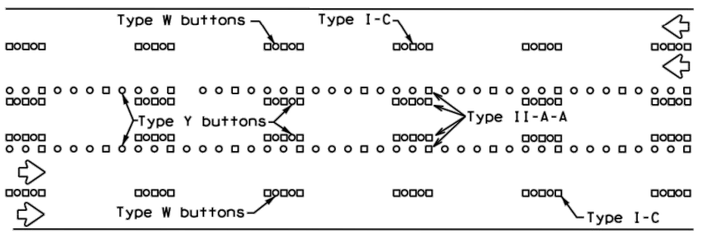
RAISED PAVEMENT MARKERS

Prefabricated markings may be substituted for reflectorized pavement markings.

LANE & CENTER LINES FOR MULTILANE UNDIVIDED HIGHWAYS



REFLECTORIZED PAVEMENT MARKINGS



RAISED PAVEMENT MARKERS

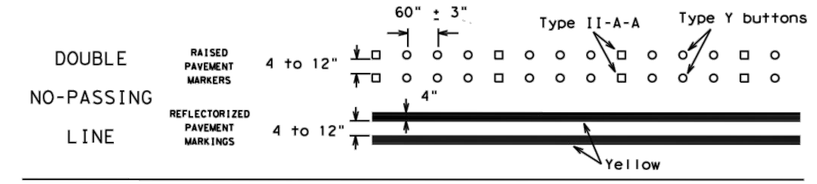
Prefabricated markings may be substituted for reflectorized pavement markings.

TWO-WAY LEFT TURN LANE

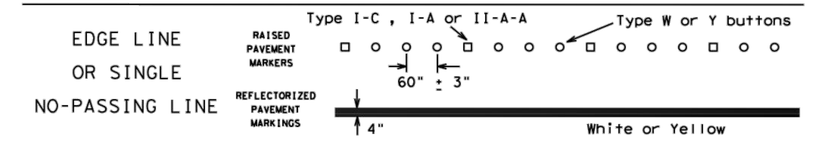
STANDARD WORK ZONE PAVEMENT MARKINGS DETAILS

SOLID LINES

DOUBLE NO-PASSING LINE

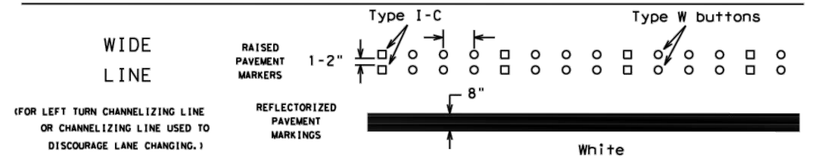


EDGE LINE OR SINGLE NO-PASSING LINE



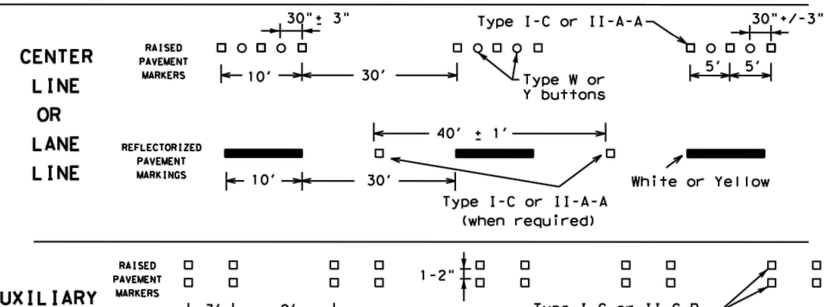
WIDE LINE

(FOR LEFT TURN CHANNELIZING LINE OR CHANNELIZING LINE USED TO DISCOURAGE LANE CHANGING.)

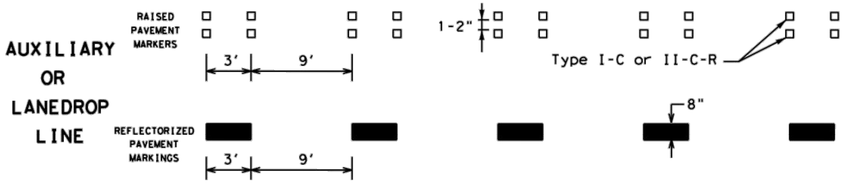


BROKEN LINES

CENTER LINE OR LANE LINE

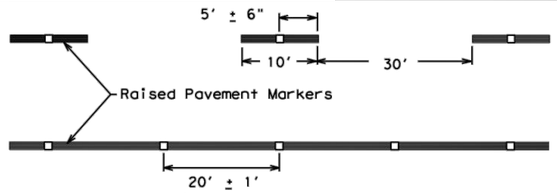


AUXILIARY OR LANEDROP LINE



REMOVABLE MARKINGS WITH RAISED PAVEMENT MARKERS

If raised pavement markers are used to supplement REMOVABLE markings, the markers shall be applied to the top of the tape at the approximate mid length of tape used for broken lines or at 20 foot spacing for solid lines. This allows an easier removal of raised pavement markers and tape.



Centerline only - not to be used on edge lines

Raised pavement markers used as standard pavement markings shall be from the approved products list and meet the requirements of Item 672 "RAISED PAVEMENT MARKERS."

SHEET 12 OF 12

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PAVEMENT MARKING PATTERNS

BC(12)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 1998	CONT	SECT	JOB	HIGHWAY
REVISIONS 1-97 9-07 5-21 2-98 7-13 11-02 8-14	DIST	COUNTY		SHEET NO. D—1

USER ID

SURFACE PREPARATION ITEM 160* TOPSOIL SY / ITEM 161* COMPOST MANUF. TOPSOIL (BOS) (4") SY

SURFACE PREPARATION

Prepare planting area surface BEFORE placing Topsoil, Compost, Fertilizer, Seed and/or Sod.
Once project area has been completed to final lines, grade and compaction, remove objectionable materials from planting area surface and cultivate existing surface to a depth of 4 inches, unless otherwise specified or directed.

Refer to Items 160 and 161 of TxDOT 2014 Standard Specifications* for specifications, dimensions, volumes, and measurements that have been modified or not shown in plans. Materials and construction shall meet all specifications.

TOPSOIL NOTES:
1. When Topsoil is specified under Item 160, use suitable material salvaged from the project ROW in accordance with Item 160 specifications, and/or secure additional good material from approved sources.
2. Topsoil shall include only the top 6 inches of its native surface, and be easily cultivated, fertile, erosion-resistant and free of objectionable materials.
3. Topsoil obtained from sites outside of the ROW must come from approved sources and have a pH between 5.5 and 8.5 su.
4. Place Topsoil on pre-cultivated surface, spread to a uniform loose cover at thickness specified, and shape per plans. Water and roll the finished surface with a light roller or other suitable equipment per Item 160.3; do not over-compact.

COMPOST NOTES:
1. When Compost Manufactured Topsoil (4") is specified under Item 161, use compost meeting all requirements of Item 161.2 and Table 1. Provide quality control (QC) documentation and obtain Engineer approval prior to compost delivery.
2. Contractor shall provide tickets/invoices that document material type, quantity and placement for all compost delivered.
3. Additional topsoil may be required to be imported to achieve the compost/topsoil mix ratio. Topsoil must meet Item 160 specifications.

APPLICATION OF COMPOST MANUFACTURED TOPSOIL (4")

AFTER Surface Preparation, uniformly spread a 1-inch layer of compost on-grade with 3 inches topsoil over pre-cultivated planting area. (25% compost and 75% topsoil = 1" compost and 3" topsoil.)
Then mix compost and topsoil together by cultivating the compost into the topsoil (by till or disk) to a 4-inch (4") depth.
Roll the finished surface with a light corrugated drum; do not over-compact.

FERTILIZER ITEM 166* FERTILIZER AC

SOIL ANALYSIS FOR FERTILIZER APPLICATION RATE

Unless otherwise stated in the plans, Contractor shall perform at least one soil analysis on each project before fertilization, and submit results to Engineer with recommended fertilizer rates based on soil analysis.
Engineer may direct sample location(s). Soil analysis may be waived if both compost and sod are used on entire project.

FERTILIZER NOTES:
1. Refer to Item 166 of TxDOT 2014 Standard Specifications* for specifications, dimensions, volumes, and measurements that have been modified or not shown in plans. Materials and construction shall meet all specifications.
2. Apply fertilizer BEFORE seeding, or AFTER placing sod.
3. Use fertilizer containing nitrogen (N), phosphoric acid (P) and potash (K) nutrients, unless otherwise specified. At least 50% of the Nitrogen component shall be a slow-release sulfur-coated urea as described in Item 166.3. Do not apply more than 60 lbs Nitrogen per acre without Engineer concurrence.
4. Deliver fertilizer in bags, clearly labeled to show contents, unless otherwise specified or approved prior to delivery. When non-bagged, loose fertilizer is approved, provide documentation for each load of material delivered, to validate authenticity of the material.
5. Apply fertilizer uniformly, as a dry, granular material, essentially dust-free, and do not mix with water for application as a slurry.
6. When both temporary and permanent seeding are specified for the same area, apply half of the required fertilizer before the temporary seeding operation and the other half before the permanent seeding operation.

SEEDING FOR EROSION CONTROL ITEM 164* DRILL SEEDING AC

RECOMMENDED PLANTING SEASON	PERMANENT RURAL SEED MIX ITEM 164 - DRILL SEEDING (PERM) (RURAL)(CLAY)	Pure Live Seed Rate**	PERMANENT URBAN SEED MIX ITEM 164 - DRILL SEEDING (PERM) (URBAN)(CLAY)	Pure Live Seed Rate**	TEMPORARY DRILL SEED MIX ITEM 164 - DRILL SEEDING (TEMP) (WARM OR COOL)	Pure Live Seed Rate**
WARM SEASON Mar.15th, April, May, June, July, August, Sept. 15th	Green Sprangletop (Van Horn)	- 1.0 lbs/AC	Green Sprangletop (Leptochloa dubia)	- 0.3 lbs/AC	Foxtail Millet (Setaria italica)	- 34 lbs/AC
	Sideoats Grama (Haskell)	- 1.0 lbs/AC	Sideoats Grama (El Reno)(Bouteloua curtipendula)	- 3.6 lbs/AC		
	Texas Grama (Atascosa)	- 1.0 lbs/AC	Buffalograss (Texoka)(Buchloe dactyloides)	- 1.6 lbs/AC		
	Hairy Grama (Chaparral)	- 0.4 lbs/AC	Bermudagrass (Cynodon dactylon)	- 2.4 lbs/AC		
	Shortspike Windmillgrass (Welder)	- 0.2 lbs/AC				
	Little Bluestem (OK Select)	- 0.8 lbs/AC				
	Purple Prairie Clover (Cuero)	- 0.6 lbs/AC				
	Engelmann Daisy (Eldorado)	- 0.75lbs/AC				
	Illinois Bundleflower	- 1.3 lbs/AC				
	Awnless Bushsunflower (Plateau)	- 0.2 lbs/AC				
COOL SEASON Sept 16th, Oct, Nov, Dec, Jan, Feb, Mar 14th					Tall Fescue (Festuca arundinaceae)	- 4.5 lbs/AC
					Western Wheatgrass (Agropyron smithii)	- 5.6 lbs/AC
					Red Winter Wheat (Triticum aestivum)	- 34 lbs/AC
					Cereal Rye	- 34 lbs/AC

SEEDING NOTES:
1. When seeding is specified under Item 164, refer to TxDOT 2014 Standard Specifications* for specifications, dimensions, volumes, and measurements that have been modified or not shown. Materials and construction shall meet specifications.
2. Conduct seeding upon completion of each applicable construction stage (dependent upon planting season requirements), without compensation for additional move-ins.
3. Place seed AFTER preparing planting area surface. Refer to Surface Preparation detail this sheet, as well as Topsoil Item 160 and Compost Manufactured Topsoil Item 161 when specified. Apply fertilizer per Item 166 BEFORE seeding, per specifications and this sheet, to help drill the fertilizer into the soil.
4. When temporary grasses are well-established and more than 2 inches tall, mow planting area before seeding permanent grasses; mowing for this purpose will be subsidiary. When vegetation is not already well-established, cultivate planting area to a depth as described in Item 164.3, before temporary seeding and before permanent seeding.
5. Seed material must be appropriate to the location, soil type and season. Use the seed mix species and pure live seed rates designated in Tables 1-4 of the TxDOT 2014 Standard Specifications* for Item 164, unless otherwise specified.
6. All seed shall meet labeling, delivery, analysis, and testing requirements described in Item 164.2.1. Deliver seed in labeled, unopened bags or containers to Engineer prior to planting.
7. Uniformly plant seed over the designated planting area, along the contour of slopes, and drill seed to a depth as described in Item 164.3.4.
8. Hydroseeding may be allowed, when specified or Engineer concurs.
9. Implement and continue Vegetative Watering per the schedule, rate and volume specified under Item 168.

TXDOT REFERENCE MATERIALS:

- "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES" 2014
- "A GUIDANCE TO ROADSIDE VEGETATION ESTABLISHMENT" 2004
- ONLINE TRAINING COURSE: MNT415 REVEGETATION DURING CONSTRUCTION
- DALLAS DISTRICT "VEGETATION ESTABLISHMENT GUIDELINES"

SODDING FOR EROSION CONTROL ITEM 162* BLOCK SOD (BERMUDA) SY

BLOCK OR ROLL SOD	COMMON NAME	BOTANICAL NAME
	Common Bermuda Grass	Cynodon dactylon

SODDING NOTES:
1. Refer to Item 162 of TxDOT 2014 Standard Specifications* for specifications, dimensions, volumes, and measurements that have been modified or not shown in plans. Materials and construction shall meet all specifications.
2. Place sod between the average date of the last freeze in the Spring and 6 weeks before the average date of the first freeze in the Fall, per the Texas Almanac for the project area.
3. Place sod only AFTER soil surface preparation is complete as detailed in this sheet. Dry soil may require pre-watering.
4. Place all sod (blocks or rolls) within 24 hours of delivery to the site, and keep moist from the time it is dug up until it is planted. Sod with dried roots will not be accepted.
5. Place sod with joints alternating on each row to prevent all joints from lining up, and place blocks firmly against adjacent blocks. Roll, tamp and trim sod per Item 162.3.
6. Place fertilizer promptly AFTER sodding operation is complete in each area.
7. Water sod immediately following placement, and continue Vegetative Watering per Item 168.

VEGETATIVE WATERING FOR ESTABLISHING SEED AND SOD ITEM 168* VEGETATIVE WATERING MG

WATERING SCHEDULE

SEASON (Usual Months)	RATE	TIME SCHEDULE	TOTAL WATER ESTIMATE
SPRING & FALL (March, April, May, October)	7,000 gallons/acre per working day	Vegetative watering for seed shall begin on the day after rainfall described below and continue for 60 consecutive working days; vegetative watering for sod shall begin on the day the sod is placed and continue for a minimum of 15 consecutive working days.	420,000 gallons/acre (60 working days)
SUMMER (June, July, August, September)	12,000 gallons/acre per working day		720,000 gallons/acre (60 working days)
WINTER (November through February)	1,000 gallons/acre per working day	Vegetative watering for seed and/or sod shall begin on the day after placement for 15 consecutive working days	15,000 gallons/acre (15 working days)

Notes: Rate and frequency may be adjusted, with the approval of the Engineer, to meet site conditions (especially with sod).
For informational purposes only: 1,000 gallons equals 1 MG

VEGETATIVE WATERING NOTES:
1. Refer to Item 168 of TxDOT 2014 Standard Specifications* for specifications, dimensions, volumes, and measurements that have been modified or not shown in plans. Materials and construction shall meet all specifications.
2. Use clean water free of industrial waste and other substances harmful to vegetation growth, per Item 168.2.
3. Use Vegetative Watering to keep the seed bed moist during germination; not to provide initial watering. After drill seeding, postpone watering operations until site receives at least 1/2-inch of natural rainfall in a single day. Delay watering operations for warm season grasses until soil temperature exceeds 70 degrees F.
4. For sod, water immediately.
5. All water distribution equipment shall be furnished and operated to provide water at a uniform and controllable rate. Use a metering device on all watering equipment.
6. Evenly distribute water over entire area designated for seeding and/or sodding, using even spray patterns that do not disturb seed bed and/or dislodge seed from seed bed.
7. Do not water between the hours of 12:00 p.m. and 6:00 p.m. when daytime temperatures exceed 95 degrees F.
8. After initial establishment period, continue intermittent watering of newly established seed or sod at a rate of approximately 1-inch water/week, during summer months until end of contract.
9. If 1/4-inch or more of rainfall occurs on site on any given working day, no vegetative watering will be needed on that working day. (Note: 1/4-inch rain equals 7,000 gallons of water per acre.)
10. Should the Contractor fail to apply the specified amount of water within the time allowed, any seed or sod in poor condition shall be replaced, fertilized, and watered at Contractor's expense.

**Note: The amount of Pure Live Seed (PLS) in one pound of bulk seed is based on three factors: % Purity, % Germination, and % Dormant. Use the following formula to calculate PLS in bulk seed: PLS = % Purity X (% Germination + % Dormant) Ensure that the specified amount of pure live seed is placed.

ROADSIDE MOWING ITEM 730* PROJECT MAINTENANCE AC

MOWING NOTES:
1. During project construction, once seed is established, use mowing to promote permanent grasses by mowing any remaining temporary grasses.
2. Also mow established turf and ROW grasses in designated areas of project limits as specified or directed by Engineer.
3. Remove litter and debris prior to mowing.
4. Do not mow on wet ground when soil rutting can occur.
5. Hand-trim around obstructions and stormwater control devices as needed.
6. Maintain paved surfaces free of tracked soils and clipped vegetation.

SEQUENCE OF WORK:

- CULTIVATE SURFACE SOIL.
- PREPARE / PLACE TOPSOIL, OR
- PREPARE / PLACE COMPOST MANUFACTURED TOPSOIL.
- APPLY FERTILIZER AND THEN PLACE SEEDING, OR
- PLACE SOD AND THEN APPLY FERTILIZER.
- CONDUCT VEGETATIVE WATERING.
- CONDUCT ROADSIDE MOWING, AS DIRECTED.

Texas Department of Transportation
© 2019

VEGETATION ESTABLISHMENT SHEET

(DALLAS DISTRICT)

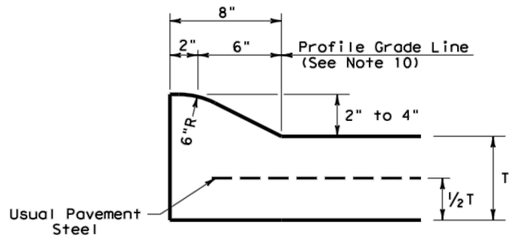
TEMPLATE REVISION DATE: 02/21/19

DESIGN	FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
CPB	6	(See Title Sheet)		
GRAPHICS XXX	STATE	DISTRICT	COUNTY	SHEET NO.
CHECK XXX	TEXAS	DALLAS		
CHECK XXX	CONTROL	SECTION	JOB	

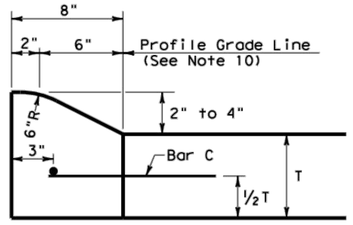
DATE

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

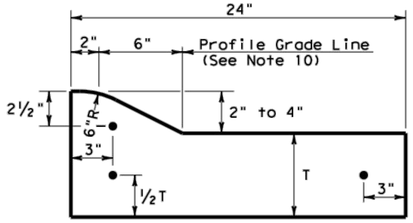
DATE:
FILE:



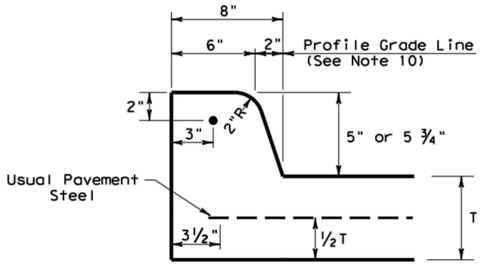
TYPE I CURB (MONOLITHIC)
2" - 4" HEIGHT



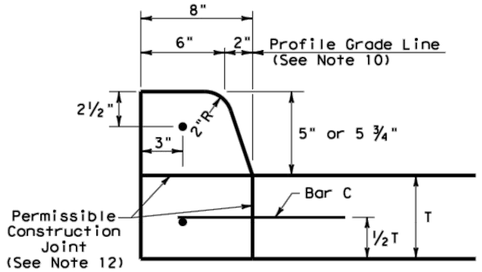
TYPE I CURB
2" - 4" HEIGHT



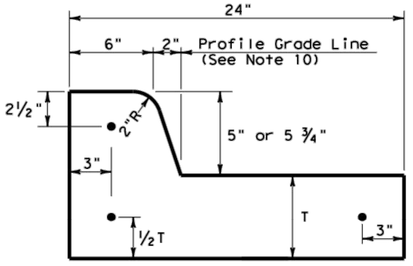
TYPE I CURB AND GUTTER
2" - 4" HEIGHT



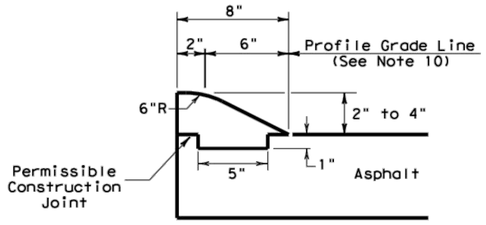
TYPE II CURB (MONOLITHIC)
5" - 5 ¾" HEIGHT



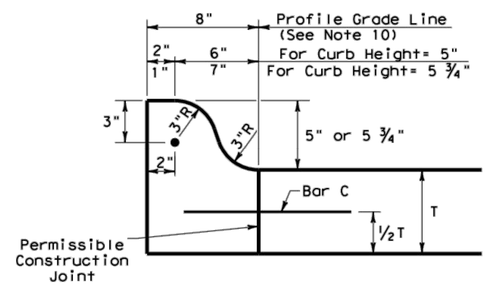
TYPE II CURB
5" - 5 ¾" HEIGHT



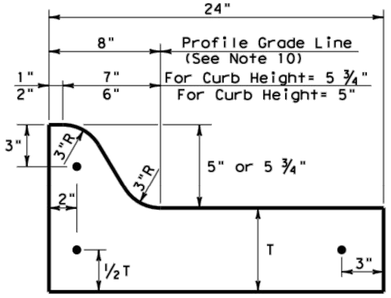
TYPE II CURB AND GUTTER
5" - 5 ¾" HEIGHT



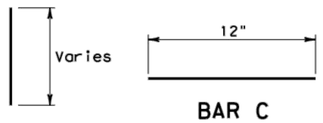
TYPE III CURB (KEYED)
2" - 4" HEIGHT



TYPE IIa CURB
5" - 5 ¾" HEIGHT

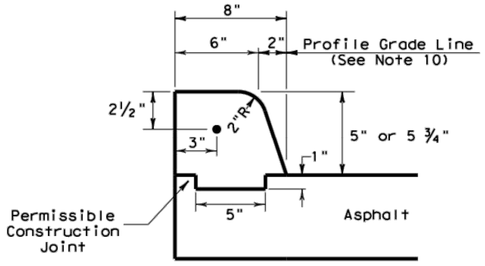


TYPE IIa CURB AND GUTTER
5" - 5 ¾" HEIGHT

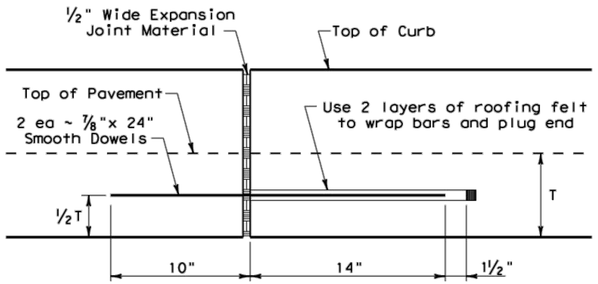


BAR B

BAR C

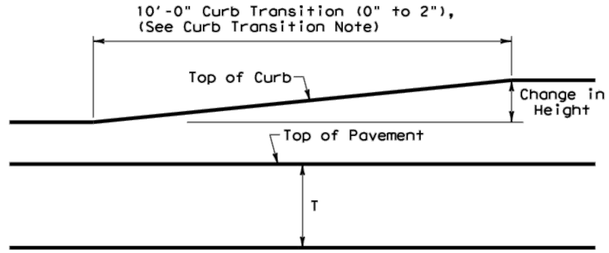


TYPE IV CURB (KEYED)
5" - 5 ¾" HEIGHT



EXPANSION JOINT DETAIL

CURB TRANSITION NOTE:
Field conditions may require a longer or shorter transition, and shall be shown elsewhere in the plans, or as directed by the Engineer.



CURB TRANSITION
Note: To be paid for as Highest Curb

GENERAL NOTES

1. All materials and construction shall be in accordance with Item 529, "Concrete Curb, Gutter, and Combined Curb and Gutter."
2. Concrete shall be Class A.
3. When reinforcing bars are used, they shall be No.4 unless otherwise shown. The use of fiber reinforced concrete in lieu of reinforcing steel is acceptable. Use fibers meeting the requirements of DMS 4550, "Fibers for Concrete," and dose fibers in accordance with Material Producers List (MPL) "Fibers for Class A and B Concrete Applications."
4. Round exposed sharp edges with a rounding tool, to a minimum radius of ¼ inch.
5. All existing curbs and driveways to be removed shall be sawed or removed at existing joints.
6. Where concrete curb is to be placed on existing concrete pavement, Bar B may be drilled and the grouted in place, or may be inserted into fresh concrete.
7. Expansion and contraction joints shall be constructed to match pavement joints in all curbs and curb and gutter adjacent to jointed concrete pavement. Where placement of curb or curb and gutter is not adjacent to concrete pavement, expansion joints shall be provided at structures, curb returns at streets, and at locations directed by The Engineer.
8. Vertical and horizontal dowel bars and transverse reinforcing bars shall be placed at four feet C~C.
9. Dimension 'T' shown is the thickness of concrete pavement. When curb is installed adjacent to flexible pavement dimension 'T' is 8" maximum.
10. Usual profile grade line. Refer to typical sections and plan-profile sheets for exact locations.
11. One-half inch expansion joint material shall be provided where curb or curb and gutter is adjacent to sidewalk or riprap.
12. When horizontal permissible construction joints are used, the longitudinal pavement steel shall be placed in accordance with pavement details shown elsewhere in the plans. Reinforcing steel for curb section shall then conform to that required for concrete curb.
13. Bar B used as needed to support curb reinforcing steel during concrete placement.

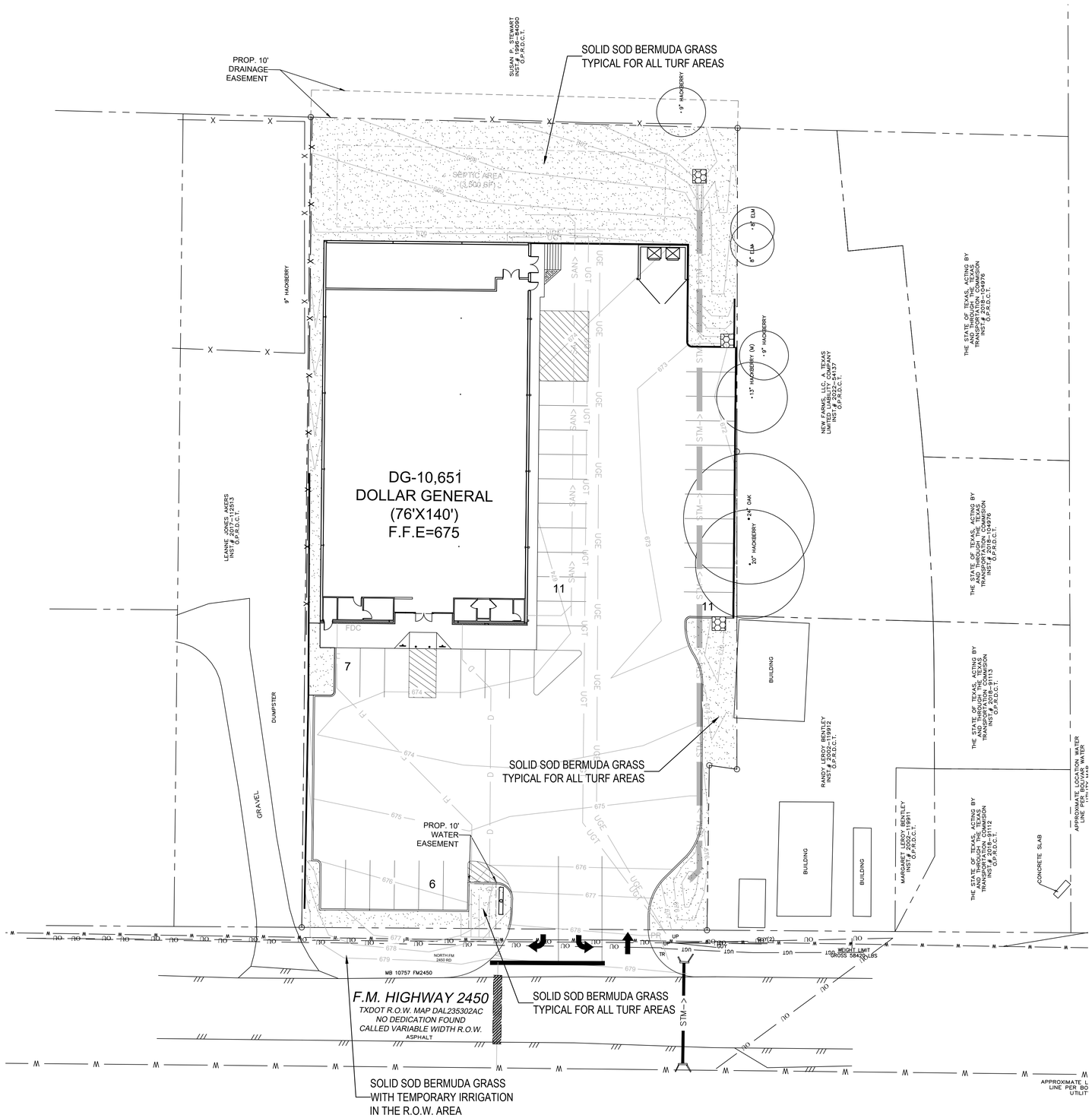
Texas Department of Transportation

Design Division Standard

CONCRETE CURB AND CURB AND GUTTER

CCCG-21

FILE: cccg21.dgn	DN: TXDOT	CK: AN	DW: SS	CK: KM
© TxDOT: FEBRUARY 2021 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.
				D-3



LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.

2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.

3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.

4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.

5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.

6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation

7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

HYDROMULCH NOTES

1. *All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.*
2. *Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.*
3. *Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.*
4. *Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. 'Conweb' or equal.*
5. *Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Terro-Tack one', as manufactured by Growers, Inc., or equal.*
6. *Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.*
7. *Use a 4'x8' batter board against all beds areas.*
8. *If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.*
9. *In the event rye grass is necessary due to time of year installation, it shall be the responsibilty of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.*
10. *All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.*
11. *Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
12. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.*

PLANT MATERIAL SCHEDULE -

GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

01 LANDSCAPE PLAN
SCALE 1"=20'-0"
0 10 20 40

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS

06.26.2023

DOLLAR GENERAL

F.M. HWY 2450
SANGER, TEXAS

ISSUE:
FOR APPROVAL 06.08.2023
OWNER COMMENTS 06.26.2023

DATE:
06.26.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3') inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

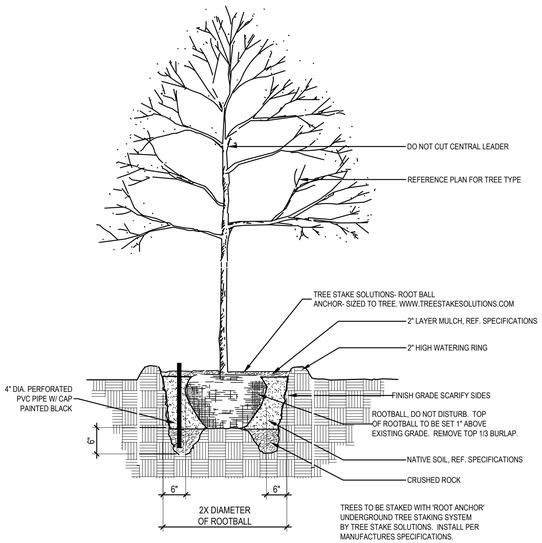
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

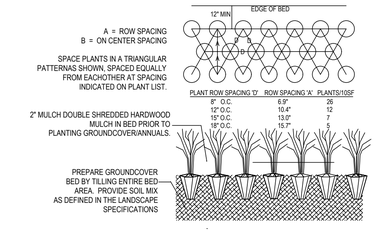
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

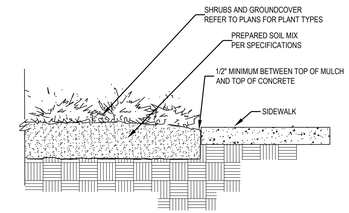
END OF SECTION



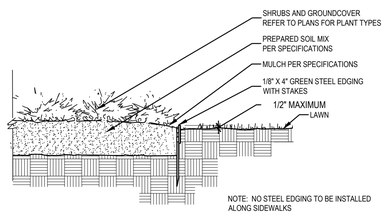
01 TREE PLANTING DETAIL
NOT TO SCALE



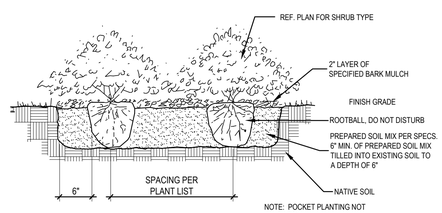
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

06.08.2023

DOLLAR GENERAL

F.M. HWY 2450
SANGER, TEXAS

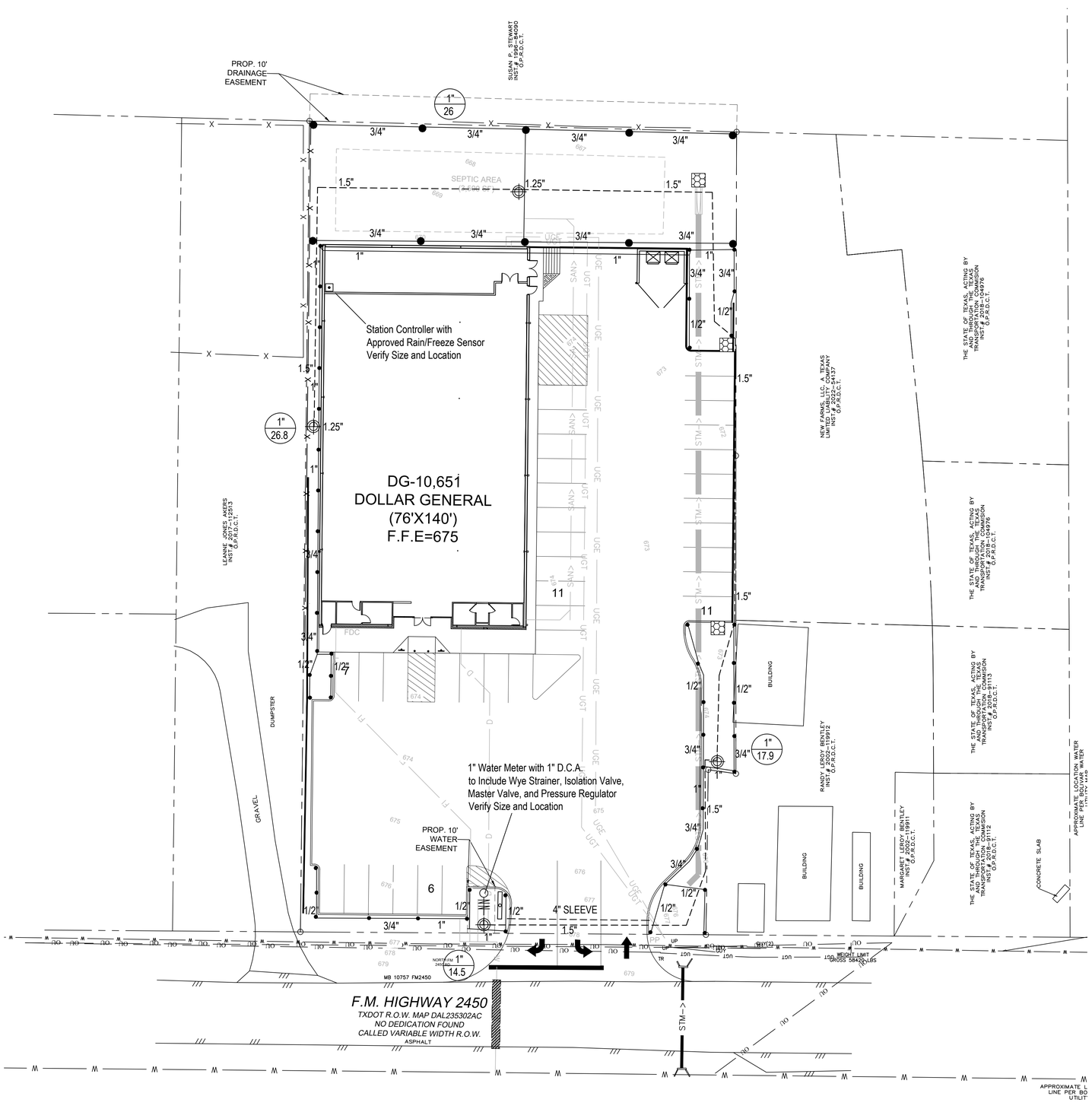
ISSUE:
FOR APPROVAL 06.08.2023

DATE:
06.08.2023

SHEET NAME:
LANDSCAPE DETAILS

SHEET NUMBER:

L.2



TCEQ NOTES

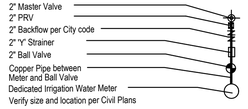
- *All irrigation equipment to be located no closer than 4" to any pavement and / or structure*
- *Electrical splices at each valve and controller only.*
- *Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TECQ) MC-178 / P.O. BOX 13087 Austin, Texas 78711-3087 www.tceq.state.tx.us*

BUBBLER PIPING CHART

1-5 BUBBLERS - 1/2" PIPE
6-10 BUBBLERS - 3/4" PIPE
11-20 BUBBLERS - 1" PIPE
21-30 BUBBLERS - 1 1/4" PIPE
31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- Hunter PRS30-04 4" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PRS30-12 12" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PGP Ultra-04 Rotors
- Hunter Multi-Stream Bubbler Nozzle on Hunter PRS30-06 Pop-up Spray Head
- Spray, Rotor & Bubbler Zones-Hunter PGV Control Valves (See Plan for Size)
  Drip Zones-Hunter ICZ Drip Zone Control Kits (See Plan for Size)
- Hunter I-Core series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED
  D.C.A., SIZE AS INDICATED
  to Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE
  GPM
- HUNTER HDL-09-12-100-PC Drip Line and Fittings
  (12" LATERAL SPACING, 12" EMITTER SPACING)
  PVC LATERAL PIPING SIZED AS REQUIRED
  INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS



SLEEVING NOTES

1. *Contractor shall lay sleeves and conduits at twenty-four (24") inches below finish grade of the top of pavement.*
2. *Contractor shall extend sleeves one (1') foot beyond edge of all pavement.*
3. *Contractor shall cap pipe ends using PVC caps.*
4. *All sleeves shall be Schedule 40 PVC pipe.*
5. *Contractor shall furnish Owner and Irrigation Contractor with an 'as-built' drawing showing all sleeve locations.*

Water Pressure Calculations

Static Pressure (at the water meter)- 65 psi
Design Pressure for Remote Zone- 55.4 psi
Pressure Losses for Remote Zone and Meter Components- 20.4 psi

Water Meter Components- Pressure Losses

Master Valve Pressure- 2 psi
Pressure Requlator- 1.2 psi
Back Flow- 5 psi
Wye Strainer- 75 psi
Ball Valve- .8 psi

Irrigation Zones Pressure Losses- (most remote zone)

Main Line- 6.8 psi
Valve- 2 psi
Later Line- 1.8 psi
Sprinkler requirements-35 psi

IRRIGATION NOTES

1. *All sprinkler equipment numbers reference the HUNTER equipment catalog unless otherwise indicated.*
2. *LAWN SPRAY HEADS are SRS-04 installed as per detail shown.*
3. *SHRUB SPRAY HEADS are SRS-12 installed as per detail shown.*
4. *ELECTRIC CONTROL VALVES shall be HUNTER PGV-S SERIES installed per detail shown. Size valves as sown on plan. Valves shall be installed in value boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.*
5. *QUICK COUPLING VALVES shall be HQ-44-LRC-AW installed per detail shown. Swing joints shall be constructed using 1" Schedule 80 elbows. Contractor shall supply owner with three (3) HK couplers and three (3) #10 swivel hose ells as part of this contract.*
6. *AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5) feet of controller location by other trades.*
7. *All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.*
8. *SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.*
9. *Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 65 P.S.I., do not work until notified to do so by Owner.*
10. *All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.*
11. *The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.*
12. *The Irrigation Contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.*

DRIP IRRIGATION NOTES

1. *Drip Irrigation Equipment numbers reference Rainbird Equipment Catalog unless otherwise noted.*
2. *Landscape Contractor shall be required to supply Owner's Construction Manager with all equipment specifications and maintenance guidelines.*
3. *Landscape Contractor shall be required to follow Manufacturer's Specifications and Installation guidelines for drip system.*
4. *PRESSURE COMPENSATING EMITTERS shall be: Multioutlet Rain Bug EM6-M101, Multi outlet Shrub Bug EMT6-M101 or approved equal. (1 PER EVERY 6 - 4" POTS)*
5. *SINGLE OUTLET PRESSURE COMPENSATING EMITTERS shall be: Rain Bug Emitters EM-Mo5, -M10, -M20 and Shrub Bug Emitters EMT-M10, -M20 or approved equal. (1 PER EACH 1 OR 5 GAL PLANT)*
6. *DRIP PRESSURE REGULATORS shall be: PSI-HLA-15, PSI-HLA-20, PSI-HMB-20, PSI-HMB-25 or approved equal.*
7. *Y-FILTERS shall be: RBY-075-200, RBY-100-200 or approved equal.*
8. *MAIN IRRIGATION TUBING shall be:RBT-150P,RBT-160V or approved equal.*
9. *EMITTER DISTRIBUTION TUBING shall be: RBT-150P, RBT-160V or approved equal.*
10. *SUBTERRANEAN EMITTER BOX shall be: SEB-6 or approved equal.*
11. *Drip system piping only occurs within shrub / groundcover beds and rock mulch areas. Piping shall be a maximum 4" depth and a minimum 2" depth.*
12. *Contractor shall verify that all drip system valves and spray system valves are sectioned separately on controller.*

01 IRRIGATION PLAN
SCALE 1"=20'-0"
0 10 20 40

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

JON TUCK 19638 LICENSED IRRIGATOR
06.26.2023

DOLLAR GENERAL

F.M. HWY 2450
SANGER, TEXAS

ISSUE:
FOR APPROVAL 06.08.2023
OWNER COMMENTS 06.26.2023

DATE:
06.26.2023

SHEET NAME:
IRRIGATION PLAN

SHEET NUMBER:
L.3

SECTION 02810 - IRRIGATION

PART 1 - GENERAL

1.1 SCOPE

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, materials, and equipment for the proper installation. Work includes but is not limited to:

1. Trenching and backfill
2. Automatic controlled system.
3. Upon completion of installation, supply drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically exact location of automatic valves.

B. All sleeves as shown on plans will be furnished by General Contractor. Meter and power source to be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. See Irrigation Plans. See plans for controller, heads, and valves.

B. Section 02900-Landscape

C. Section 02811-Underground Irrigation Sleeve and Utility Conduits

1.3 APPLICABLE STANDARDS

A. America Standard for Testing and Materials (ASTM) – Latest edition.

1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

A. Materials and workmanship shall be fully guaranteed for one (1) year after final acceptance.

B. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, raising and lowering of shrub heads to compensate for shrub growth, for one (1) year after completion of installation.

C. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

1.5 SUBMITTALS

A. Procedure: Comply with Division I requirements.

B. Product Data: Submit (5) copies of equipment manufacturer's specifications and literature for approval by Landscape Architect prior to installation.

C. Project Record Documents

1. Comply with Division I requirements.
2. Locate by written dimension, routing of mainline piping, remote control valves and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
3. When dimensioning is complete, transpose work to mylar reproducible tracings.
4. Submit completed tracings prior to final acceptance. Mark tracings "Record Prints Showing Significant Changes". Date and sign drawings.
5. Provide three complete operation manuals and equipment brochures neatly bound in a hard back three-ring binder. Include product data on all installed materials. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.

D. Quick Coupler Keys: Provide 3 coupler keys with boiler drains attached using brass reducer.

E. Controller Keys: Provide three sets of keys to controller enclosure(s).

F. Use of materials differing in quality, size, or performance from those specified will only be allowed upon written approval of the Landscape Architect. The decision will be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

G. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

H. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system.

I. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc. to avoid unnecessary cutting, patching and boring.

B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch diameter by eight inches long, where applicable.

B. Polyethylene nipples six (6") inches long to be used on all pop-up spray heads.

2.7 MATERIALS - See Irrigation Plan

A. Sprinkler heads in lawn area as specified on plan.

B. PVC Pipe: Class 200, SPR 21
Copper Tubing (City Connection): Type "M"
24V Wire: Size 14, Type U.F.

C. Electric valves to be all plastic construction as indicated on plans.

D. Refer to drawing for backflow prevention requirements and flow valve.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Landscape Architect before proceeding.

B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material that is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.

C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.

D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs.

3.2 PIPE INSTALLATION

A. Sprinkler Mains: Install a four (4") inch minimum trench with a minimum of eighteen (18") inches of cover.

B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.

C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.

B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.5 POP-UP SPRAY HEADS

Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with Manufacturer's Specifications. See plan for typical installation of electric valve, valve box.

3.7 WIRING

A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for U.F. wire unless otherwise noted on the plan. Wire shall be tucked under the piping.

B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.

C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coil at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

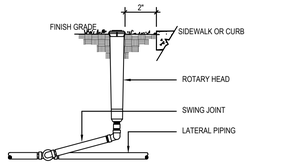
3.9 TESTING

A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to insure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

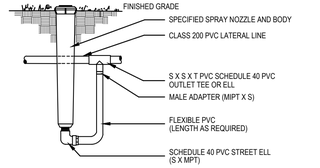
3.10 FINAL ADJUSTMENT

After installation has been completed, make final adjustment of sprinkler system in preparation for Landscape Architect's final inspection. Completely flush system to remove debris from lines and turning on system. Check sprinklers for proper operation and proper alignment for direction of flow. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment and top of each valve. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage.

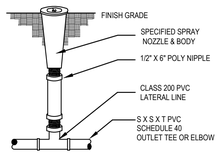
END OF SECTION



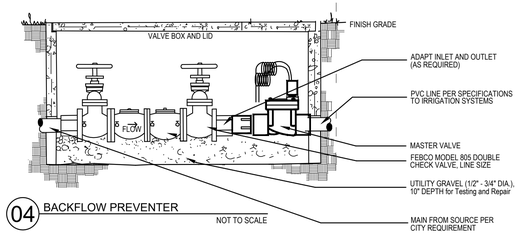
01 ROTARY HEAD — NOT TO SCALE



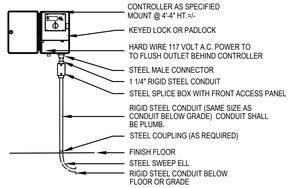
02 HIGH POP-UP SPRAY ASSEMBLY — NOT TO SCALE



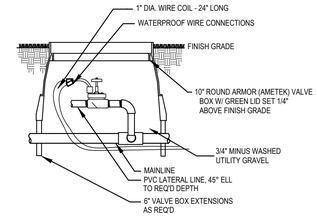
03 POP-UP LAWN SPRAY ASSEMBLY — NOT TO SCALE



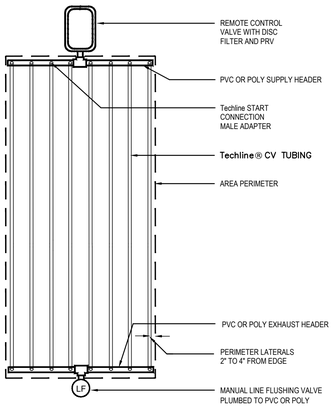
04 BACKFLOW PREVENTER — NOT TO SCALE



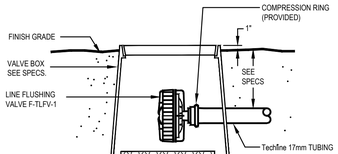
05 WALL MOUNTED CONTROLLER — NOT TO SCALE



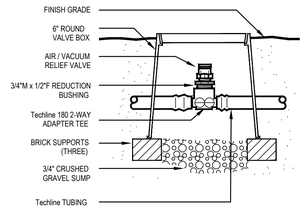
06 REMOTE CONTROL VALVE — NOT TO SCALE



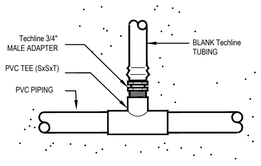
07 TechLine CV END FEED LAYOUT — NOT TO SCALE



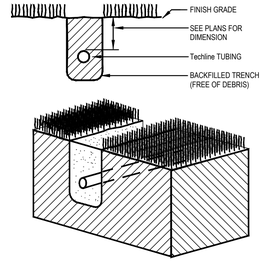
08 TechLine LINE FLUSHING VALVE — NOT TO SCALE



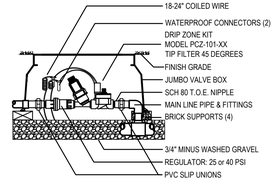
09 TechLine AIR/VACUUM RELIEF — NOT TO SCALE



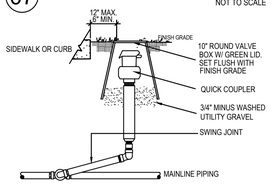
11 TechLine START CONNECTION — NOT TO SCALE



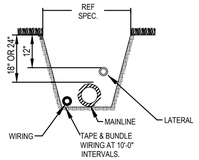
12 TechLine TRENCHING — NOT TO SCALE



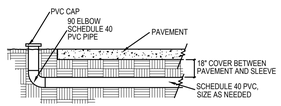
13 DRIP CONTROL VALVE — NOT TO SCALE



14 QUICK COUPLER — NOT TO SCALE



15 TRENCH DETAIL — NOT TO SCALE



16 SLEEVE DETAIL — NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

STATE OF TEXAS
JON TUCK
5638
LICENSED IRRIGATOR
06.08.2023

DOLLAR GENERAL

F.M. HWY 2450
SANGER, TEXAS

ISSUE:
FOR APPROVAL 06.08.2023

DATE:
06.08.2023

SHEET NAME:
IRRIGATION DETAILS

SHEET NUMBER:

L.4

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Minor Plat of Sims Street Addition, Block A, Lot 1 being 0.129 acres, located in the City of Sanger, and generally located on the east side of Sims Street approximately 97 feet north of the intersection of Sims St and Kirkland St.

SUMMARY:

- The applicant is proposing to create 1 single-family lot of 0.129 acres.
- This is an existing infill lot.
- The lot received a variance to the minimum lot size of 6500 sq ft and to allow for a lot of 5625 sq ft.
- The lot received a variance from the minimum lot depth of 100 ft and to allow for a depth of 75 ft.
- The lot received a variance from the front yard setback of 25 ft to allow for a setback of 21 ft and from a rear yard setback of 25 ft to allow for a setback of 18 ft.
- The lot has a width of 75 ft.
- Planning & Zoning recommended APPROVAL.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Minor Plat
Application
Letter of Intent

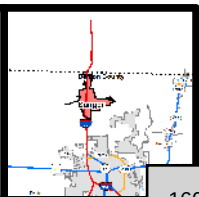
N
W E
S

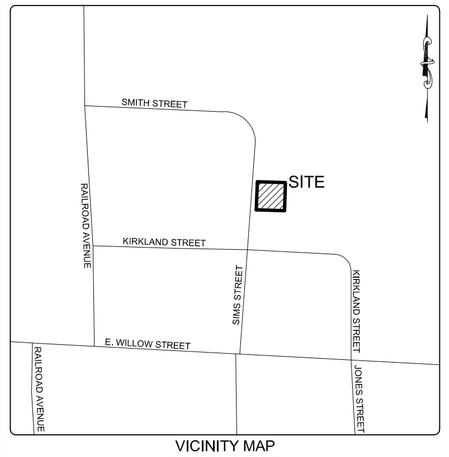
SANGER DEVELOPMENT SERVICES EST. 1886

Project Name: Sims Street Minor Plat
KAZ Surveying
Project: 23SANZON-0033

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 7/23/2023 2:41:48 PM
Doc Name: 23SANZON-0033_Sims Street Minor Plat





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 480786, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)", AS SHOWN ON PANEL 90 G OF SAID MAP.

3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 (ONE) LOT OF RECORD.

4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

5. THE SUBJECT TRACT SHOWN HEREON IS ZONED "SF-10".

6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES IF THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

7. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

8. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

9. WATER IS TO BE PROVIDED BY THE CITY OF SANGER.
P.O. BOX 1729
SANGER, TX 76266
PHONE: 940-458-2571

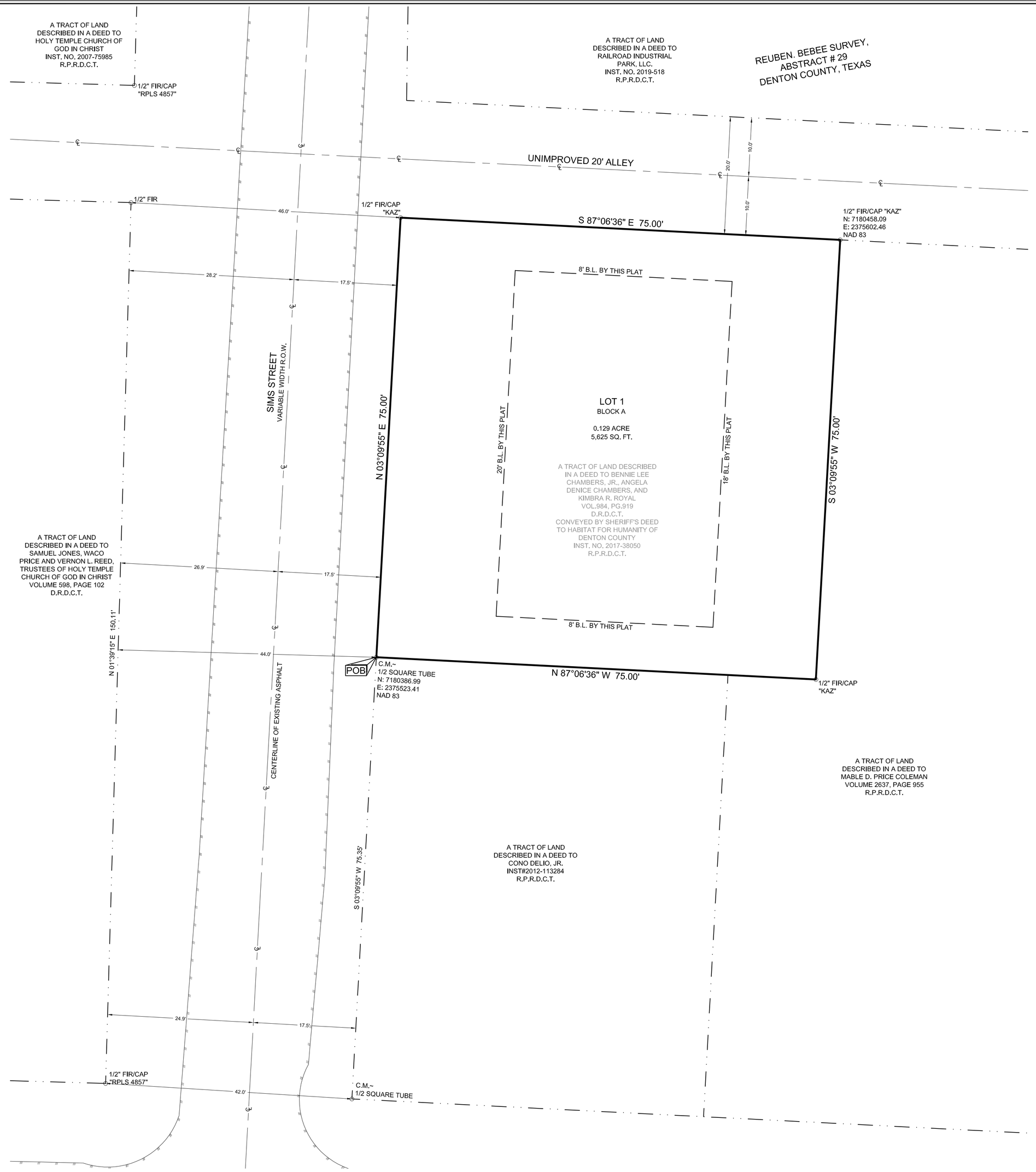
10. ELECTRICITY IS TO BE PROVIDED BY THE CITY OF SANGER.
P.O. BOX 1729
SANGER, TX 76266
PHONE: 940-458-2064

11. WASTEWATER SERVICES IS TO BE PROVIDED BY THE CITY OF SANGER.
P.O. BOX 1729
SANGER, TX 76266
PHONE: 940-299-5358

10. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

11. 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.

12. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; Habitat for Humanity of Denton County, is the owner of all that certain tract of land lying and being situated in the Reuben Bebee Survey, Abstract Number 29, Denton County, Texas, being all that certain tract of land described in a deed to Bennie Lee Chambers, Jr., Angela Denice Chambers, and Kimbra R. Royal, as recorded in Volume 984, Page 919, Deed Records, Denton County, Texas (D.R.D.C.T.), and conveyed by sheriff's deed to Habitat for Humanity of Denton County, under Instrument Number 2017-38050, Real Property Records, Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2-inch square tube found for corner in the West Right-of-Way line of Sims Street, being the Southwest corner of this herein described subject tract;

THENCE North 03 degrees 09 minutes 55 seconds East, along said West Right-of-Way line, a distance of 75.00 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner at the Southeast intersection of Sims Street and an unimproved 20-foot-wide alley, being the Northwest corner of this herein described subject tract;

THENCE South 87 degrees 06 minutes 36 seconds East, along the South line of said unimproved alley, a distance of 75.00 feet to a capped 1/2-inch Iron rod stamped "KAZ" found for corner In same, being the Northeast corner of this herein described subject tract;

THENCE South 03 degrees 09 minutes 55 seconds West, a distance of 75.00 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner, being the Southeast corner of this herein described subject tract;

THENCE North 87 degrees 06minutes 36 seconds West, a distance of 75.00 feet to the POINT OF BEGINNING, containing 0.129 of an acre, or 5,625 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Habitat for Humanity of Denton County, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lot 1 in Block A of **Sims Street Addition**, an addition to the City of Sanger, Denton County, 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 _____, 2023

_____, OWNER

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN MY MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

FOR REVIEW ONLY

KENNETH A. ZOLLINGER, R.P.L.S. # 5312 DATE

STATE OF TEXAS
REGISTERED
KENNETH A. ZOLLINGER
5312
PROFESSIONAL LAND SURVEYOR
FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, DATE
PLANNING AND ZONING COMMISSION
CITY OF SANGER, TX

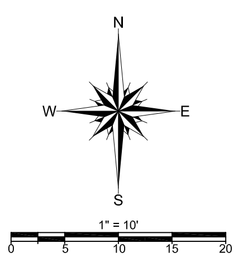
_____ _____
MAYOR DATE
CITY OF SANGER, TX

ATTESTED BY:

_____ _____
CITY SECRETARY DATE
CITY OF SANGER, TX

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = IRON ROD FOUND
FIR/CAP = CAPPED IRON ROD FOUND
SIR = CAPPED IRON ROD SET
C.M.~ = CONTROLLING MONUMENT
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
N: = NORTHING
E: = EASTING
NAD 83 = NORTH AMERICAN DATUM OF 1983
℄ = CENTERLINE OF ROAD
= EXISTING ASPHALT



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
HABITAT FOR HUMANITY OF DENTON COUNTY
1805 CORNELL LANE
DENTON, TX 76201
PHONE: 940-484-5006
CONTACT: LORA BLAKESLEE ATKINSON

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER:	181020
DRAWN BY:	DJJ
DATE:	08-14-2023
R.P.L.S.	KENNETH A. ZOLLINGER

MINOR PLAT
LOT 1, BLOCK A
SIMS STREET ADDITION
BEING 0.129 OF AN ACRE IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, CITY OF SANGER, DENTON COUNTY, TEXAS

EST. 1886
SANGER
DEVELOPMENT SERVICES
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:	David Jett	Name:	
Company:	KAZ Surveying, Inc.	Company:	Habitat For Humanity of Denton County
Address:	1720 Westminster Street	Address	1805 Corneil Ln., Denton, TX 76201
City, State, Zip:	Denton, TX 76205	City, State, Zip:	Denton TX 76201
Phone	940-382-3446	Phone:	940-484-5006
Fax:		Fax:	
Email:	davidj@kazsurveying.com	Email:	loraatkinson@hfhdentoncounty.org

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): _____

Owner's Signature — Date: 07-06-2023

Applicant's Signature — Date: 07-06-2023

Office Use: Reviewed by Director of Development Services__/__/_____

Sims Street Addition
Sanger, TX 76266
07-10-2023

The purpose of this Minor Plat is to create 1 (one) lot of record.

DCAD# 60106

David Jett
KAZ Surveying, Inc
940-382-3446
davidj@kazsurveying.com

SANGER CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of Coffee Bistro 1187, being 0.779 acres, located in the City of Sanger, and generally located on the east side of FM 455 and approximately 218 feet n of the intersection of FM 455 and N Stemmons Frwy corner of FM 455 and N Stemmons Frwy.

SUMMARY:

- The applicant is proposing to create 1 commercial lot from two unplatted tracts.
- This site is located on the east side of N Stemmons Frwy on the northeast corner of FM 455 and Ns Stemmons Frwy.
- TxDOT has taken right-of-way from the south and west sides of the lot and the buildings have been demolished.
- This plat includes a variance to the required ROW dedication along 10th St.
- The property is serviced by Sanger Water, Sewer, and Electric.
- The property is located in the City of Sanger.
- Planning & Zoning recommended APPROVAL.

FISCAL INFORMATION:

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

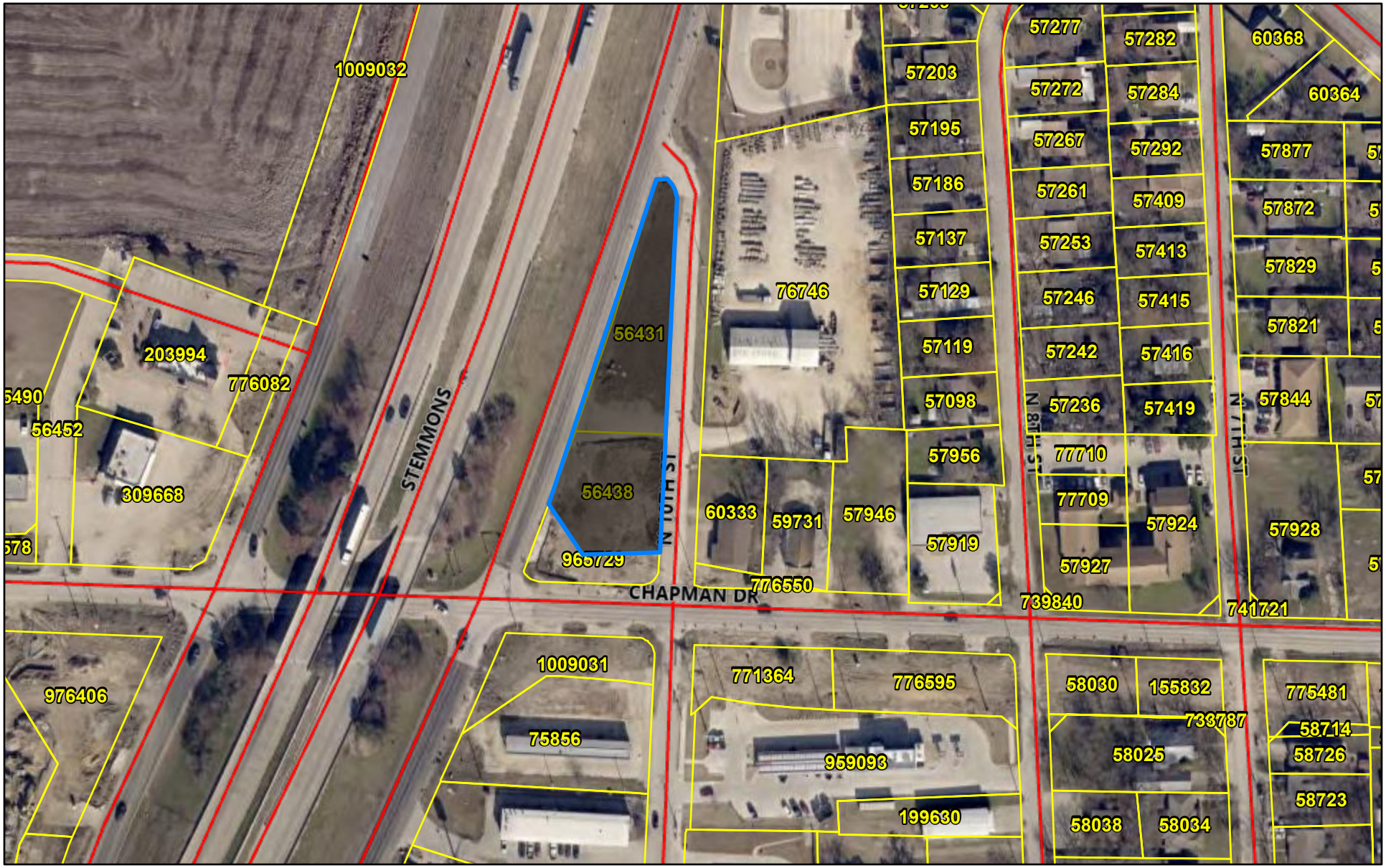
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Minor Plat
Application
Letter of Intent

Denton CAD Web Map



8/25/2023, 6:49:29 AM

Parcels

Roads

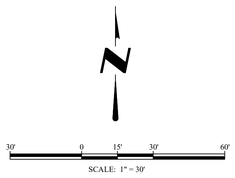
1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Denton County Appraisal District, Harris Govern -- www.harrisgovern

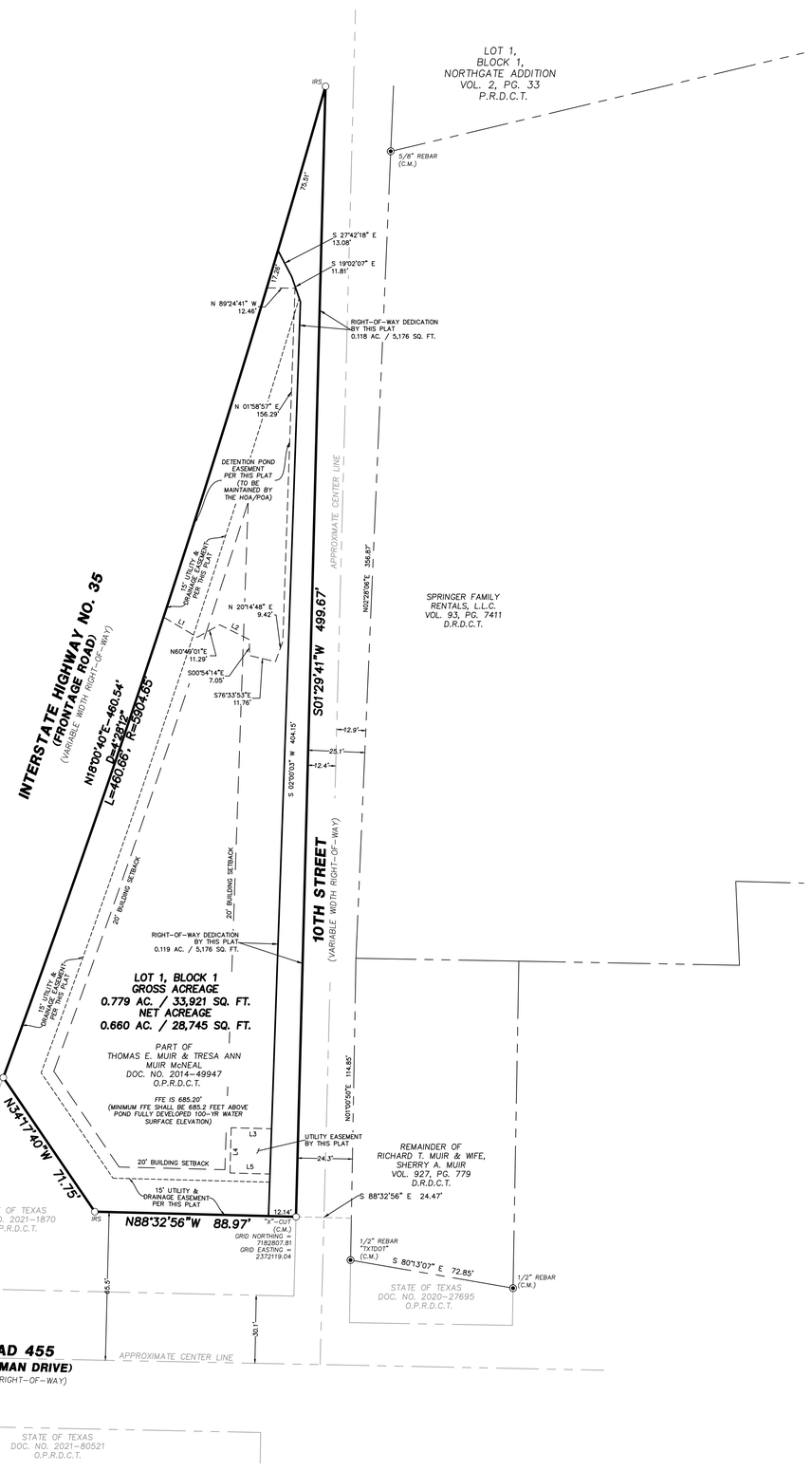
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0210G, dated April 18, 2011, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create one recorded lot from a tract of land.
5. All lots comply with the minimum size requirements of the zoning district.
6. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
7. 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 of Sanger.
8. This plat does not alter or remove any existing deed restrictions, if any, on this property.
9. The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the storm water detention area, and their associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners or successors agree to indemnify and hold harmless the City of Sanger, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing. Owners and successors accept full responsibility and liability for the "features". All of the above shall be covenants running with the land."

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59°17'29" E	17.37'
L2	S 63°26'55" E	14.64'
L3	N 88°30'19" W	17.86'
L4	S 01°29'41" W	20.00'
L5	S 88°30'19" E	17.68'



Utilities Provided By:

Water - City of Sanger
Sanitary Sewer - City of Sanger

Contact: Jim Bolz
201 Boliver Street
Sanger, Texas 76266
940-458-2571
jbolz@sangertexas.org

Electric - Oncor

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
Mark N. Peeples, R.P.L.S.
No. 6443

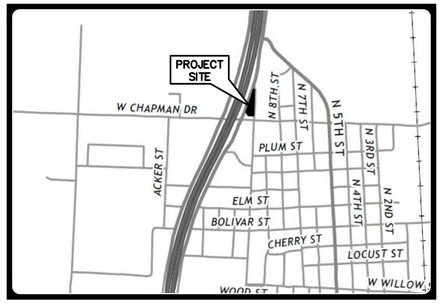
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Thomas E. Muir and Tresa Ann Muir McNeal are the owners of a 0.779 acre tract of land situated in the Henry Tierwester Survey, Abstract Number 1241, in the City of Sanger, Denton County, Texas, being a portion of that same tract of land described to Thomas E. Muir & Tresa Ann Muir Mcneal by Distribution Deed to trust beneficiaries recorded in Document Number 2014-49947 Official Public Records of Denton County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with a combined scale factor of 1.00015063):

BEGINNING at a 5/8-inch rebar found for the northernmost corner of that same tract of land described to the State of Texas by Deed recorded in Document Number 2021-1870 Official Public Records, Denton County, Texas, said point lying on the west line of said Muir tract and on the east right-of-way line of Interstate Highway Number 35 Frontage Road (Variable width right-of-way) and being the beginning of a curve to the left, having a radius of 5,904.65 feet, a central angle of 04 degrees 28 minutes 12 seconds, and a chord bearing and distance of North 18 degrees 00 minutes 40 seconds East, a distance of 460.54 feet;

THENCE in a northerly direction, with the curving east right-of-way of said Interstate Highway Number 35 Frontage Road, and the curving west line of said Muir tract, along said curve to the left, an arc length of 460.66 feet, to a 1/2-inch rebar capped "WINDROSE" set for the north corner of said Muir tract;

THENCE South 01 degrees 29 minutes 41 seconds West, departing the east right-of-way line of said Interstate Highway Number 35 Frontage Road, with the east line of said Muir tract and along the approximate centerline of 10th Street (Variable width right-of-way), a distance of 499.67 feet to a "X"-cut found for the northeast corner of said State of Texas tract, and lying on the north right-of-way line of F.M. 455 (Variable width right-of-way);

THENCE North 88 degrees 32 minutes 56 seconds West, departing the approximate center line of said 10th Street, with the north line of said State of Texas tract, and the north right-of-way line of said F.M. 455, a distance of 88.97 feet to a 1/2-inch rebar capped "WINDROSE" set for corner;

THENCE North 34 degrees 17 minutes 40 seconds West, with the northeast line of said State of Texas tract, and continuing with the north right-of-way line of F.M. 455, a distance of 71.75 feet to the POINT OF BEGINNING and containing 33,921 square feet or 0.779 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT **Thomas E. Muir and Tresa Ann Muir McNeal**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **Coffee Bistro 1187**, 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 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___.

_____
Thomas E. Muir - Signature

_____
Tresa Ann Muir McNeal

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas E. Muir, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tresa Ann Muir McNeal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

_____
Mayor, City of Sanger, Texas Date

Attested by:

_____
City Secretary, City of Sanger, Texas

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

OWNER/DEVELOPER
Thomas E. Muir and Tresa
Ann Muir McNeal
203 9th Street,
Sanger, Texas 76266

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 02/09/2023 CHECKED BY: M.P. JOB NO.: D58479

Point of Contact:
Stephen Salcido
972-370-5871
stephen.salcido@windroseservices.com
Last Revision Date: 07/30/2023

MINOR PLAT
COFFEE BISTRO 1187
LOT 1, BLOCK 1
Being a 0.779 Acre tract of land
ROW dedication = 0.119 Acres
Net acreage = 0.660 Acres
Situated in the Henry Tierwester Survey
Abstract Number 1241
City of Sanger, Denton County, Texas
-- 2023 --

FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY

EST. 1886
SANGER
DEVELOPMENT SERVICES
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: Tosin Odesanya	Name: Thomas Muir
Company: Eekooyee Limited Liability Company	Company:
Address: PO Box 458	Address 421 E. Hickory St. Ste. 103
City, State, Zip: Frisco, Texas 75034	City, State, Zip: Denton, TX 76201
Phone 404-293-7622	Phone: 940-390-1002
Fax:	Fax:
Email: Eekooyee@gmail.com	Email: thomas@cultivarcapital.com

Submittal Checklist

☑	Pre-Application Conference (Date: 02/07/2023)
☐	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
☑	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☑	Application Form (Signed by Owner)
☑	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.
☐	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): _____

Thomas E. Muir — Owner's Signature — 2/14/2023 — Date

Applicant's Signature — 02-08-2023 — Date

Office Use: Reviewed by Director of Development Services__/__/_____

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

LETTER OF INTENT

February 14, 2023

ATTN: Ramie Hammonds
Development Service Department- City of Sanger
201 Boliver Street
PO Box 1729
Sanger, TX 76266

Subject: Letter of Intent to request for Minor Plat submittal

Dear Madam,

This letter of intent is to inform the City of Sanger to submit a Minor Plat Application

- This development is for proposed Scooter Coffee Drive-thru restaurant to be located at Northwest corner of W. Chapman Drive And 10th Street, Sanger TX.
- The Total site area of 33,921 sf (0.779 ACRES) with a B-2 – Business zoning District & I-1 (Industrial District –Rezone to B-2 submittal request concurrent with Minor Plat).
- This property is to be platted Lot 1, Block 1, Coffee Bistro 1187.
- The Property owner is Thomas E. Muir & Tresa Ann Muir.
- Proposed Minor Plat due to current property is unplatted lot.

For more information or question feel free to reach us at Following.

Triangle Engineering
TX PE FIRM #11525
Andrew Yeoh, P.E.
Vice president
469-213-2804
ayeoh@triangle-engr.com

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Sanger Middle School, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.

SUMMARY:

- The applicant proposes to create 1 lot from 2 unplatted tracts to develop on this site.
- This site is located at 105 Berry Street.
- This is the site of the current Sanger Middle School and the existing agriculture barn.
- The school district is planning to construct a new agriculture barn on the northwest corner of the property on a vacant portion of the lot.
- The existing ag barn will remain and be utilized the same way it functions today.
- They will add ADA parking and a walkway to the new barn.
- Planning & Zoning recommended APPROVAL.

FISCAL INFORMATION:

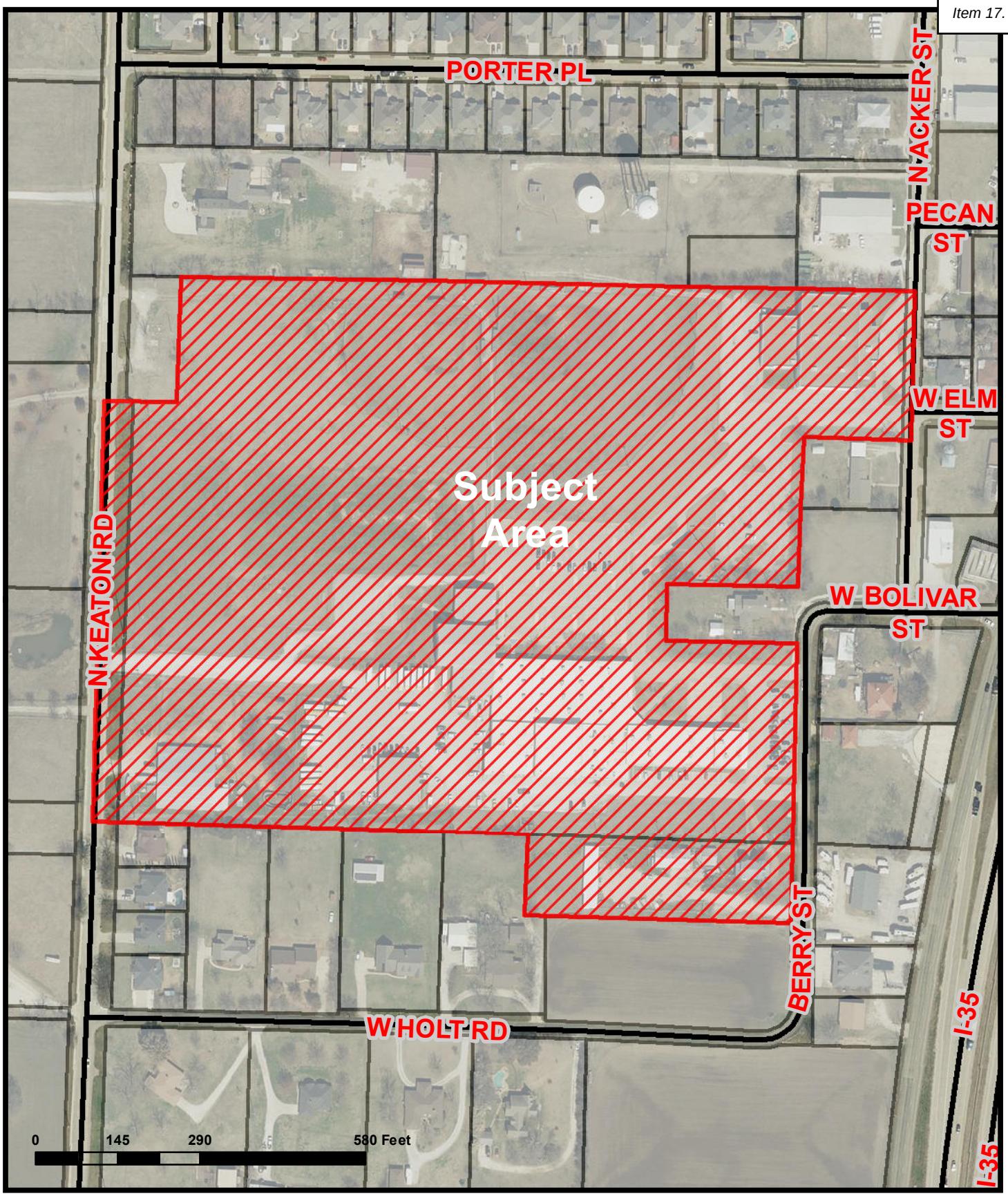
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent



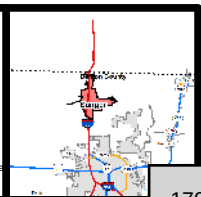
N
W E
S

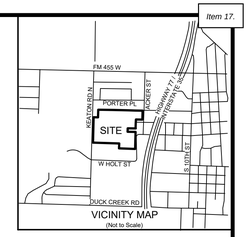
SANGER TEXAS

Project Name: Sanger Middle School Preliminary Plat
Project: 23SANZON-0007

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 1/22/2023 4:22:00 PM
Doc Name: 23SANZON-0007_Sanger Middle School Pla





VICINITY MAP
(Not to Scale)

NOTES:

1. Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
2. This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
3. All lots comply with the minimum size requirements of the zoning district.
4. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
5. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOI/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
6. NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.
8. Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
9. The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
10. The purpose of this plat is to create one lot out of 28.791 acres.
11. The subject property has a total of 284 existing parking spaces (274 regular and 10 handicap). There are 2 more proposed handicapped spaces. City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

APPROVED

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Sanger, Texas

_____ _____
Mayor, City of Sanger, Texas — Date

Attested by

_____ _____
City Secretary, City of Sanger, Texas — Date

All ad valorem taxes, liens and fees have been paid for the subject property

_____ _____
City Tax Collector/Proper Official of other taxing agencies — Date

APPROVED FOR PREPARATION OF FINAL PLAT

_____ _____
City of Sanger, TX Planning & Zoning Commission — Date

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

LEGAL DESCRIPTION

All that certain 28.791 acre tract in the H. Tierwester Survey, Abstract No. 1241, Denton County, Texas and being part of of a called 27.734 acre tract of land described in a deed to Sanger Independent School District, recorded in Volume 745, Page 623 of the Deed Records of Denton County, Texas, and a part of a called 1.609 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Document Number 1995-003316 of the Official Public Records of said county, and said 28.791 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at concrete monument found for the northeast corner of a CALLED 0.545 acre tract of land to Brazos Electric Power Coop Inc. and in the south line of a called 2.9 acre tract described in a Quit Claim Deed to Faustino Buj, recorded in Document Number 2021-202611 of the Official Public Records of said county, for the northwest corner herein described;

THENCE South 89°03'11" East, with the common line of said 28.791 acre tract and said 2.9 acre tract, and the south line of a 3.0720 acre tract of land to City of Sanger, a distance of 437.26 feet to a 1/2 inch iron rebar found for corner in the south line of said 3.072 acre tract;

THENCE South 88°38'40" East, continuing with the common line of said 28.791 acre tract and said 3.0720 acre tract, a distance of 443.77 feet to the southeast corner of said 3.0720 acre tract and the southwest corner of a called 0.461 acre tract described in a Warranty Deed to the City of Sanger, recorded in Volume 3063, Page 639 of said Deed Records;

THENCE South 88°56'49" East, with the common line of said 28.791 acre tract and said 0.461 acre tract, a distance of 200.00 feet to a 1/2 inch iron rebar found for the southeast corner of said 0.461 acre tract and the southwest corner of Lot 1, Block 1 of Acker Street Addition, an addition to the City of Sanger, recorded in Cabinet H, Page 320 of the Plat Records of said county;

THENCE South 89°03'22" East, with the common line of said 28.791 acre tract and said Lot 1, passing at a distance of 183.22 feet, an "X" cut in concrete found for the southeast corner of said Lot 1, being in the west line of Acker Street, a 50 foot wide public right-of-way, in all, a total distance of 208.24 feet to the northeast corner herein described, being in said Acker Street;

THENCE South 01°15'38" West, with the east line of said 28.791 acre tract and in said Acker Street, a distance of 292.92 feet to the northeast corner of a called 0.502 acre tract of land described in a General Warranty Deed to Jonathan Whitworth, recorded in Document Number 2015-46615 of said Official Public Records;

THENCE North 88°21'18" West, with the common line of said 28.791 acre tract and said 0.502 acre tract, passing at a distance of 25.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set, in all, a total distance of 188.34 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.502 acre tract;

THENCE South 02°44'09" West, with the common line of said 28.791 acre tract, and said 0.502 acre tract, a distance of 123.76 feet to the southwest corner of said 0.502 acre tract and being the northwest corner of the remainder of a called 1.211 acre tract of land described in a Special Warranty Deed to Springer Family Rentals, L.L.C., recorded in Document Number 1993-0074115 of said Official Public Records;

THENCE South 01°36'56" West, with the common line of said 28.791 acre tract and said remainder of a called 1.211 acre tract, a distance of 138.56 feet to an "X" cut found for the northeast corner of a called 0.528 acre tract described in a Warranty Deed to Ernesto Navarette, recorded in Document Number 2018-118629 of said Official Public Records;

THENCE North 88°54'09" West, with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.529 acre tract;

THENCE South 01°03'15" West, continuing with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 100.57 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southwest corner of said 0.528 acre tract;

THENCE South 88°54'09" East, continuing with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 3/4 inch iron rebar found for the southeast corner of said 0.528 acre tract and in the west right-of-way line of North Berry Street, a 50 foot wide public right-of-way;

THENCE South 01°14'46" West, with the east line of said 28.791 acre tract and said west right-of-way line, a distance of 493.42 feet to a 1/2 inch iron rebar with a cap stamped "AAS RPLS 4867" found set for the southeast corner of said 1.609 acre tract and the northeast corner of a called 2.027 acre tract of land described in a General Warranty Deed to Jonathan L. Witworth, recorded in Document Number 2015-00107798 of said Official Public Records, for the southeast corner of said 28.791 acre tract;

THENCE North 88°11'41" West, with the south line of said 1.609 acre tract, the north line of said 2.027 acre tract, a distance of 468.36 feet to a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for the southwest corner of said 1.609 acre tract, the northwest corner of said 2.027 acre tract and in the east line of Lot 2, Block A of Robert's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 724 of said Plat Records, from which a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for a west corner of said 2.027 acre tract and an east corner of said Lot 2, Block A of Robert's Addition bears South 02°20'49" West, a distance of 13.03 feet;

THENCE North 02°20'49" East, with the west line of said 1.609 acre tract and said east line of Lot 2, Block A of Robert's Addition, a distance of 143.44 feet to a 1/2 inch iron rebar found for the northwest corner of said 1.609 acre tract and the northeast corner of said Lot 2, Block A of Robert's Addition,

THENCE North 88°15'46" West, with the south line of said 27.734 acre tract and the north line of said Lot 2, Block A of Robert's Addition, passing at a distance of 150.45 feet, a 1/2 inch iron rebar with a cap stamped "Alliance" found for the northwest corner of said Lot 2, Block A and the northeast corner of Lot 1, Block A of said Robert's Addition, continuing with said south line and the north line of said Lot 1, Block A of Robert's Addition, passing at a distance of 331.88 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 1, Block A of Robert's Addition and the northeast corner of Lot 1, Block A of Bryan & Jacob's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 252 of said Plat Records, continuing with said south line and the north line of Lot 1, Block A of Bryan & Jacob's Addition, passing at a distance of 459.73 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 1, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 2, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 2, Block A of Bryan & Jacob's Addition, passing at a distance of 596.68 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 2, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 6, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 6, Block a of Bryan & Jacob's Addition, passing at a distance of 739.73 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said Lot 6, Block A of Bryan & Jacob's Addition and in the east right-of-way line of Keaton Road, a 50 foot wide public right-of-way, continuing with said south line, in all, a total distance of 765.23 feet to the southwest corner of said 28.791 acre tract, being in said right-of-way of Keaton Road;

THENCE North 01°28'24" East, with the west line of said 28.791 acre tract and in said right-of-way of Keaton Road, a distance of 738.94 feet to the southwest corner of said 0.545 acre tract;

THENCE South 89°17'38" East, with the south line of said 0.545 acre tract, passing at a distance of 30.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in said east right-of-way line of Keaton Road, in all, a total distance of 127.80 feet to a concrete monument found for the southeast corner of said 0.545 acre tract;

THENCE North 02°01'18" East, with the east line of said 0.545 acre tract, a distance of 219.99 feet to the **POINT OF BEGINNING** and containing 28.791 acres (1,254,150 square feet) of land.

Said land subject to restrictions, easements and right-of-way of record (if any).

SURVEYOR STATEMENT:

I, ANTHONY RAY CROWLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SANGER AND DENTON COUNTY, TEXAS.

DATED, THIS THE _____ DAY OF _____ , 20____ .

PRELIMINARY
PRELIMINARY
PRELIMINARY

_____
ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, ANTHONY RAY CROWLEY, APPEARS 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20____ .

BY: _____
NOTARY PUBLIC IN AND FOR_____ COUNTY, TEXAS.

PRELIMINARY PLAT
SANGER MIDDLE SCHOOL
LOT 1, BLOCK 1
28.791 ACRES
H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 03/21/2023	Drawn: SNE	Checked: ARC	Scale: 1" = N/A	Sheet: 1 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10046500
4251 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com
CROWLEY SURVEYING

LEGEND

- UV = UTILITY VAULT
- UM = UTILITY METER
- UB = UTILITY BOX
- UR = UTILITY RISER
- UM = UTILITY MANHOLE
- UMS = UTILITY MARKER SIGN
- UP = UTILITY POLE
- GA = GUY ANCHOR
- LP = LIGHT POLE
- TF = TRANSFORMER
- EV = ELECTRIC VAULT
- EM = ELECTRIC METER
- EB = ELECTRIC BOX
- EJB = ELECTRIC JUNCTION BOX
- ER = ELECTRIC RISER
- EM = ELECTRIC MANHOLE
- EMS = ELECTRIC MARKER SIGN
- CV = CATV VAULT
- CB = CATV BOX
- CR = CATV RISER
- CM = CATV MANHOLE
- CMS = CATV MARKER SIGN
- FV = FIBER OPTIC VAULT
- FB = FIBER OPTIC BOX
- FR = FIBER OPTIC RISER
- FM = FIBER OPTIC MANHOLE
- FMS = FIBER OPTIC MARKER SIGN
- GV = GAS VALVE
- GM = GAS METER
- GM = GAS MANHOLE
- GMS = GAS MARKER SIGN
- SM = SANITARY SEWER MANHOLE
- SCO = SEWER CLEAN OUT
- STM = STORM SEWER MANHOLE
- GI = GRATE INLET
- CI = CURB INLET
- DI = DRAIN INLET
- ICV = IRRIGATION CONTROL VALVE
- TV = TELEPHONE VAULT
- TB = TELEPHONE BOX
- TR = TELEPHONE RISER
- TM = TELEPHONE MANHOLE
- TMS = TELEPHONE MARKER SIGN
- TSP = TRAFFIC SIGNAL POLE
- TSB = TRAFFIC SIGNAL BOX
- TSV = TRAFFIC SIGNAL VAULT
- FH = FIRE HYDRANT
- FR = FIRE RISER
- FDC = FIRE DEPARTMENT CONNECTION
- WV = WATER VALVE
- WM = WATER METER
- WV = WATER VAULT
- WM = WATER MANHOLE
- WMS = WATER MARKER SIGN
- WC = WATER CONNECTION
- MW = MONITORING WELL
- GT = GREASE TRAP
- VP = VENT PIPE
- AC = AIR CONDITIONER
- MB = MAILBOX
- GL = GROUND LIGHT
- BOLLARD
- GM = GATE MOTOR
- KP = KEY PAD
- PM = PARKING METER
- PW = PET WASTE CONTAINER
- SIGN
- DPS = DOUBLE POST SIGN
- HP = HANDICAP PARKING
- FLAG POLE
- RR = RAILROAD CROSSING
- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (1/2" CIRS "RPLS 6484"
- MONUMENT NOT FOUND OR SET
- BENCHMARK
- CONCRETE
- WALL
- PARKING STRIPE
- (C) = CALCULATED CALL
- (R) = RECORD CALL
- (M) = MEASURED CALL
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- CATV = CABLE TELEVISION
- E = ELECTRIC
- FO = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = BUILDING HEIGHT LOCATION
- CENTER LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- IRON FENCE
- RAILROAD
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- CONTOUR ELEVATION LINE

P.O.B.
CONC. MONUMENT FOUND
N: 7181610.82
E: 2369446.04

"X" CUT FOUND

S 89°03'11" E
127.79' (M)

A CALLED 2.9 ACRE TRACT
FAUSTINO BUU
DOCUMENT NO. 2021-202611
O.R.D.C.T.

PER DENTON COUNTY
APPRAISAL DISTRICT
S 89°03'11" E 437.26' (M)

OPEN SPACE

S 89°01'42" E 1,415.00' (R)
S 88°38'40" E 443.77' (M)

A CALLED 3.0720 ACRE TRACT
(PER DENTON COUNTY
APPRAISAL DISTRICT)
CITY OF SANGER
DEED NOT LISTED

A CALLED 0.461 ACRE TRACT
CITY OF SANGER
VOLUME 3063, PAGE 639
O.R.D.C.T.

599.3'

S 88°56'49" E 200.00' (M)

LOT 1, BLOCK 1
ACKER STREET ADDITION
CAB. H, PG. 320
P.R.D.C.T.

1/2" IRF

S 89°03'22" E 208.24' (M)

PASSING AT 183.22'
"X" CUT FOUND

CALLED 0.5450 ACRES
BRAZOS ELECTRIC POWER
COOP INC.
VOL. 789, PG. 571
O.P.R.D.C.T.

NORTH HESTON ROAD
(PUBLIC RIGHT OF WAY)

N 02°01'18" E 219.99' (M)

PASSING AT 30.00'
1/2" CIRS
"RPLS 6484"

S 89°17'38" E 127.80' (M)

CONC. MONUMENT FOUND

25' BUILDING LINE

20' BUILDING LINE

20' ELEC. ESMT.
VOL. 1066, PG. 767

CENTERLINE ELEC.
ESMT.
VOL. 481, PG. 686

ONE STORY
WOOD/BRICK
BUILDING
540 SQUARE FEET
BUILDING HEIGHT = 14.0'±

HAY & FEED
STORAGE
BUILDING

10' X 12.5'
STORAGE
BUILDING

DUGOUT

BATTING
CAGE

BASEBALL FIELD

150' RADIUS
SANITARY CONTROL ESMT.
VOL. 1153, PG. 909

CONCRETE
PAVEMENT

2 STORY
CONCRETE BUILDING
25,891 SQUARE FEET
BUILDING HEIGHT = 28.0'±

ASPHALT
PAVEMENT

15 SPS
4 H.C. SPS

ACCESS

25' R.O.W. DEDICATION
(6,571 SQ.FT./0.151 ACRES)

ACKER STREET
(50' PUBLIC RIGHT OF WAY)
BY VARIABLE WIDTH

S 01°15'38" W 262.92' (M)
S 01°58'12" W 269.70' (R)

1/2" CIRS
"RPLS 6484"

N 88°21'18" W 188.34' (M)
N 89°01'42" W 188.34' (R)

PASSING AT 25.00'
1/2" CIRS
"RPLS 6484"

A CALLED .502 ACRE TRACT
JONATHAN WHITWORTH
DOCUMENT NO. 2015-46615
O.R.D.C.T.

S 02°44'09" W 123.76' (M)
S 01°36'12" W 125.00' (R)

REMAINDER OF A CALLED 1.211 ACRE TRACT
SPRINGER FAMILY RENTALS, L.L.C.
DOCUMENT NO. 1993-0074115
O.R.D.C.T.

S 01°36'56" W 138.56' (M)

"X" CUT
FOUND

1 STORY
WOOD/BRICK
BUILDING
2,702 SQUARE FEET
BUILDING HEIGHT = 13.2'±

1/2" CIRS
"RPLS 6484"

N 88°54'09" W 230.37' (M)
N 88°02'51" W 230.37' (R)

A CALLED 0.528 ACRE TRACT
ERNESTON NAVARETTE
DOCUMENT NO. 2018-118629
O.R.D.C.T.

S 01°03'15" W
100.57' (M)
S 01°54'33" W
100.11' (R)

1/2" CIRS
"RPLS 6484

S 88°02'51" E 230.37' (R)
S 88°54'09" E 230.37' (M)

3/4" IRF

NORTH BERRY STREET
(PUBLIC RIGHT OF WAY)

R.O.W. DEDICATION
(25' FROM CENTERLINE)
(4,691 SQ.FT./0.108 ACRES)

S 01°14'46" W 493.42' (M)
S 01°37'09" W 493.19' (R)

LOT 1, BLOCK 1
28.791 ACRES
PID: 57050
SANGER I.S.D.
VOL. 745, PG. 623
O.R.D.C.T.

H. TIERWESTER SURVEY
ABSTRACT NO.1241

30' R.O.W.
DEDICATION
(22,168
SQ.FT./0.509
ACRES)

LONE STAR GAS ESMT.
VOL. 600, PG. 44

N 01°20'24" E 636.49' (M)
N 01°38'12" E 636.49' (R)

60' ELEC. ESMT.
VOL. 749, PG. 360

PROPOSED FENCE

PROPOSED FIRE
LANE

PROPOSED
DRIVEWAY

PROPOSED GATE

PROPOSED SIDEWALK

PROPOSED NEW
ADDITION
16,007 SQ.FT.

PROPOSED
FIRE HYDRANT

2 H.C. SPS
(PROPOSED)

PROPOSED
DRIVEWAY
(ONE WAY)

FIRE LANE

ONE STORY
METAL BUILDING
11,771 SQUARE FEET
BUILDING HEIGHT = 15.0'±

STORAGE
BUILDING

ONE STORY
METAL BUILDING
5,653 SQUARE FEET
BUILDING HEIGHT = 17.0'±

TWO STORY
CONCRETE BUILDING
77,882 SQUARE FEET
BUILDING HEIGHT= 28.0'±

GATE

ASPHALT
PAVEMENT

CONCRETE
PAVEMENT

11 SPS.

18 SPS.

TWO STORY
METAL BUILDING
1,920 SQ. FT.

ONE STORY
WOOD BUILDING
842 SQ. FT.

ONE STORY
WOOD BUILDING
1,527 SQ. FT.

GRAVEL
PAVEMENT

A CALLED 1.609 ACRE TRACT
SANGER ISD
DOCUMENT NO. 95-0031638
O.R.D.C.T.

1/2" CIRF
"AAS 4857"

N 88°11'41" W 468.36' (M)

CALLED 1.9280 ACRE TRACT
JONATHAN WHITWORTH
DOCUMENT NO. 2015-107798
O.R.D.C.T.

1/2" CIRF
"AAS RPLS 4857"

N 88°15'46" W 765.23' (M)
N 88°12'36" W 1,226.66' (R)

PASSING AT 596.68'
1/2" IRF
"METROPLEX"

PASSING AT 331.32'

PASSING AT 150.45'
1/2" IRF
"ALLIANCE"

PASSING AT 459.73'
1/2" IRF
"METROPLEX"

1/2" CIRS
"RPLS 6484"

LOT 6, BLOCK A

LOT 2, BLOCK A

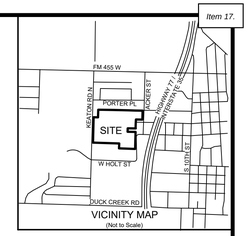
LOT 1, BLOCK A

BRYANS & JACOBS ADDITION
DOCUMENT NO. 2000-20062
O.R.D.C.T.

LOT 1, BLOCK A
ROBERT'S ADDITION
CAB. U, PG. 724
P.R.D.C.T.

LOT 2, BLOCK A
ROBERT'S ADDITION
CAB. U, PG. 724
P.R.D.C.T.

N 02°20'48" E 143.44' (M)



VICINITY MAP
(Not to Scale)

N

SCALE: 1" = 60'
0 60 120

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.91'	29.95'	84°01'07"	S47°04'46"E	40.08'
C2	43.95'	30.00'	83°56'45"	S47°04'52"W	40.13'
C3	44.66'	30.00'	85°18'01"	S46°56'49"E	40.65'
C4	40.04'	30.07'	76°17'26"	S43°04'42"E	37.14'
C5	42.54'	29.40'	82°53'44"	N46°46'40"E	38.92'
C6	41.62'	30.07'	79°17'25"	N45°22'20"W	38.38'
C7	80.39'	54.00'	85°18'01"	N46°56'49"W	73.17'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N90°00'00"E	24.22'
L2	S00°03'55"E	29.33'
L3	N90°00'00"E	124.92'
L4	S00°00'00"E	44.81'
L5	S89°54'38"W	125.12'
L6	S00°06'03"E	112.13'
L7	S89°58'26"E	71.82'
L8	S00°13'27"W	67.43'
L9	S05°14'28"W	2.06'
L10	N86°44'55"W	77.77'
L11	N02°06'41"E	2.00'
L12	N00°17'23"E	12.63'
L13	S89°59'20"W	20.46'
L14	N00°04'04"W	242.89'

PRELIMINARY PLAT
SANGER MIDDLE SCHOOL
LOT 1, BLOCK 1
28.791 ACRES
H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 03/21/2023	Drawn: SNE	Checked: ARC	Scale: 1" = 60'	Sheet: 2 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kleems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10046500
4251 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING

EST. 1886

SANGER
DEVELOPMENT SERVICES

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

SUBDIVISION APPLICATION

[X]	Preliminary Plat Minor Plat	[ ]	Final Plat/Replat Amended Plat	[ ]	Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: ANTHONY CROWLEY	Name: SANGER INDEPENDENT SCHOOL DISTRICT
Company: CROWLEY SURVEYING	Company:
Address: 4251 FM 2181 #230-484	Address 601 Elm St
City, State, Zip: CORINTH, TX 76210	City, State, Zip: Sanger, Tx 76266
Phone 469-850-2757	Phone: 940-458-7438
Fax:	Fax:
Email: ACROWLEY@CROWLEYSURVEYING.COM	Email: tommy.hunter@sangerisd.net

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): 57050, 57007

Owner's Signature — Date: 1-18-23

Anthony Ray Crowley
Applicant's Signature — Date: 1/17/23

Office Use: Reviewed by Director of Development Services__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut-off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $400.00 + $6.00 per lot < 10
  - $500.00 + $10.00 per lot > 10
  - $500.00 + $15.00/acre for plats with lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
  - Less than five (5) acres - $500.00 + $15.00 per acre
  - Five (5) acres to less than 25 acres - $600.00 + $15.00 per acre
  - 25 acres to less than 100 acres - $950.00
  - 100 acres or more - $950.00 + $5.00 per acre

- Minor Plat - $400.00 + $3.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $200.00 + $3.00 per lot
- Conveyance Plat - $200.00 +$3.00 per lot
- Vacating Plat - $200.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

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

5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   - **a.** three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   - **b.** recent original certified & sealed tax certificates showing $0.00 amount due;
   - **c.** $100.00 plat filing fee;

   Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

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

SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to development@sangertexas.org. Additional copies of the plat may be required for staff, depending on the nature of the plat. Additional copies may be required prior to the Planning & Zoning Commission and City Council meetings.

APPLICATION FORM: The application form must be completed and signed by the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the Department of Development Services as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services, as well as emailed to development@sangertexas.org.

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

PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☒ Legal Description (Metes and Bounds) with total acreage
- ☒ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☒ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☒ North Arrow
- ☒ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- ☒ Legend for any symbols used
- ☒ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☒ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  3) Total number of lots and HOA/Open Space lots
  4) Survey name and abstract number
  5) Gross acreage
  6) Right-of-Way acreage, if dedicated
  7) Date of preparation and subsequent revisions
- ☒ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor

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

☐ Existing Features:

X **1)** Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).

X **2)** The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.

X **3)** Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.

X **4)** Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').

X **5)** Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.

X **6)** Location of existing fire hydrants and fire lanes

PRELIMINARY PLAT CHECKLIST (cont.)

NA ☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

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

- ☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

- ☐ Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

- ☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

- ☐ Approval Block:

  The following notice shall be placed on the face of each preliminary plat by the subdivider:
  "Preliminary Plat for Review Purposes Only"

  The following certificates shall be placed on the preliminary plat by the

  subdivider: Approved for Preparation of Final Plat

  _____ _____

  City of Sanger, TX Date
  Planning & Zoning Commission

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

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- ☐ The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').

- ☐ The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.

- ☐ True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.

- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.

- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.

- ☐ Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.

- ☐ An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.

- ☐ If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ The exact layout, including:
  1) Street and/or alley names
  2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
  3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
  4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
  5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second

- ☐ The accurate location, material, and approximate size of all monuments.

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

☐ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.

☐ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.

☐ Name and addresses of the owner, subdivider, engineer, and surveyor.

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

(cont.)

☐ North point, written and graphic scale, and date.

☐ 3"x3" recording box at the lower right hand corner.

☐ A Title Block with the following information shall be provided on each page:

1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
2) Name of the proposed development/addition/subdivision
3) Total number of lots and HOA/Open Space lots
4) Survey name and abstract number
5) Gross acreage
6) Right-of-Way acreage, if dedicated
7) Date of preparation and subsequent revisions

☐ Standard Notation to be added on the plat:

1) "All lots comply with the minimum size requirements of the zoning district."
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 does not lie within a 100 – year floodplain according to Community Panel No._____, dated_____, of the National Flood Insurance Rate Maps for Denton County, Texas."
8) "The purpose of this plat is_____[state the purpose]_____"
9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"

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

- ☐ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.

- ☐ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000')
  outside the proposed subdivision.

- ☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.

- ☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

  "A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

☐ Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

"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.

(Engineer or Surveyor's Seal)

_____ _____

Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No. *Date"*

☐ A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

"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:

(Metes and Bounds Description of Boundary)

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 hereinabove described property as_____(lot/block/subdivision), 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_____, 20_____.

_____, *Owner*
_____, *Title and Company (if applicable)"*

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

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

(cont.)

"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_____, 20_____.

_____

Notary Public in and for the State of Texas

_____

Type or Print Notary's Name

My Commission Expires_____."

☐ The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

_____ _____

Chairman, Planning & Zoning Commission *Dat*

e City of Sanger, TX

_____ _____

Mayor *Date*
City of Sanger, TX

Attested by

_____ _____

City Secretary *Date*
City of Sanger, TX"

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

VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

To whom it may concern,

I am writing to express my intent to prepare a subdivision plat for the property located at 105 North Berry Street (Sanger ISD – Sanger Middle School). The proposed subdivision will create ONE new lot from unplatted acreage and will comply with all local zoning and land use regulations.

I would like to request that the plat be reviewed by your organization as soon as possible, and I am available to answer any questions or provide additional information as needed. I look forward to working with you to bring this project to fruition.

Sincerely,

Anthony Crowley

Crowley Surveying

RPLS #6484

Contact information:

Surveyor:

Anthony Crowley

Crowley Surveying

4251 FM2181 #230-484

Corinth, TX 76210

469-850-2757

Owner:

Sanger ISD

601 Elm St

Sanger, TX 76266

940-458-7438

CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Clear Creek Intermediate School, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

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 west side of South Stemmons Frwy.
- This is the site of the current Clear Creek Intermediate School.
- The school district is planning an addition to this building housing additional classrooms, saferoom, fire lanes, and additional parking.
- Planning & Zoning recommended APPROVAL.

FISCAL INFORMATION:

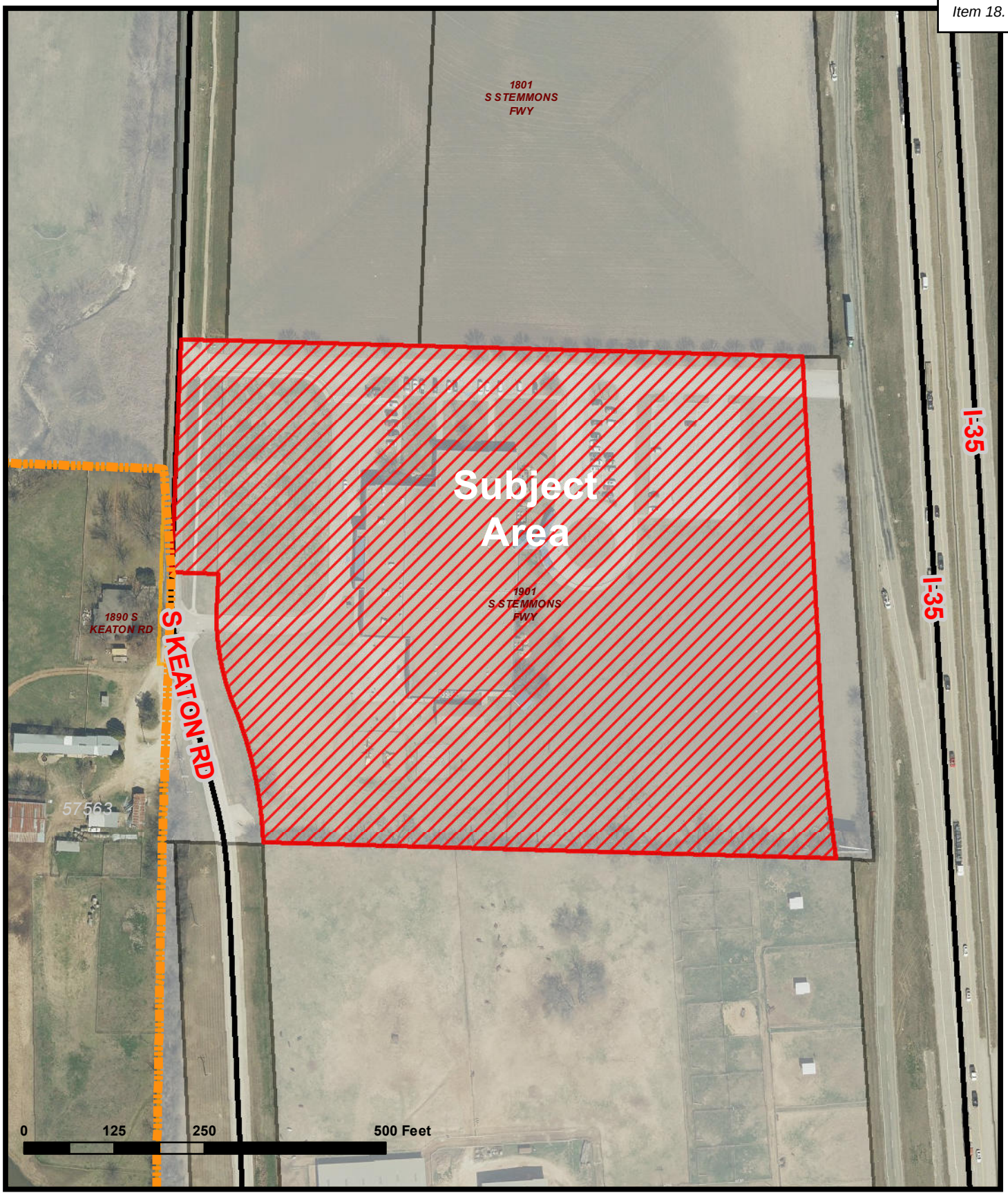
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent



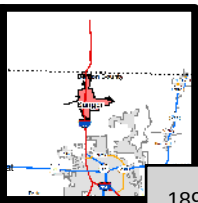
N
W E
S

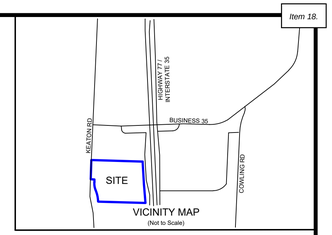
SANGER
TEXAS

Project Name: Clear Creek Intermediate
Preliminary Plat
Project: 23SANZON-0005

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 1/22/2023 4:16:08 PM
Doc Name: 23SANZON-0005_Clear Creek Elementary P





VICINITY MAP
(Not to Scale)

NOTES:

1. Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
2. This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
3. All lots comply with the minimum size requirements of the zoning district.
4. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
5. All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
6. NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.
8. Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
9. The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
10. The purpose of this plat is to make 1 lot out of 13.356 acres.
11. Subject Parcel is subject to a Possession and Use Agreement filed January 19, 2021, recorded in Instrument Number 21-9542.
12. Subject Parcel is subject to a Possession and Use Agreement filed January 20, 2021, recorded in Instrument Number 21-10259.
13. Subject property has a total of 120 existing parking spaces (116 regular and 4 handicap). There are 24 proposed regular parking spaces and 2 proposed handicapped parking spaces. City of Sanger Ordinances requires 113 parking spaces.
14. The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the stormwater detention area, private drainage ditches, or associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners and successors agree to indemnify and hold harmless the City of Sanger, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing. All of the above shall be covenants running with the land.

APPROVED

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Sanger, Texas

_____ _____
Mayor, City of Sanger, Texas — Date

Attested by

_____ _____
City Secretary, City of Sanger, Texas — Date

All ad valorem taxes, liens and fees have been paid for the subject property

_____ _____
City Tax Collector/Proper Official of other taxing agencies — Date

APPROVED FOR PREPARATION OF FINAL PLAT

_____ _____
City of Sanger, TX
Planning & Zoning Commission — Date

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, SANGER INDEPENDENT SCHOOL DISTRICT, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE M. R. BURLESON SURVEY, ABSTRACT NUMBER 71, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain 13.356 acre tract of land in the M.R. Burleson Survey, Abstract No. 71, Denton County, Texas, and being part of a called 15.00 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Document Number 96-R0089957 of the Official Public Records of said county, and said 13.356 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rebar with a cap stamped "TXDOT" found for the northwest corner of Parcel 53, a right-of-way dedication to the State of Texas in the deed recorded in document 2021-9543 of said Official Public Records, in the south line of Lot 1, Block A of Sanger Travel Plaza, an addition to the City of Sanger recorded in Document Number 2017-8 of the Plat Records of said county and in the west right-of-way line of Interstate 35 (Stemmons Freeway), for the northeast corner herein described, from which, a 1/2 inch iron rebar with an illegible cap found for the southeast corner of said Lot 1, Block A bears South 88°24'36" East, a distance of 50.20 feet;

THENCE with the west line of said Parcel 53, the following courses and distances;

South 03°11'34" East, a distance of 379.95 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a curve to the left, with a radius of 6,505.00 feet and a chord which bears South 04°34'58" East, a distance of 315.59 feet;

Along said curve to the left, with a central angle of 02°46'48" and an arc distance of 315.62 feet to a 5/8 inch iron rebar with cap stamped "TXDOT" found for the southwest corner of said Parcel 53, and in the north line of a called 73.025 acre tract described in a Special Warranty Deed to Agle Farms Inc, recorded in Document Number 2000-82434 of said Official Public Records, for the southeast corner herein described;

THENCE North 88°24'59" West, with the south line of said 15.00 acre tract and the north line of said 73.025 acre tract, a distance of 790.62 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southeast corner of a called 0.832 acre tract of land described in a Special Warranty Deed to the City of Sanger recorded in Document Number 2010-47109 of said Official Public Records, for the southwest corner herein described;

THENCE with the east line of said 0.832 acre tract the following courses and distances;

North 02°41'15" West, a distance of 7.31 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a curve to the left, with a radius of 550.00 feet and a chord which bears North 12°21'23" West, a distance of 186.62 feet;

Along said curve to the left, with a central angle of 19°32'06", and an arc length of 187.52 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a reverse curve to the right, with a radius of 330.82 feet and a chord which bears North 10°08'26" West, a distance of 137.42 feet;

Along said curve to the right, with a central angle of 23°58'26" and an arc length of 138.42 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

North 01°50'47" East, a distance of 47.10 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northeast corner of said 0.832 acre tract;

THENCE North 88°07'53" West, with the north line of said 0.832 acre tract, a distance of 63.91 feet to a mag nail with a washer stamped "RPLS 6484" set for the northwest corner of said 0.832 acre tract and in the west line of said 15.00 acre tract;

THENCE North 02°14'42" East, with the west line of said 15.00 acre tract, a distance of 322.14 feet to a mag nail with a washer stamped "RPLS 6484" set for the northwest corner of said 15.00 acre tract, the southwest corner of a called 5.725 acre tract described in a Special Warranty Deed to Sanger Investment LLC, recorded in Document Number 2017-12388, of said Official Public Records, for the northwest corner herein described;

THENCE South 88°24'36" East, with the north line of said 15.00 acre tract and the south line of said 5.725 acre tract and said Lot 1, Block A, a distance of 858.48 feet to the **POINT OF BEGINNING** and containing 13.356 acres (581,802 square feet) of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Sanger Independent School District, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, Clear Creek Intermediate, 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 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 Texas

County of Denton

Before me, the undersigned authority, on this day personally appeared, known tome 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 Texas

SURVEYOR STATEMENT:

I, ANTHONY RAY CROWLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SANGER AND DENTON COUNTY, TEXAS.

DATED, THIS THE _____ DAY OF _____ , 20____ .

_____
ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

PRELIMINARY
PRELIMINARY
PRELIMINARY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, ANTHONY RAY CROWLEY, APPEARS 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20____ .

BY: _____
NOTARY PUBLIC IN AND FOR_____ COUNTY, TEXAS.

PRELIMINARY PLAT
CLEAR CREEK INTERMEDIATE
LOT 1, BLOCK A
13.356 ACRES
M.R. BURLESON SURVEY, ABSTRACT NO. 71
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 03/15/2023	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10194203
4521 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

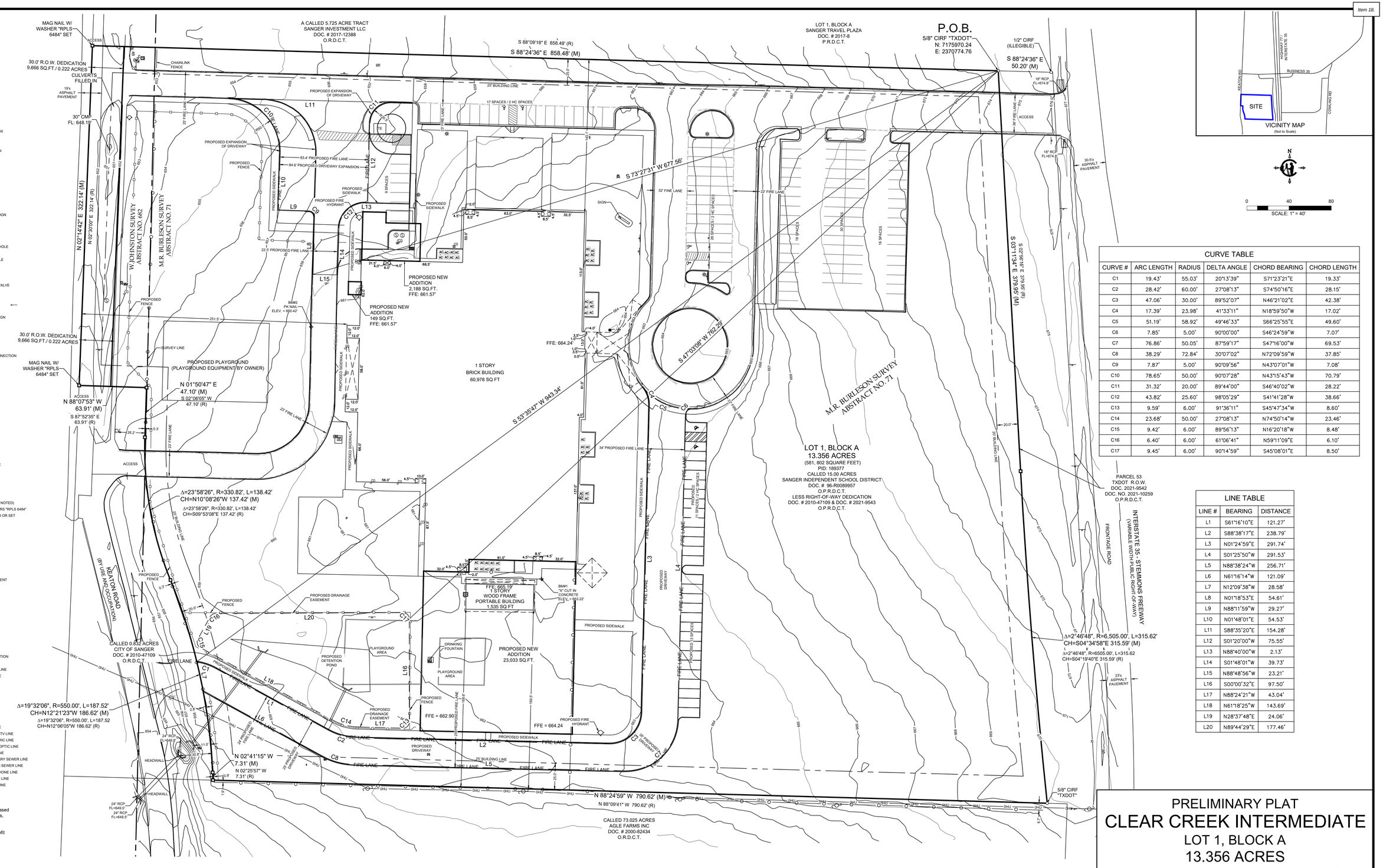
CROWLEY SURVEYING

LEGEND

- UV = UTILITY VAULT
- UM = UTILITY METER
- UB = UTILITY BOX
- UR = UTILITY RISER
- MH = UTILITY MANHOLE
- U = UTILITY MARKER SIGN
- = UTILITY POLE
- = GUY ANCHOR
- = LIGHT POLE
- T = TRANSFORMER
- EV = ELECTRIC VAULT
- EM = ELECTRIC METER
- EB = ELECTRIC BOX
- EJB = ELECTRIC JUNCTION BOX
- = ELECTRIC RISER
- E = ELECTRIC MANHOLE
- E = ELECTRIC MARKER SIGN
- CV = CATV VAULT
- CB = CATV BOX
- = CATV RISER
- C = CATV MANHOLE
- C = CATV MARKER SIGN
- FV = FIBER OPTIC VAULT
- FB = FIBER OPTIC BOX
- = FIBER OPTIC RISER
- F = FIBER OPTIC MANHOLE
- = FIBER OPTIC MARKER SIGN
- = GAS VALVE
- GM = GAS METER
- G = GAS MANHOLE
- G = GAS MARKER SIGN
- = SANITARY SEWER MANHOLE
- = SEWER CLEAN OUT
- = STORM SEWER MANHOLE
- = GRATE INLET
- = CURB INLET
- = DRAIN INLET
- = IRRIGATION CONTROL VALVE
- TV = TELEPHONE VAULT
- TB = TELEPHONE BOX
- = TELEPHONE RISER
- T = TELEPHONE MANHOLE
- T = TELEPHONE MARKER SIGN
- TSP = TRAFFIC SIGNAL POLE
- = TRAFFIC SIGNAL BOX
- TSV = TRAFFIC SIGNAL VAULT
- = FIRE HYDRANT
- = FIRE RISER
- FDC = FIRE DEPARTMENT CONNECTION
- = WATER VALVE
- WM = WATER METER
- WV = WATER VAULT
- W = WATER MANHOLE
- W = WATER MARKER SIGN
- WC = WATER CONNECTION
- = MONITORING WELL
- GT = GREASE TRAP
- VP = VENT PIPE
- AC = AIR CONDITIONER
- MB = MAILBOX
- = GROUND LIGHT
- = BOLLARD
- GM = GATE MOTOR
- = KEY PAD
- = PARKING METER
- = PET WASTE CONTAINER
- = SIGN
- = DOUBLE POST SIGN
- = HANDICAP PARKING
- = FLAG POLE
- = RAILROAD CROSSING
- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (1/2" CIRS "RPLS 6484"
- = MONUMENT NOT FOUND OR SET
- = BENCHMARK
- = CONCRETE
- = WALL
- = PARKING STRIPE
- (C) = CALCULATED CALL
- (R) = RECORD CALL
- (M) = MEASURED CALL
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- CATV = CABLE TELEVISION
- E = ELECTRIC
- FO = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = BUILDING HEIGHT LOCATION
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = WIRE FENCE
- = IRON FENCE
- = RAILROAD
- OHU = OVERHEAD UTILITY LINE
- CTV = UNDERGROUND CABLE TV LINE
- ELE = UNDERGROUND ELECTRIC LINE
- UFO = UNDERGROUND FIBER OPTIC LINE
- GAS = UNDERGROUND GAS LINE
- SAN = UNDERGROUND SANITARY SEWER LINE
- STM = UNDERGROUND STORM SEWER LINE
- TEL = UNDERGROUND TELEPHONE LINE
- WTR = UNDERGROUND WATER LINE
- 650 = CONTOUR ELEVATION LINE

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.43'	55.03'	20°13'39"	S71°23'21"E	19.33'
C2	28.42'	60.00'	27°08'13"	S74°50'16"E	28.15'
C3	47.06'	30.00'	89°52'07"	N46°21'02"E	42.38'
C4	17.39'	23.98'	41°33'11"	N18°59'50"W	17.02'
C5	51.19'	58.92'	49°46'33"	S66°25'55"E	49.60'
C6	7.85'	5.00'	90°00'00"	S46°24'59"W	7.07'
C7	76.86'	50.05'	87°59'17"	S47°16'00"W	69.53'
C8	38.29'	72.84'	30°07'02"	N72°09'59"W	37.85'
C9	7.87'	5.00'	90°09'56"	N43°07'01"W	7.08'
C10	78.65'	50.00'	90°07'28"	N43°15'43"W	70.79'
C11	31.32'	20.00'	89°44'00"	S46°40'02"W	28.22'
C12	43.82'	25.60'	98°05'29"	S41°41'28"W	38.66'
C13	9.59'	6.00'	91°36'11"	S45°47'34"W	8.60'
C14	23.68'	50.00'	27°08'13"	N74°50'14"W	23.46'
C15	9.42'	6.00'	89°56'13"	N16°20'18"W	8.48'
C16	6.40'	6.00'	61°06'41"	N59°11'09"E	6.10'
C17	9.45'	6.00'	90°14'59"	S45°08'01"E	8.50'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S61°16'10"E	121.27'
L2	S88°38'17"E	238.79'
L3	N01°24'59"E	291.74'
L4	S01°25'50"W	291.53'
L5	N88°38'24"W	256.71'
L6	N61°16'14"W	121.09'
L7	N12°09'38"W	28.58'
L8	N01°18'53"E	54.61'
L9	N88°11'59"W	29.27'
L10	N01°48'01"E	54.53'
L11	S88°35'20"E	154.28'
L12	S01°20'00"W	75.55'
L13	N88°40'00"W	2.13'
L14	S01°48'01"W	39.73'
L15	N88°48'56"W	23.21'
L16	S00°00'32"E	97.50'
L17	N88°24'21"W	43.04'
L18	N61°18'25"W	143.69'
L19	N28°37'48"E	24.06'
L20	N89°44'29"E	177.46'

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
CLEAR CREEK INTERMEDIATE
LOT 1, BLOCK A
13.356 ACRES
M.R. BURLESON SURVEY, ABSTRACT NO. 71
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 03/15/2023	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10194203
4521 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING

SANGER
DEVELOPMENT SERVICES

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

SUBDIVISION APPLICATION

[X]	Preliminary Plat Minor Plat	[ ]	Final Plat/Replat Amended Plat	[ ]	Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: ANTHONY CROWLEY	Name: SANGER INDEPENDENT SCHOOL DISTRICT
Company: CROWLEY SURVEYING	Company:
Address: 4251 FM 2181 #230-484	Address 601 Elm St
City, State, Zip: CORINTH, TX 76210	City, State, Zip: Sanger, Tx 76266
Phone 469-850-2757	Phone: 940-458-7438
Fax:	Fax:
Email: ACROWLEY@CROWLEYSURVEYING.COM	Email: tommy.hunter@sangerisd.net

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): 189377

Owner's Signature — Date: 1-18-23

Anthony Ray Crowley
Applicant's Signature — Date: 1/17/23

Office Use: Reviewed by Director of Development Services__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut-off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $400.00 + $6.00 per lot < 10
  - $500.00 + $10.00 per lot > 10
  - $500.00 + $15.00/acre for plats with lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
  - Less than five (5) acres - $500.00 + $15.00 per acre
  - Five (5) acres to less than 25 acres - $600.00 + $15.00 per acre
  - 25 acres to less than 100 acres - $950.00
  - 100 acres or more - $950.00 + $5.00 per acre

- Minor Plat - $400.00 + $3.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $200.00 + $3.00 per lot
- Conveyance Plat - $200.00 +$3.00 per lot
- Vacating Plat - $200.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

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

5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   - **a.** three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   - **b.** recent original certified & sealed tax certificates showing $0.00 amount due;
   - **c.** $100.00 plat filing fee;

   Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

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

SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to development@sangertexas.org. Additional copies of the plat may be required for staff, depending on the nature of the plat. Additional copies may be required prior to the Planning & Zoning Commission and City Council meetings.

APPLICATION FORM: The application form must be completed and signed by the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the Department of Development Services as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services, as well as emailed to development@sangertexas.org.

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

PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☒ Legal Description (Metes and Bounds) with total acreage
- ☒ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☒ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☒ North Arrow
- ☒ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- ☒ Legend for any symbols used
- ☒ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☒ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  3) Total number of lots and HOA/Open Space lots
  4) Survey name and abstract number
  5) Gross acreage
  6) Right-of-Way acreage, if dedicated
  7) Date of preparation and subsequent revisions
- ☒ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor

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

☐ Existing Features:

X **1)** Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).

X **2)** The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.

X **3)** Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.

X **4)** Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').

X **5)** Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.

X **6)** Location of existing fire hydrants and fire lanes

PRELIMINARY PLAT CHECKLIST (cont.)

NA ☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

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

- ☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

- ☐ Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

- ☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

- ☐ Approval Block:

  The following notice shall be placed on the face of each preliminary plat by the subdivider:
  "Preliminary Plat for Review Purposes Only"

  The following certificates shall be placed on the preliminary plat by the

  subdivider: Approved for Preparation of Final Plat

  _____ _____

  City of Sanger, TX Date
  Planning & Zoning Commission

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

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- ☐ The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').

- ☐ The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.

- ☐ True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.

- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.

- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.

- ☐ Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.

- ☐ An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.

- ☐ If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ The exact layout, including:
  1) Street and/or alley names
  2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
  3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
  4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
  5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second

- ☐ The accurate location, material, and approximate size of all monuments.

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

☐ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.

☐ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.

☐ Name and addresses of the owner, subdivider, engineer, and surveyor.

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

(cont.)

☐ North point, written and graphic scale, and date.

☐ 3"x3" recording box at the lower right hand corner.

☐ A Title Block with the following information shall be provided on each page:

1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
2) Name of the proposed development/addition/subdivision
3) Total number of lots and HOA/Open Space lots
4) Survey name and abstract number
5) Gross acreage
6) Right-of-Way acreage, if dedicated
7) Date of preparation and subsequent revisions

☐ Standard Notation to be added on the plat:

1) "All lots comply with the minimum size requirements of the zoning district."
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 does not lie within a 100 – year floodplain according to Community Panel No._____, dated_____, of the National Flood Insurance Rate Maps for Denton County, Texas."
8) "The purpose of this plat is_____[state the purpose]_____"
9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"

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

- ☐ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.

- ☐ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000')
  outside the proposed subdivision.

- ☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.

- ☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

  "A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

☐ Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

"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.

(Engineer or Surveyor's Seal)

_____ _____

Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No. *Date"*

☐ A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

"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:

(Metes and Bounds Description of Boundary)

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 hereinabove described property as_____(lot/block/subdivision), 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_____, 20_____.

_____, *Owner*
_____, *Title and Company (if applicable)"*

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

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

(cont.)

"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_____, 20_____.

_____

Notary Public in and for the State of Texas

_____

Type or Print Notary's Name

My Commission Expires_____."

☐ The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

_____ _____

Chairman, Planning & Zoning Commission *Dat*

e City of Sanger, TX

_____ _____

Mayor *Date*
City of Sanger, TX

Attested by

_____ _____

City Secretary *Date*
City of Sanger, TX"

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

VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

To whom it may concern,

I am writing to express my intent to prepare a subdivision plat for the property located at 1901 South Stemmons Street (Sanger ISD - Clear Creek Intermediate School). The proposed subdivision will create ONE new lot from unplatted acreage and will comply with all local zoning and land use regulations.

I would like to request that the plat be reviewed by your organization as soon as possible, and I am available to answer any questions or provide additional information as needed. I look forward to working with you to bring this project to fruition.

Sincerely,

Anthony Crowley

Crowley Surveying

RPLS #6484

Contact information:

Surveyor:

Anthony Crowley

Crowley Surveying

4251 FM2181 #230-484

Corinth, TX 76210

469-850-2757

Owner:

Sanger ISD

601 Elm St

Sanger, TX 76266

940-458-7438

SANGER CITY COUNCIL COMMUNICATION

DATE: September 5, 2023

FROM: Alina Ciocan, Assistant City Manager; Clayton Gray, Finance Director

AGENDA ITEM: Consideration and possible action on authorizing staff to issue a Request for Proposals for Solid Waste and Recycling Services (RFP# 2023-05).

SUMMARY:

- The City has been contracting with Waste Connection since 2019 for solid waste and recycling services. Current contract ends December 31, 2023.
- The City would like to issue a Request for Proposals for solid waste and recycling services.
- Based on the feedback provided by City Council at the Council meeting on August 21, 2023, the following changes have been made to the RFP:
    - Page 1 – changed Proposal due date to October 3, 2023
    - Page 6 – language added to include that top Proposer(s) may be required to present to City Council prior to awarding the contract
    - Page 7 – added Customer Service as a scoring factor and adjusted the scoring points
    - Page 28 – *Section 6.02.03 Overview of Approach to Disposal and Processing Services* - added language to further request an outline of the recycling process including compliance/incentive mechanisms.
    - Page 39 – *Residential Services* - added minimum 95-gallon trash cart required; added opt-in/opt-out option for recycling services

FISCAL INFORMATION:

Budgeted: YES Amount: $ - GL Account: -

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

- Request for Proposals – Solid Waste and Recycling Services (RFP #2023-05)

REQUEST FOR PROPOSALS
SOLID WASTE AND RECYCLING SERVICES
For the Period January 1, 2024 – December 31, 2028
RFP #2023-05

Proposal Due Date
October 3, 2023, 12:00 PM

The City of Sanger, Texas
502 Elm Street
P O Box 1729
Sanger TX 76266

TABLE OF CONTENTS

TABLE OF CONTENTS 2

SECTION 1: NOTICE TO RESPONDENTS 3

SECTION 2: SCHEDULE OF EVENTS 4

SECTION 3: INSTRUCTIONS TO PROPOSERS 5

SECTION 4: TERMS AND CONDITIONS 8

SECTION 5: BACKGROUND AND SCOPE OF SERVICES 10

SECTION 6: PROPOSAL FORMAT AND CONTENT 27

SECTION 7: INSURANCE REQUIREMENTS 31

SECTION 8: CONFLICT OF INTEREST QUESTIONNAIRE 33

SECTION 9: HB 1295 AND FORM W-9 35

SECTION 10: VERIFICATION 36

SECTION 11: STATEMENT OF ORGANIZATION 37

SECTION 12: REFERENCES 38

SECTION 13: FINANCIAL PROPOSAL 41

EXHIBIT A: PROPOSED AGREEMENT 49

SECTION 1: NOTICE TO RESPONDENTS

LEGAL NOTICE TO RESPONDENT

The City of Sanger will receive sealed responses until **12:00 P.M., OCTOBER 3, 2023** for Solid Waste and Recycling Services. Sealed responses must be addressed to the City Manager, City of Sanger 502 Elm Street, Sanger, Texas 76266. No electronic responses will be accepted. Sealed responses must be in the office of the City Secretary on or before **12:00 P.M., OCTOBER 3, 2023** in an envelope plainly marked "Response to RFP-2023-05 – Solid Waste and Recycling Services". Responses will be opened by the City Secretary, at **2:00 P.M., OCTOBER 3, 2023** at City Hall, 502 Elm Street, Sanger, TX 76266. The City of Sanger shall evaluate the responses based on all factors described herein. The City of Sanger reserves the right to refuse and reject any or all responses, waive any or all formalities or technicalities, and accept the response or portions of the response determined to be of the best value to the City of Sanger. Following applicable local, state, and federal procurement regulations, the Contract will be awarded to the Respondent who provides the best value to the City of Sanger.

SECTION 2: SCHEDULE OF EVENTS

September 5, 2023.....City Council meeting to approve RFP

September 6, 2023.....Post RFP on the City's website

September 9, 2023 ..... First Publication of the Request for Proposal in the Denton Record-Chronicle

September 16, 2023.....Second Publication of the Request for Proposal in the Denton Record-Chronicle

September 22, 2023, 12:00 PM, CST.....Deadline for questions, clarifications, or interpretations

September 27, 2023, 12:00 PM, CST..... Deadline for City to provide responses to questions, clarifications, or interpretations

October 3, 2023, 12:00 PM, CST.....Proposal deadline

October 3, 2023, 2:00 PM, CST.....Bid Opening

October 16, 2023.....City Council to award the bid

January 1, 2024 .....Commencement of service

SECTION 3: INSTRUCTIONS TO PROPOSERS

3.01 DELIVERY OF PROPOSALS

Qualified prospective vendors may obtain copies of the RFP on the City website: www.sangertexas.org. Proposals must be prepared on the proposal forms in the RFP. All requested documentation must be submitted with the proposal. Sealed proposals shall include one hard paper copy original proposal and one (1) electronic copy of the proposal in pdf format on a flash drive. Proposals will be received by the City Secretary at Sanger City Hall, until 12:00 PM, CST, July 18, 2023. The outside of the proposal should be marked "Response to RFP-2023-05 – Solid Waste and Recycling Services". The City will reject late proposals. The City is not responsible for lateness or non-delivery of mail, carrier, etc. Proposer is responsible for ensuring that packets are delivered to the City Hall.

USPS Mailing Address:	Physical Address for other delivery methods:
City Secretary	City Secretary
City of Sanger	City of Sanger
P O Box 1729	502 Elm Street
Sanger TX 76266	Sanger TX 76266

3.02 LATE DELIVERY

The City is not responsible for lateness or non-delivery of mail, carrier, etc. The Proposer is responsible for ensuring that packets are delivered to the Finance Department.

3.03 WITHDRAWAL OF PROPOSALS

Proposer may withdraw his proposal at any time before the date and time specified for the proposal deadline. A Proposer may resubmit his proposal at any time before the proposal deadline, pursuant to the procedures requirements stated herein. Once proposals are opened, no Proposer may modify or withdraw his proposal within one hundred eighty (180) days after the proposal deadline.

3.04 EXPLANATIONS, CLARIFICATIONS, AND INTERPRETATIONS

Any explanation, clarification, or interpretation desired by a Proposer regarding any part of this RFP must be requested from Finance Director, Clayton Gray, via email at cgray@sangertexas.org, before 12:00 PM, on July 7, 2023. No further inquiries will be accepted after that time.

If the City, in its sole discretion, determines that an explanation, clarification, or interpretation is required, such shall be issued in writing by addendum. Explanations, clarifications, or interpretations to the RFP made in any other manner other than writing by addendum are not binding upon the City, and Proposers shall not rely upon such explanations, clarifications, or interpretations. No Proposer shall rely upon any explanations, clarifications, or interpretations given by any other method.

3.05 ADDENDUMS TO THE RFP

Any explanations, clarifications, interpretations, corrections, or changes to this RFP will be made by addenda. Sole issuing authority of addenda shall be vested in the City of Sanger Finance Department. Addendums to the RFP will be published on the City website: www.sangertexas.org. It is the responsibility of the Proposer to check for addenda.

3.06 INFORMATION CONTAINED IN THE RFP

The information outlined in this RFP and all appendices attached hereto has been presented solely to assist interested Proposers in making their own evaluation of the resources required to provide

services to the City and is not intended to be all inclusive or to contain all of the information that a prospective Proposer may desire. The City offers no warranties as to the accuracy of the information provided in this RFP. The City has made no independent effort to determine the accuracy or completeness of such information.

The Proposer is solely responsible for making all necessary investigations and evaluations of information, which will or could affect their performance including the costs of providing the requested services. The Proposer agrees that it has satisfied itself by the Proposer's own investigation and evaluations of information which will or could affect its performance and that Proposer's proposal is based upon such investigation and evaluations of information, and that Proposer shall make no claim against the City because of any information in this RFP which may prove to be erroneous in any respect.

3.07 DISQUALIFICATION OF PROPOSERS

Although not intended to be an exhaustive list of causes for disqualification, any one or more of the following causes, among others, may be considered sufficient for the disqualification of a Proposer and the rejection of its proposal:

A. Evidence of collusion among proposers.

B. Lack of competency as revealed by the proposed approach, experience, financial stability, and/or other factors.

C. Lack of responsibility as shown by past work, judged from the standpoint of workmanship.

D. Default on a previous city contract for failure to perform.

3.08 EVALUATION CRITERIA

The City will conduct a comprehensive, fair, and impartial evaluation of all Proposals received in response to this RFP. The City may appoint a selection committee to perform the evaluation. The selection committee may select all or some or none of the Proposers for interviews. If the City elects to conduct interviews, Proposers may be interviewed and re-scored based upon the same criteria, or other criteria to be determined by the selection committee. The City may request additional information from the Proposers at any time before the final approval of a selected Proposer. Top Proposer(s) may be required to present to the City Council prior to awarding the contract. Final approval of a selected Proposer is subject to the action of the City Council. The criteria to be evaluated include the following items listed below. An additional explanation regarding each criterion is provided in Section 4.

Table 3.1: Proposal Evaluation Criteria

Factor	Maximum Points
Experience & ability to perform ● Experience & performance history ● Customer service ● Method of approach ● Key personnel ● Exceptions to the RFP ● References	45
Pricing & additional consideration to the City ● Residential pricing ● Commercial pricing	30
Financial stability	15
Quality of submitted proposal	10
Total points	100

The Proposer selected to provide service may be required to present its final proposal to the Council at a City Council meeting.

3.09 METHOD OF AWARD AND CITY RIGHTS

The City Council reserves the right to accept any proposal or reject any or all proposals, to waive technicalities, defects, or irregularities in any proposal, and to proceed otherwise when the best interests of the City will be realized.

3.10 RELEASE OF INFORMATION AND PUBLIC INSPECTION

Only the name of the Proposer responding to this proposal shall be released at the proposal opening. Other information submitted by the Proposer shall not be released by the City, except as required by the Texas Public Information Act, and the proposals will not be available for inspection during the proposal evaluation process or before contract award. If the proposal contains trade secrets or confidential information, the Proposer must specifically list that portion as confidential. All other parts of the proposal are open for public viewing upon request following the contract award. At no time will confidential information, as noted by the Proposer, be released, unless ordered by a court or the Attorney General.

3.11 ETHICS

Proposers shall not offer or accept gifts or anything of value nor enter into any business arrangement with any employee, official, or agent of the City except in accordance with City Policy.

3.12 COMPLIANCE WITH LAWS

Proposer, its officers, agents, employees, contractors, and subcontractors, shall abide by and comply with all laws, federal, state, and local. It is agreed and understood that, if the City calls the attention of Proposer to any such violations on the part of the Proposer, its officers, agents, employees, contractors, or subcontractors, then Proposer shall immediately desist from and correct such violation.

3.13 DISCRIMINATION PROHIBITED

Proposer, in the execution, performance, or attempted performance of this service, shall not discriminate against any person or persons because of sex, race, religion, color, or national origin. The Proposer must be an equal-opportunity employer.

SECTION 4: STANDARD TERMS & CONDITIONS

The terms and conditions set forth in this request for proposal shall be incorporated into and be a part of any proposal submitted to the City for the goods and/or services specified.

4.01 ASSIGNMENT

The successful Proposer shall not directly or indirectly subcontract, sell, convey, transfer, assign the awarded contract, in whole or in part, or any rights, interests, duties, or obligations of the contract, in whole or in part, without the prior written consent of the City, and any purported subcontract, sale, conveyance, transfer or assignment by the successful Proposer without prior written consent of the City will be null and void and not binding on the City.

4.02 COMMUNICATION

The successful Proposer shall direct all contact with the City through the City designated representative in the contract. The successful Proposer will not directly respond to, make inquiries of, survey or solicit information from, or otherwise interact with any departments, divisions, employees, or agents of the City unless specifically approved, or requested by the City.

4.03 REQUIRED FORMS

Proposer shall include the following items in their proposal:

A. Conflict of Interest Questionnaire (Section 8)

B. Notarized ethics statement and a Form W-9 (Section 9)

C. Notarized verification with the City of Sanger (Section 10)

D. Statement of Organization (Section 11)

E. References (Section 12)

F. Financial Proposal (Section 13)

4.04 FELONY CRIMINAL CONVICTIONS

The successful Proposer represents and warrants that neither the proposer nor the successful Proposer's employees have been convicted of a felony criminal offense, or are under investigation of such charge, or that, if such a conviction has occurred, the successful Proposer has fully advised the City as to the facts and circumstances surrounding the conviction.

4.05 SALES TAX

The City is exempt by law from payment of Texas Sales Tax and Federal Excise Tax. Our taxpayer identification number is 75-6000661.

4.06 SILENCE OF SPECIFICATIONS

The apparent silence of specifications as to any detail or the apparent omission from it of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail. All interpretations of the specifications shall be made based on this statement.

4.07 SUBCONTRACTORS

The successful Proposer shall be the sole source of contact for the contract. The successful Proposer is responsible for all actions and work performed by its subcontractors. All terms, conditions, and requirements of the contract shall apply without qualification to any services performed or goods provided by any subcontractor.

SECTION 5: BACKGROUND AND SCOPE OF SERVICES

5.01 OVERVIEW AND BACKGROUND INFORMATION

The City of Sanger, Texas is a growing community in northern Denton County along Interstate 35. Sanger is approximately 50 miles north of both downtown Dallas and downtown Ft Worth. The population is currently estimated to be 9,470 by the North Central Texas Council of Governments. The City expects to add several new subdivisions in the next several years and expects the population to continue increasing.

The City's current contract for solid waste and recycling services expires on December 31, 2023. The current contract provides for residential services, commercial services, roll-off services, and City facility services. The current contractor is responsible for the disposal of all solid waste and processing of all recyclable materials collected pursuant to the contract.

The City's current contractor provides residential accounts with a 95-gallon trash cart and a 65-gallon recycling cart. Residential trash collections are made twice a week on a Monday/Thursday or a Tuesday/Friday schedule. The City is considering once-a-week solid waste collection; a final decision regarding once or twice-per-week residential collections shall be made before issuing a new contract. For that reason, the Proposer is required to submit a proposal based on current levels of service and on alternative service levels as described in Section 3.02 and in the required forms in Appendix B.

Residential recycling collections are on the second collection day – either Thursday or Friday. The current contract specifies recyclables to include various paper, glass, metal, and plastics, as described in Section 05.02.13. The City is considering adding recycling for commercial accounts in addition to residential accounts. A final decision on commercial recycling shall be made before issuing a new contract. For that reason, the Proposer is required to submit a proposal based on current levels of service and on alternative service levels as described in Section 5.02 and in the required forms in Section 13.

5.01.01 Current Residential Services

Solid waste and recycling services are currently provided to approximately 3,160 residential customers as follows: twice-per-week collection of solid waste in 95-gallon carts and once-per-week collection of recyclable materials in 65-gallon carts. The current Service Provider collects Municipal Solid Waste and Yard Waste from Single-Family Residential Units, provided that (i) such Municipal Solid Waste is placed in Roll-Outs provided by the Service Provider, (ii) such Yard Waste is placed in Bags, and (iii) such Bags and Roll-Outs are placed within five (5) feet of the curbside or right of way adjacent to the Single-Family Residential Unit no later than 6:00 a.m. on the scheduled collection day.

Bulky waste collection services are currently provided to approximately 3,160 residential customers as follows: once-per-week collection provided that the Bulky Items (A) are placed at the curbside no later than 7:00 a.m. on the scheduled collection day, (B) are reasonably contained, and (C) do not exceed four (4) cubic yards in total volume or have any individual item exceeding one-hundred (100) pounds in weight. The Service Provider is only responsible for collecting, hauling, and recycling or disposing of Bulky Items from Single-Family Residential Units. White Goods containing refrigerants are not collected by the Service Provider unless such White Goods have been certified in writing by a professional technician to have had all such refrigerants removed. The service provided does not include the collection of Bulky Items comprised of Construction and Demolition Waste, White Goods, or any materials resulting from remodeling, general property clean-up, or clearing of property

for the preparation of construction. However, the Service Provider may negotiate an agreement on an individual basis with the owner or occupant of a Single-Family Residential Unit regarding the collection of such items by utilizing the Service Provider's Roll-Off Services.

Table 5.1: Residential Services Tonnage by Material

Month	Trash Tons	Recycling Tons
May-22	722.88	31.97
Jun-22	408.69	57.29
Jul-22	521.62	38.18
Aug-22	533	42.26
Sep-22	567.44	65.28
Oct-22	496.81	33.27
Nov-22	470.57	33.9
Dec-22	499.79	42.81
Jan-23	360.55	34.73
Feb-23	298.6	34.93
Mar-23	335.25	53.88
Apr-23	267.3	35.12
Totals	**5,482.50**	**503.62**
Monthly Average	**456.88**	**41.97**

(Bulky waste tonnage is included in solid waste.)

Additional residential services include the curbside collection of Christmas trees.

Additional information regarding current residential services is located on the City website, www.sangertexas.org.

5.01.02 Current Commercial Services

Solid waste services are currently provided to approximately 210 commercial customers. Commercial accounts include a combination of various sizes of containers and are collected between one (1) and three (3) times per week.

Table 5.2: Commercial Containers Serviced

Size	Pickups/Week	# of Containers
Commercial Toter	2	51
Commercial extra Toter	2	3
3 yard	1	37
3 yard	2	6
4 yard	1	15
4 yard	2	4
6 yard	1	20
6 yard	2	12
6 yard	3	9
8 yard	1	20
8 yard	2	22
8 yard	3	25
Commercial Lockbar		12
Commercial Enclosure		15
Totals		251

Table 5.3: Commercial Services Tonnage

Month	Trash Tons
May-22	364.34
Jun-22	263.59
Jul-22	227.85
Aug-22	329.88
Sep-22	298.45
Oct-22	331.07
Nov-22	270.18
Dec-22	271.42
Jan-23	237.14
Feb-23	247.55
Mar-23	304.5
Apr-23	238.77
Totals	**3,384.74**
Monthly Average	**282.06**

5.01.03 *Current Roll-off Services*

Roll-off services are currently provided to approximately 4 commercial customers.

Table 5.4: Roll-Off Services Tonnage

Month	Trash Tons
May-22	221.84
Jun-22	172.12
Jul-22	181.64
Aug-22	249.47
Sep-22	230.58
Oct-22	211.79
Nov-22	160.71
Dec-22	163.56
Jan-23	170.7
Feb-23	159.41
Mar-23	247.75
Apr-23	216.59
Totals	**2386.16**
Monthly Average	**198.85**

5.01.04 *Special Collections and Services*

A. **Municipal Locations**. The current Provider provides, at no cost to the City, up to an aggregate number of thirteen (13) Containers (each up to eight cubic yards in size) to collect Municipal Solid Waste at certain municipal locations within the City once or twice per week, as needed.

B. **Special Events**. The current Provider provides, at no cost to the City one (1) Roll-Off, with one (1) free haul of such Roll-Off, to collect Municipal Solid Waste at each of the City's two (2) special events held each calendar year; provided, that the City gives the Service Provider reasonable prior written notice of the dates of such special events.

C. **Annual Trash-Off**. The current Provider provides, at no cost to the City, Roll-Offs to collect Municipal Solid Waste at the City's annual "Trash-Off" event.

D. **Sludge Services**. The current Provider provides hauling and disposal services for sludge from the City's wastewater treatment plant; provided that the sludge is tested, accompanied by requisite documentation of the State of Texas, and meets the TCEQ's disposal guidelines. The City agrees to assist the Service Provider and, if necessary, agrees to adjust and regulate load weights to comply with the Texas Department of Transportation's weight guidelines. The current rate is $665.32 per haul of a 20-yard roll-off.

5.01.05 Current City Facility Services

Solid waste services are currently provided at all City Hall facilities at no charge.

Table 5.5: Current City Facility Services

Description	Address	Container	Collection
Sanger Cemetery	McReynolds Road	3CY	1 time/week
City Offices & Fire Dept	2nd Street @ Bolivar Street	8 CY	1 time/week
Sanger Depot & Crisis Center	100 N 5th Street	8 CY	2 times/week
Electric Shop	1st Street @ Bolivar Street	6 CY	1 time/week
Electric Department	302 Railroad Avenue	6 CY	2 times/week
Railroad Park	600 Railroad Avenue	8 CY	2 time/week
City Hall	502 Elm Street	3CY	1 time/week
Waste Water	212 Railroad Avenue	3CY	1 time/week
Senior Center	200 Bolivar Street	3CY	1 time/week
Water Department - Sewer Plant	300 Jones Street	3CY	1 time/week
Maintenance Yard	100 Cherry Street	8 CY	1 time/week
Sports Park	2201 S Stemmons Highway	8 CY	1 time/week
Warehouse	103 Bolivar	3CY	1 time/week

5.01.06 Current Service Rates

Table 5.6: Current Residential and Commercial Service Rate Charges

Current Residential Rates

Size	Pickups/Week	Rate
95 Gallon Poly Cart	2	$19.13
65 Gallon Recycling Cart	1	Included above

Current Commercial Rates

Size	Pickups/Week	Rate
Commercial Toter	2	$31.46
3 yard	1	$80.40
3 yard	2	$137.50
3 yard	3	$187.60
4 yard	1	$100.22
4 yard	2	$171.29
4 yard	3	$250.52
6 yard	1	$137.50
6 yard	2	$275.00
6 yard	3	$386.86
8 yard	1	$171.29
8 yard	2	$312.28
8 yard	3	$484.74
Commercial Lockbar	12	$12.82
Commercial Enclosure	15	$12.82

Table 5.7: Current Roll-Off Rate Charges

Current Commercial Roll-Off Rates

Size	Haul	Delivery	Daily Rent	Disposal	Dry Runs
20 Yard	$ 401.95	$ 154.68	$ 5.12	$49.25/ton	$104.91
30 Yard	$ 401.95	$ 154.68	$ 5.12	$49.25/ton	$104.91
40 Yard	$ 401.95	$ 154.68	$ 5.12	$49.25/ton	$104.91

Table 5.8: Current City Charges

Current City Roll-Off Rates

Size	Haul	Delivery	Daily Rent	Disposal
20 Yard	$ 216.09	$ 62.56	$ 2.08	$28.64/ton
30 Yard	$ 216.09	$ 62.56	$ 2.08	$28.64/ton
40 Yard	$ 216.09	$ 62.56	$ 2.08	$28.64/ton

Current City Sludge Rates

Size	Haul
Sludge 20 CY Roll-off	$ 665.32

5.02 SCOPE OF SERVICES

A. Current residential and commercial service levels as described in all of section 5.0

B. Alternate service levels as described in the remaining sections of this RFP

5.02.01 Contract Term

The term of service shall be five (5) years beginning January 1, 2024, with up to one (1) renewal term of five (5) years. The successful Proposer may prohibit the City from exercising an optional renewal term by providing written notice to the City of its election to reject a renewal term on or before eleven (11) months preceding the scheduled date of expiration of the initial term or the then current optional renewal term of the contract. If the successful Proposer does not provide such written notice to the City on or before eleven (11) months preceding the scheduled date of expiration of the initial term or the then current optional renewal term of the contract prohibiting the City from exercising the optional renewal term, the City may upon written notice to the successful Proposer not later than ninety (90) calendar days preceding the scheduled date of expiration of the initial term or the then current optional renewal term of the contract exercise such optional renewal term by such notice. This provision in no way limits the City's right to terminate the contract at any time during the initial term or any optional renewal term thereof pursuant to the provisions in the contract.

5.02.02 Exclusive Services

The successful Proposer shall have the exclusive right to provide all solid waste services to residential customers and commercial customers within the City. The exclusive right includes the provision of solid waste services to construction projects within the City. In addition, the successful Proposer shall have the exclusive right to provide all recycling services to residential customers. The successful Proposer shall have the non-exclusive right to provide recycling services to commercial customers and City facilities. The successful Proposer, not the City, shall be solely responsible for defending the rights granted to the successful Proposer herein against third parties.

5.02.03 *Residential Service Alternatives*

A. Twice per week collection of solid waste materials in 90-96 gallon carts and yard waste in bags

B. Once per week collection of solid waste materials in 90-96 gallon carts and yard waste in bags

C. Once per week collection of recyclable materials in 90-96 gallon carts

D. Once per week collection of bulky waste and/or solid waste up to 4 cubic yards

E. Once per week collection of bulky waste in excess of 4 cubic yards

    a. Billing and collection of fees for item E by successful Proposer

F. Additional cart fee

    a. Solid waste carts

    b. Recycling carts

All services are to be provided on the same day of the week to each residential location.

5.02.04 *Commercial Service Alternatives*

A. Solids Waste 96 Gallon Carts

    a. Twice per week collection of solid waste materials

    b. Once per week collection of solid waste materials

B. Solid Waste 3CY, 4CY, 6CY, and 8CY dumpsters

    a. Once per week collection of solid waste materials

    b. Twice per week collection of solid waste materials

    c. Three times per week collection of solid waste materials

C. Recycling CY, 4CY, 6CY, and 8CY dumpsters

    a. Once per week collection of recycling materials

5.02.05 *Roll-off Service Alternatives*

A. Collection of solid waste materials by container size (i.e. 20 CY, 30 CY, and 40 CY with and without compactors), upon customer request.

5.02.06 *City Facility Service Alternatives*

A. Once per week collection of solid waste materials at all City facilities

B. Twice per week collection of solid waste materials at all City facilities

C. Once per week collection of recyclable materials at all City facilities

D. Solid waste and recyclable containers for City events, upon request

E. Roll off containers by size, upon request

F. Additional items

a. **Municipal Locations**. The successful Proposer will provide, at no cost to the City, up to an aggregate number of thirteen (13) Containers (each up to eight cubic yards in size) to collect Municipal Solid Waste at certain municipal locations within the City once or twice per week, as needed.

b. **Special Events**. The successful Proposer will provide, at no cost to the City one (1) Roll-Off, with one (1) free haul of such Roll-Off, to collect Municipal Solid Waste at each of the City's two (2) special events held each calendar year; provided, that the City gives the Service Provider reasonable prior written notice of the dates of such special events.

c. **Annual Trash-Off**. The successful Proposer will provide, at no cost to the City, up to twenty (20) Roll-Offs to collect Municipal Solid Waste at the City's two (2) annual "Trash-Off" events, with an aggregate of twenty (20) free hauls of such Roll-Offs each calendar year.

d. **Sludge Services**. The successful Proposer will provide hauling and disposal services for sludge from the City's wastewater treatment plant; provided that the sludge is tested, accompanied by requisite documentation of the State of Texas, and meets the TCEQ's disposal guidelines. The City agrees to assist the Service Provider and, if necessary, agrees to adjust and regulate load weights in order to comply with the Texas Department of Transportation's weight guidelines. The current rate is $665.32 per haul of a 20-yard roll-off.

5.02.07 Disposal and Processing Services

The successful Proposer shall have and maintain during the term hereof, adequate disposal and processing capacity for the City's needs. All solid waste collected under the contract shall be disposed of at a disposal site properly authorized under all applicable federal, state, and local laws. All recyclable materials collected under the contract shall be processed at a processing facility properly authorized under all applicable federal, state, and local laws.

The successful Proposer will be responsible for processing all recyclable materials collected from the City. The successful Proposer must process a minimum of ninety-five percent (95%) by weight of program recyclable materials collected per month.

5.02.08 Set-out Limits on Items Placed Curbside for Collection

A. The Set-out limit for residential customers is defined as follows: all materials set-out are to be collected and shall be placed within 6 feet of the curbside (see Collection Location section below).

B. The successful Proposer shall tag and leave items placed for collection that are in excess of the Set-out limit described in item A above.

C. The successful Proposer shall promptly notify the City Finance Department of any address where tagged items are left, on or before 10:00 AM the following business day.

5.02.09 Collection Location

A. Residential customers that are unable to place materials within 6 feet of curbside shall contact the City Finance Department to request an alternate collection location. The

successful Proposer agrees to assist Handicapped Residential Units with house-side collection of their Bags and Containers; provided, that the successful Proposer receives prior written notice from the Handicapped Residential Unit of such special need. The City shall be solely responsible for all other modifications and accommodations required by the Americans with Disabilities Act or any other applicable law or regulation in connection with the services provided hereunder to Single-Family Residential Units.

5.02.10 Collection Days and Schedule

Collection shall be provided between 7:00 AM and 7:00 PM on scheduled service days.

A. Residential Services

1. Shall be provided Monday through Friday, excluding holidays.
2. If a holiday (per Section 3.02.11) falls on a weekday that is a scheduled service day, collections for the holiday and each day thereafter will be delayed one day during that week, and Friday's scheduled collection day will be delayed to Saturday that week.
3. The successful Proposer shall not change collection days or schedules to residential customers without written authorization from the City.

B. Commercial, Roll-off, and City Facility Services

1. Shall be provided Monday through Saturday.
2. The City shall determine the collection schedule and days for all City facilities services.
3. Commercial services and roll-off services customers and the successful Proposer shall agree upon the collection schedule and days subject to no objection by the City.

The successful Proposer shall provide the City route collection maps and container locations for residential and commercial customers.

5.02.11 Holidays

The following shall be holidays for purposes of the contract:

New Year's Day
Martin Luther King, Jr. Day
Memorial Day
Independence Day
Labor Day
Thanksgiving Day
Christmas Day

The successful Proposer may decide to observe any or all of the above-mentioned holidays by suspension or service on the holiday, but the successful Proposer must meet its contractual obligations.

5.02.12 Missed Collections

The successful Proposer shall notify the City by 4:00 PM of potentially missed collections when a street, portion of a route, or a complete route may not be completed before 7:00 PM.

When the successful Proposer is notified of a missed collection the following procedures are required

as long as such notification does not conflict with GPS documentation of the successful Proposer's attempt to provide services to the customer:

A. Before 4:00 PM, the successful Proposer shall dispatch a truck and provide the collection before 7:00 PM on the same day.

B. After 4:00 PM, the successful Proposer shall provide collection within the next 24 hours and inform all residents impacted by such missed collection of the time the corrective collection will be provided.

C. After 4:00 PM preceding a holiday, the successful Proposer shall provide collection within the first three (3) hours of the day after the holiday.

5.02.13 Program Recyclable Materials

The following recyclable materials are currently included in the residential recycling services: mixed waste paper (including corrugated cardboard, newspaper, office paper, junk mail, phone books, beverage packaging, cereal boxes, chipboard, envelopes, and magazines, etc.), steel and tin cans, aluminum cans, plastic containers labeled types 1 and 2.

5.02.14 Disaster Debris

The City and the successful Proposer will negotiate the services including compensation related to debris resulting from an event or occurrence, such as but not limited to wildfires, storms, floods, fires, tornados, earthquakes, etc., determined by the City to have caused widespread destruction and distress and increased residential services tonnage by 20% or more from the average per residential customer of historical residential services tonnage for the same quarter for the prior three years. Collection and disposal or processing of all other disaster debris shall be provided by the successful Proposer at no additional charge.

5.02.15 Spills, Leaks, and Litter

The successful Proposer shall exercise care to prevent spilling, leaks, and littering. The successful Proposer shall ensure all materials hauled are contained, tied, or enclosed to prevent spilling, leaking, and littering. The successful Proposer shall immediately pick up and clean up all spills, leaks, and litter resulting from successful Proposer's vehicles, or by successful Proposer's employees or subcontractor while performing services under the contract. Each vehicle shall be equipped with the proper tools to adequately clean up any spillage.

5.02.16 Vehicle Maintenance and Specifications

All vehicles shall be kept in a clean and sanitary condition. Collection vehicles shall be painted in the successful Proposer's color or color schemes. The vehicles shall be uniquely numbered, and the vehicle numbers shall be painted in a contrasting color, at least six inches high, on each side of each vehicle and the rear of the vehicle. No advertising shall be permitted other than the name and address of the successful Proposer.

Collection vehicles shall be sufficient to provide the services specified. All vehicles used by management personnel, including route supervisors, shall be equipped with cell phones with voice mail so that they can be contacted by the City. Collection vehicles will be equipped with two-way communication devices so that the successful Proposer's staff and driver may communicate during the route collection. In addition, collection vehicles will be equipped with backup cameras, spill kits,

and GPS tracking capability. If Proposer proposes to equip carts with radio frequency identification (RFID) tags, collection vehicles will be equipped with RFID tag readers.

5.02.17 Carts

The successful Proposer will be responsible for the purchase, distribution, storage, ongoing repair, replacement, warranty issues, and other requirements related to carts. The Proposer shall purchase carts that meet the requirements set forth in the contract including, but not limited to, the following requirements:

A. Carts must be colored to differentiate solid waste services from recycling services. Carts must be uniform in color. Colors must be approved by the City.

B. Carts must be of high quality and durability with a ten-year warranty.

C. Cart markings must be approved by the City.

D. Carts may be equipped with passive RFID tags utilizing an ultra-high frequency (UHF) range.

E. Recycling services carts must have full-color in-mold labels (as approved by the City) of recyclable materials included and excluded from the program, with a minimum size area of 100 square inches.

F. Carts must comply with ANSI Standards Z245.30 and Z245.60 (shall be both Type B and Type G compliant).

G. Carts must be equipped with a metal lift bar (replaceable if damaged).

H. Carts must be either injection model with high density polyethylene (HDPE) or rotational molded with linear medium density polyethylene (MDPE). All plastic resin must be UV stabilized.

The successful Proposer shall deliver a new solid waste cart and new recycling cart to each customer receiving services via cart before December 31, 2023. Upon request, the successful Proposer shall deliver new carts to new customers. The successful Proposer will be responsible for responding to requests from and delivering carts to customers who need a cart replacement for whatever reason. Carts shall be delivered no later than three (3) business days after notice. Used carts must be cleaned before reentry into the system and delivery to customers. Damaged carts shall be removed at the same time a replacement cart is delivered.

Carts shall be provided with instructions for proper use, including any customer actions that would void manufacturer warranties.

5.02.18 Dumpsters, Roll-offs, and Compactors

The successful Proposer will be responsible for the purchase, distribution, storage, ongoing repair, replacement, warranty issues, and other requirements related to dumpsters, roll-offs, and compactors owned by the successful Proposer. All dumpsters shall have lids that fully close. Dumpsters and roll-offs must be painted a uniform color, bear the name and telephone number of the successful Proposer, and bear a serial number coded for the dumpster or roll-off size. Dumpsters and roll-offs shall be painted at least once every 2-1/2 years and shall be steam cleaned at least once each year or as directed by the City.

The successful Proposer is responsible for removing graffiti from its dumpsters, roll-offs, and compactors. Collection drivers shall notify the successful Proposer at the end of each day of any dumpster, roll-off, or compactor containing graffiti. The successful Proposer shall remove any graffiti from its dumpsters, roll-offs, and compactors within five (5) business days of notification. Each dumpster, roll-off, and compactor of the successful Proposer is subject to inspection by the City and approval as to appearance and condition before placement at any City facility. A dumpster, roll-off, or compactor of the successful Proposer shall be reconditioned and repainted if necessary before being supplied to a City facility that had not used it earlier. If the City so requires, a dumpster, roll-off, or compactor shall be cleaned or repainted within seven (7) days. If appropriate to serve the City's needs and/or locations, the City may require the successful Proposer to install and service a dumpster, roll-off, or compactor. Damage to dumpster, roll-off, or compactor on customers' premises is at the successful Proposer's risk, as between those parties and without affecting the risk or liability of others. The successful Proposer shall be responsible for the repair of all dumpsters, roll-offs, or compactors damaged due to the successful Proposer's negligence. The successful Proposer shall repair or replace within one business day any dumpster, roll-off, or compactor that the City determines does not comply with applicable law or constitutes a health or safety hazard.

5.02.19 Successful Proposer's Office

The successful Proposer shall maintain an office or other facilities through which they can be contacted. It shall be equipped with sufficient telephones having local phone numbers and shall have a responsible person in charge and adequate competent persons available to answer the phone from 7:00 AM to 7:00 PM on regular collection days. When collection is postponed one day for the holiday schedule the successful Proposer's customer service personnel must be available to answer phones on all days during which collection service is provided. An informative recording answering frequently asked questions and voicemail shall be available at all other hours.

5.02.20 Customer Service and Complaint Resolution

The successful Proposer shall provide a single source contact/resource to receive City Finance Department requests and/or complaints. Such resource shall respond to the City within two (2) hours of initial outreach.

The successful Proposer will be primarily responsible for customer service requests, complaints, and complaint resolution. The successful Proposer shall be the first point of contact for customers. The successful Proposer shall give each request and/or complaint prompt and courteous attention within 24 hours, excluding weekends and holidays.

If the successful Proposer is unable to resolve a complaint within 24 hours, the successful Proposer will notify City and provide documentation to the City's satisfaction explaining the reasons the complaint cannot be satisfied within 24 hours.

The outcome of an unresolved complaint will be at the discretion of the City Finance Director or her/his designee.

The successful Proposer shall maintain a log of complaints and shall provide the City every month, or upon request, copies of all complaints indicating the date and hour of the complaint, nature of the complaint, and the manner and timing of its resolution.

5.02.21 Education Information

The successful Proposer shall be responsible for the publishing and distribution of public education information, in both hard copy and electronic version for use on City's website, upon the initial award of the contract. The information should contain a list of materials to be collected, a list of materials that cannot be collected or items that will require a special fee-based pick-up, and how to prepare materials for residential solid waste and recycling service. Said information shall be provided to every new customer. The information shall be updated by the successful Proposer and mailed out to all customers after any changes in collection procedures.

5.02.22 Reporting

The successful Proposer shall provide the following daily and monthly reports to the City. Reports shall be in a format approved by the City.

Complete and accurate daily reports must be submitted to the City by 10:00 AM, CST each business day. Daily reports must contain the following information:

A. **Daily Call Log.** Spreadsheets listing the calls received by date and time, type of call (missed collection, complaint, inquiry), and resolution.

B. **Unacceptable Set-out Lob.** Spreadsheet of unacceptable set-outs by address and description of the reason.

Complete and accurate monthly reports must be submitted to the City on or before the tenth (10^{th}) of each month. Monthly reports must contain the following information:

A. Amount of Solid Waste and Program Recyclable Materials Collected. Spreadsheet listing amounts (in tons/pounds) of solid waste and program recyclable materials collected by customer type. The spreadsheet must also include year-to-date totals.

B. Customer List for Roll-off Services. Identify each by address and level of service, name, and contact information.

C. Billing and Revenue Documentation. Documentation justifying the successful Proposer's billings and revenue derived by the successful Proposer for services within the City.

D. Summary of motor vehicle accidents or moving violations involving the successful Proposer's vehicles. Identify vehicle, employee, and description of the violation.

E. Set-out Rate and Participation Rate Information. If Proposer proposes to equip carts with RFID tags, a spreadsheet listing set-out and participation rates by service by route. The spreadsheet must also include year-to-date average rates.

5.02.23 Billing & Customer List

A. Residential Services

a. The City will be responsible for customer billing and collection, in accordance with the selected service alternatives.

B. Commercial or Roll-off Services

a. The successful Proposer will be responsible for customer billing and collection, in accordance with the selected service alternatives.

5.02.24 Franchise Fee

For the right and privilege of using the City's public rights-of-way to provide exclusive services per the contract, the successful Proposer, on the first day of each month during the term of the contract, will pay the City a franchise fee equal to six percent (6%) of gross receipts resulting from the operation of the services within the City and will email a report to the Finance Director detailing the franchise fee calculation. The City may increase or decrease the franchise fee with ninety (90) calendar days' written notice. All fees proposed in Form 4 exclude Franchise Fees.

5.02.25 Performance Bond

Upon the execution of this contract, the successful Proposer shall make, execute, and deliver to the City a good and sufficient performance bond in a form approved by the City to secure the full, complete, and faithful performance of the terms and conditions of this contract.

The Surety shall be a surety company duly authorized to do business in the State of Texas, having an "A" or better rating by A.M. Best or Standard and Poors, included on the list of surety companies approved by the Treasurer of the United States of America, and acceptable to the City.

The successful Proposer shall pay all premiums chargeable for the Performance Bond.

The performance bond shall be valid and non-cancelable for a period of one year. Thereafter, the successful Proposer must renew or obtain a new performance bond each year of the contract. Each performance bond must be valid and non-cancelable and comply with the requirements of this contract. The successful Proposer shall provide the City with a renewed or new performance bond on the 1st day of November of each contract year.

For the initial contract year, the performance bond must be equal to the estimated amount of the initial twelve (12) calendar months of fees to be paid to the successful Proposer by the City and customers as estimated by the City. For subsequent years, the performance bond must be equal to the actual amount of the prior twelve (12) calendar months of fees paid to successful Proposer by the City and customers.

5.02.26 Insurance

The successful Proposer shall be solely responsible for any insurance required under the terms of the contract, including, but not limited to, payment of premium and deductibles whether or not the City is an insured under the policy, and for any additional insurance it deems necessary. City does not and shall not carry insurance policies covering the successful Proposer.

The successful Proposer shall procure and maintain, during the term of the contract and any extensions thereof, the types of insurance and coverages that comply with the insurance requirements shown in the attached Section 7. The successful Proposer must notify City in writing at least thirty (30) days prior to any non-renewal of or material change in the insurance coverage(s) required by this contract.

The successful Proposer shall ensure that the insurance coverage required under the contract is obtained and maintained by the successful Proposer to cover its work hereunder. The successful Proposer shall be held responsible for any modification, deviation, or omissions in the insurance requirements.

City shall retain the right, at any time, to review coverage, form, and amount of insurance coverage. The procuring of the required policy or policies of insurance shall not be construed to limit the successful Proposer's liability to fulfill the indemnification provisions and the requirements under this contract. Notwithstanding said policy or policies of insurance, the successful Proposer shall be obligated for the full and total amount of any damages, injury, or loss caused by the action or inaction of the successful Proposer in connection with this contract.

All insurance certificates shall be received and approved by City before the successful Proposer will be allowed to commence or continue work.

Notice of accident (occurrence) and claim shall be given to the insurance company and City as soon as practicable after notice to the insured of any incident (occurrence) or claim.

The obligations of the successful Proposer pursuant to this section shall survive the expiration or termination of this contract.

Failure to comply with any term of this section is a breach of this contract and may result in the termination of this contract.

5.02.27 Administrative Charges

The successful Proposer understands that if it does not timely perform its obligations pursuant to the terms of the contract or violates any provision of the contract, the City will suffer damages that are difficult to determine and adequately specify. The successful Proposer agrees, in addition to any other remedies available to the City, that the City may withhold payment from Contractor in the amounts specified below as administrative charges for failure of the successful proposer to fulfill its obligations. The following acts or omissions shall be considered a breach of the contract and the City may require payment by the successful proposer of the charges set forth for each act:

A. Failure to complete all collections between 7:00 a.m. and 7:00 p.m.: $1,000 per route.

B. Missed collection: $50 per missed collection in excess of two (2) missed collections per day. A missed collection occurs when a customer reports a missed collection, the address was not reported by the successful proposer as an unacceptable set-out, and the successful proposer cannot provide data demonstrating collection vehicle traveled on the street and collections occurred on the street.

C. Missed residential unit block: $500 per incident the successful proposer failing to pick up material on a block containing residential units. A missed residential unit block is where three (3) residential units on one side of a street between cross streets, or an entire cul-de-sac report a missed collection. A missed residential unit block occurs when the addresses reporting missed collections were not reported by the successful proposer as unacceptable set-outs and the successful proposer

cannot provide data demonstrating collection vehicle traveled on the street and collections occurred on the block.

D. Failure to correct a missed collection as specified in the contract: $25 per occurrence per day.

E. Failure to clean up spill as specified in the contract: $200 per incident per day.

F. Failure to provide collection at the same customer two (2) or more times within a thirty-day (30) period: $50 per occurrence over one (1) occurrence.

G. Failure to distribute unacceptable set-out notice in accordance with the contract: $20 per occurrence.

H. Failure to submit an accurate report in the specified format, as required by the contract: $200 per report per calendar day.

I. Failure to submit an accurate accounting (i.e. invoice, quarterly and annual reports, and/or complaint reports in the specified format): Non-payment until an accurate monthly accounting is submitted.

J. Failure to respond to any customer complaint in accordance with the contract: $100 per incident per calendar day.

K. Failure to be prepared to perform services on or after the commencement date: $3,000 per calendar day.

L. Commingling of materials in violation of the contract: $1,000 per incident.

M. Disposal of recyclable materials in a landfill prior to being processed as recyclables: $2,000 for each incident.

The city may impose administrative charges when the City's designated representative determines that performance consistent with the provisions of the contract has not occurred. The City's designated representative shall notify the successful proposer in writing or electronically of each act or omission under the terms of the contract reported to or discovered by the City or its designee. It shall be the duty of the successful Proposer to take whatever steps or action may be necessary to remedy the cause of the complaint.

The city may deduct the full amount of any such charges from any payment due to the successful Proposer. The remedy available to City under this paragraph shall be in addition to all other remedies which the City may have under law, at equity, or pursuant to the terms of the contract.

The successful Proposer's obligations to make payments for such charges under this section occurring prior to the expiration or termination of the contract shall survive termination or expiration of the contract.

5.02.28 Termination of Contract

In the event of a failure by the successful Proposer to perform any material provision of the contract, the City shall give written notice of such breach to the successful Proposer along with a thirty (30) day notice (the "cure period") to correct such breach. The City may terminate the contract after such a cure period if the successful Proposer has not adequately corrected such breach in accordance with the contract and the City so notifies the successful Proposer in writing of such termination action. Upon the effective date of termination as contained in the notice, the successful Proposer shall, unless

the notice directs otherwise, immediately discontinue all Services in connection with the contract. At such time, the City shall pay the successful Proposer only for charges and fees in which Services performed on or before such termination date. In the event such termination occurs, the City may exercise its rights under the successful Proposer's performance bond and procure the services of another waste services provider to complete the work covered under the contract for the remainder of the time period covered by the initial term of the contract or extension thereof.

If the City determines, and notifies the successful Proposer, that such default poses an immediate threat to the health or safety of any person or to any property interest, and if the successful Proposer has not cured such default within twenty-four (24) hours after receipt of such notice, the City shall have the right to perform or cause to be performed all or part of the work necessary to cure such default. In the event that the City performs such work, or caused it to be performed, the successful Proposer shall compensate the City for the cost thereof. The City shall have the right to deduct any such compensation due to the City from any sums otherwise due and owing to the successful Proposer.

The City may withhold all or part of any sums which would otherwise be due to the successful Proposer, but that relate to such default, either until such time as such default is cured or if such default cannot be cured, forever.

In the event that the successful Proposer shall fail to perform any of the material provisions of the contract, the City shall promptly notify the successful Proposer of its noncompliance, stating with particularity the facts relating thereto and the period of time the successful Proposer has to comply. Thereafter, if the event or condition is not corrected or otherwise made to comply with the terms of the contract within the period of time specified by the City, the same is a violation of the contract, subject to the non-compliance penalty set forth in the contract. This remedy is hereby expressly made cumulative of other remedies available to the City, at law or in equity, for the breach of the contract.

SECTION 6: PROPOSAL FORMAT AND CONTENT

The Proposal must contain ALL of the required paperwork. ALL forms must be completed in their entirety and ALL questions must be answered directly on the form and/or expanded onto additional pages when necessary. ALL forms requiring signatures must be signed. References to company brochures and flyers will not be accepted as an answer. The Proposal must be organized into tabbed and labeled sections in the required order.

A. Cover Sheet and Mandatory Forms

B. Proposed Approach

C. Experience

D. Financial Stability and Exceptions to RFP

E. Financial Proposal

6.01 COVER LETTER AND REQUIRED FORMS

Proposers shall submit a cover letter containing a statement that the proposal is a firm offer for one hundred eighty (180) days from the due date. The cover letter shall include a signature from a representative authorized to legally bind the proposing company as identified in the Form 2 Statement of Organization Form. In addition, the Proposer shall complete the following items:

1. Conflict of Interest Questionnaire (Section 8)
2. HB 1245 Statement and Form W-9 (Section 9)
3. Verification (Section 10)
4. Statement of Organization (Section 11)
5. References (Section 12)

6.02 PROPOSED APPROACH

6.02.01 *Overview of Approach to Collection Services*

Proposer shall provide an overview of the proposed approach for providing the following collection services:

A. Residential Services
   a. Solid Waste
   b. Recycling
   c. Bulky Waste

B. Commercial Services

C. Roll-off Services

D. City Facility Services

6.02.02 Residential Services Collection Route Schedules and Maps

Proposer shall include a proposed route schedule and maps for residential services.

6.02.03 Overview of Approach to Disposal and Processing Services

Proposer shall provide an overview of the proposed approach for the disposal of solid waste and bulky waste and the processing of recyclable materials collected via the program. For processing of recyclable materials, Proposer shall identify recyclable materials to be included in residential recycling services and description of residential public education and outreach efforts to be performed by Proposer. Furthermore, Proposer shall outline the recycling process from drop-off to pick-up to include how contaminated loads are identified and handled, detail compliance/incentive mechanisms and provide average percentages of recycled materials versus contaminated loads. Proposer shall list the name, location, and distance from the City for the facilities proposed for use in providing the disposal and processing services specified in the contract.

6.02.04 Equipment

Proposer shall describe the following equipment:

A. **Collection Vehicles.** The descriptions shall include:

   a. Make, model, and age of each proposed collection vehicle. Photos of each type of collection vehicle proposed should be included.

   b. Number of front line and spare collection vehicles to be used to perform each service.

   c. Any future collection equipment to be acquired and a timeline for the acquisition of new collection equipment.

   d. Number of personnel needed for each collection crew to conduct each service.

   e. Proposed maintenance program for all collection vehicles used to perform services, including a proposed frequency of cleaning collection vehicles.

B. **Carts.** The description shall include, at a minimum, the manufacturer, capacity, and color. Photos of the proposed carts should be included. If requested, Proposer shall provide a sample of the carts to the City.

C. **Dumpsters and Roll-offs.** The descriptions shall include, at a minimum, the manufacturer, color, capacities, and logos on the containers. Photos of the proposed dumpsters and roll-offs should be included. Proposer shall describe maintenance program for all dumpsters and roll-offs used to perform services, including a proposed frequency of cleaning dumpsters and roll-offs.

6.02.05 Customer Service Policies and Procedures

Proposers shall include a description of customer service policies and procedures. Proposers shall include the following:

A. Description of customer complaint resolution procedures including customer follow-up to ensure the complaint is resolved to the customer's satisfaction.

B. Description of missed collections resolution procedures including ensuring missed collections are resolved in accordance with the RFP.

C. Proposed customer call center information including number of customer service personnel, turn-around time on customer service centerlocation, customer service phone policies, a contingency plan in case of a strike, and any other pertinent and applicable information.

6.02.06 Customer Billing Policies and Procedures

Proposer shall describe the policies and procedures to be used for billing services to be performed by the successful Proposer. Provide a detailed description of your customer billing program, including billing cycles, collection policy, and practices.

6.02.07 Disaster Management Plan

Disasters resulting in significant volumes of debris may occur in the City. Timely removal of this material is crucial and expected of the successful Proposer. Describe in detail the proposed response to disasters. Include timelines to deploy labor and equipment; staging areas; utilization of subcontractor services; anticipated volumes that could becollected per day; etc.

6.02.08 Transition Plan

Proposer shall describe its proposed strategies to ensure a smooth transition from the current provider to the successful Proposer. The proposed transition plan is of critical importance to the City. In the transition plan, Proposer must describe the following:

A. Individual or group of individuals that will oversee the execution of the transition plan.

B. Proposed approach, including equipment, personnel, and schedule, for delivering equipment (carts, dumpsters, compactors, etc.) to customers. Proposers shall also describe how the delivery of equipment will be conducted in coordination with the removal of the existing equipment used by the customers.

C. Detailed schedule for the transition.

D. Proposed strategies for customer communication regarding the transition of service providers.

6.03 EXPERIENCE

6.03.01 Key Personnel Experience

Provide a list of personnel in key positions (General Manager Hauling, Dispatcher, Route Supervisor, Customer Service Manager, etc.). For each key personnel, Proposer shall provide the following information:

A. Description of direct experience in solid waste and recycling services;

B. List of industry training and certifications;

C. Office location of personnel; and

D. Amount of time per week personnel will be dedicated to the City contract.

For positions that are currently unfilled, identify minimum qualifications for that position, office location of personnel, and amount of time per week personnel will be dedicated to the City contract.

6.03.02 Company Experience

Briefly describe in a narrative format the Proposer's experience that is relevant to this RFP. Provide references for communities for which the Proposer is currently providing similar services. Proposer shall provide a minimum of three (3) references using the forms in Section 12.

6.03.03 Contracts Ended Prior to the Expiration Date

Identify any contracts in Texas, Arkansas, Oklahoma, Arizona, Louisiana, New Mexico, and state of Proposer headquarters in the past five (5) years that have ended prior to the expiration date due to any of the following reasons:

A. Assignment of the contract to another vendor;

B. Change of control of the contract to another vendor;

C. Termination of the contract;

D. Mutual agreement with the customer to discontinue service; and/or

E. Other reasons.

6.03.04 Other Performance History Information

The Proposer must list any claims against a bid bond or performance bond and the results or any contractual defaults or termination over the last five (5) years in Texas, Arkansas, Oklahoma, Arizona, Louisiana, New Mexico, and the state of the Proposer headquarters. The Proposer shall also provide a list of all enforcement actions taken against it during the last five (5) years by any regulatory agency such as, but not limited to, the United States Environmental Protection Agency, the Texas Commission on Environmental Quality or any local enforcement agency in Texas, Arkansas, Oklahoma, Arizona, Louisiana, New Mexico, and state of Proposer headquarters. The list shall include the name of the regulatory agency and the date of enforcement action. The Proposer shall inform the City if it has had a permit, license, entitlements, or business licenses that have been revoked or suspended in the last five (5) years in Texas, Arkansas, Oklahoma, Arizona, Louisiana, New Mexico, and state of Proposerheadquarters.

6.04 FINANCIAL STABILITY AND EXCEPTIONS TO RFP

6.04.01 Financial Stability

Proposers shall submit the following information related to financial stability:

A. Briefly describe in a narrative format the Proposer's financial condition, and results of operations for the last two fiscal years including known facts that could affect future performance. If the company is publicly held, it is acceptable to attach the SEC-required Management Discussion.

B. Provide audited financial statements for the last two fiscal years. If publicly held, provide financial statements for the local operation that will provide service under the contract. For publicly held companies, also provide SEC 10K filings for the parent organization.

C. Disclose whether Proposer or parent company has ever filed for bankruptcy.

6.04.02 Exceptions to RFP

Proposer shall identify any and all exception(s) to this RFP. If Proposer identifies an exception (s), Proposer shall clearly identify the exception(s), state the reason for such exception(s), and how Proposer believes City may benefit from same. For each exception noted, Proposer shall provide alternative language for the City's consideration. Any exceptions to the RFP will be considered and included in the City's evaluation. If nothing is provided in this section, it will be assumed that the formal proposal is for the services as specifically described in this RFP.

6.05 FINANCIAL PROPOSAL

Proposer shall complete Section 13 Financial Proposal.

SECTION 7: INSURANCE REQUIREMENTS

The successful Respondent shall procure and maintain in force during the terms of any contract awarded pursuant to this RFP, at its own cost, the following minimum insurance coverage:

A. Workers' Compensation and Employers' Liability:

i. State of Texas: $1,000,000 Each Accident
ii. Employer's Liability: $100,000 Each Accident
$500,000 Disease-Policy Limit
$100,000 Disease-Each Employee
iii. Waiver of Subrogation

B. Commercial General Liability:

i. Bodily Injury & Property Damage
General Aggregate Limit: $1,000,000
ii. Personal & Advertising Injury Limit $500,000
iii. Each Occurrence Limit $1,000,000

The policy shall be on an Occurrence Form and include the following coverage: Premises Operations; Personal and Advertising Injury; Medical Payments; Liability assumed under an Insured Contract; Independent Contractors; and Broad Form Property Damage. Coverage provided should be at least as broad as found in Insurance Services Office (ISO) form CG0001.

C. Commercial Automobile Liability Limits:

i. Bodily Injury & Property Damage
Combined Single Limit: $1,000,000
ii. Medical Payments: $ 5,000 Per Person
iii. Uninsured/Underinsured Motorist $100,000

Prior to the execution of any awarded contract by the City, the successful Proposer shall forward Certificates of Insurance to the City Secretary. The required insurance policies shall be procured and maintained in full force and effect for the duration of the awarded contract. Certificate Holder shall be the City of Sanger at 502 Elm Street, Sanger Tx 76266

All such insurance policies will be primary and written on forms acceptable to the City without the right of contribution from any other insurance coverage maintained by the City. All policies required herein shall be written by insurance carriers with a rating of A.M. Bests of at least "A-" or "Excellent" and a financial size category of at least VII. Prior to the execution of the contract, the Successful Proposer shall furnish the City with an original certificate of insurance and a copy of the amendatory endorsements, including, but not limited to, the additional insured endorsement, evidencing that such coverages are in effect. Such certificate: (i) will also provide for thirty (30) days prior written notice of cancellation to the City; (ii) shall show the City as an additional insured on all policies other than Worker's Compensation; and, (iii) shall contain waivers of subrogation in favor of the City (excluding Worker's Compensation policy) except with respect to the sole negligence or willful misconduct of the City.

In addition, the following requirements apply:

- The Commercial General Liability policy must include Contractual Liability coverage specifically covering the Successful Proposer's Indemnification of the City herein.
- Coverage must be provided for Products/Completed Operations.
- The policy shall also contain a cross Liability/Severability of Interests provision assuring that the acts of one insured do not affect the applicability of coverage to another insured.
- The cancellation clause on the Successful Proposer's insurance certificate must conform to the endorsement. Any conflict between the endorsement and the certification is a breach of the contract and can result in retraction by the City of the award of the contract to the Successful Proposer or termination of the contract.
- The Successful Proposer shall file proof of insurance meeting the requirements as set forth herein with the City. The Successful Proposer shall be solely responsible for assuring that all proofs of insurance filed with the City are current. Failure of the Successful Proposer to fully comply with the requirements set forth herein regarding insurance is a breach of the contract and the City may terminate the contract with the Successful Proposer.
- No changes are to be made to these specifications without the City's prior written approval.
- The City's approval of the insurance shall not relieve or limit the liability of the Successful Proposer for any damages arising from the Successful Proposer's performance or nonperformance of Services provided herein.
- All policies required herein, unless specific approval is given by the City, are to be written on an occurrence basis and the insurers shall agree to waive all right of subrogation against the City.
- Each policy shall apply separately to each insured against whom claim is made and suit is brought, except with respect to the limits of the insurer's liability.

SECTION 8: CONFLICT OF INTEREST QUESTIONNAIRE

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____
Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

_____ _____
Signature of vendor doing business with the governmental entity Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 1/1/2021

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 1/1/2021

SECTION 9: HB 1295 AND FORM W-9

9.01 HB 1295

The Texas Legislature passed House Bill 1295 that went into effect January 1, 2016. It requires contracts that are approved by municipalities to have a notarized ethics statement submitted to the City. Here is the link to the website with the video explaining how to do this.

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

Please submit your completed and notarized form with your response packet.

9.02 FORM W-9

Please submits a copy of a W-9 for your company with your response packet.

SECTION 10: VERIFICATION

I,_____(Person name), the undersigned representative of

_____ (Company or Business name, hereafter referred to as Company) being an adult over the age of eighteen (18) years of age, after being duly sworn by the undersigned notary, do hereby depose and verify under oath that the company named above:

6. Shall not boycott Israel at any time while providing products or services to the City. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than $100,000.00.
7. Shall not boycott energy companies during the term of this contract, as those terms are defined by Chapter 2274, Government Code. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than $100,000.00.
8. Shall not discriminate during the term of this contract against a firearm entity or firearm trade association, as those terms are defined by Chapter 2274, Government Code. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than $100,000.00.
9. A person or business that contracts with or who seeks to contract with the City shall not do business with Iran, Sudan, or a foreign terrorist.

_____ _____

Date Signature of Company Representative

ON THIS THE_____day of_____, 20_, personally appeared

_____, the above-named person, who after by me being duly sworn, did swear and confirm that the above is true and correct.

NOTARY SEAL

_____

Notary Signature

SECTION 11: STATEMENT OF ORGANIZATION

PROPOSER

Full Name of Business: _____

Principal Business Address: _____

_____

Principal Phone Number: _____

Local Business Address: _____

_____

Local Business Contact Person: _____

Local Business Phone: _____

Local Business Fax: _____

Local Business E-Mail: _____

Type of Organization: _____

Tax ID #: _____

License #: _____

Provide names of authorized representative(s) of the Proposer who has legal authority to bind the Proposer in contractual obligations:

(a) _____

(b) _____

(c) _____

SUBCONTRACTORS

List of all firms participating in this submittal.

	Name	Address	Area of Responsibility
(a)			
(b)			
(c)			
(d)			

SECTION 12: REFERENCES
Reference #1

Proposer Name: _____

Reference Information

Entity Name: _____

Address: _____

Contact Name: _____ Telephone: _____

Title: _____ Email: _____

Experience Overview

Dates of Service: from _____ to _____

# of Residential Customers: _____ # of Commercial Customers: _____

Experience/Project Description:

Reference #2

Proposer Name: _____

Reference Information

Entity Name: _____

Address: _____

Contact Name: _____ Telephone: _____

Title: _____ Email: _____

Experience Overview

Dates of Service: from _____ to _____

# of Residential Customers: _____ # of Commercial Customers: _____

Experience/Project Description:

Reference #3

Proposer Name: _____

Reference Information

Entity Name: _____

Address: _____

Contact Name: _____ Telephone: _____

Title: _____ Email: _____

Experience Overview

Dates of Service: from _____ to _____

# of Residential Customers: _____ # of Commercial Customers: _____

Experience/Project Description:

SECTION 13: FINANCIAL PROPOSAL

Franchise fees are not to be included in the collection fees listed in this Section.

RESIDENTIAL SERVICES

Form 13.1: Solid Waste Services for Residential Units

(Prior to awarding the contract, the City will determine if collections shall be once or twice per week)

Solid Waste Services	Proposed Monthly Fee per Residential Unit
Option 1: Twice per week*	
Option 2: Once per week*	

***Minimum 95-gallon trash cart required**

Form 13.2: Other Services for Residential Units

Recycling Services	Proposed Monthly Fee per Residential Unit
Once per week	
Opt-in/Opt-out	

Bulky Waste Services	Proposed Monthly Fee per Residential Unit
Once per week	

Additional Carts	Proposed Monthly Fee per Residential Unit
Additional Solid Waste Cart	
Additional Recycling Cart	

Form 13.3: Recyclable Materials

Please list all items to be accepted as recyclable materials (for all customer classes):

COMMERCIAL SERVICES

Form 13.4: Proposed Monthly Collection Fees for Solid Waste Services for Commercial Units via Cart or Dumpster

	Weekly Collection Frequency		
Type & Size	**1**	**2**	**3**
Cart			N/A
3 CY Dumpster			
4 CY Dumpster			
6 CY Dumpster			
8 CY Dumpster			

.

Form 13.5: Proposed Collection Fees for Extra Pick Ups for Solid Waste Services via Dumpster

Type & Size	Fee per Pick Up
Cart	
3 CY Dumpster	
4 CY Dumpster	
6 CY Dumpster	
8 CY Dumpster	

Form 13.6: Weekly Commercial Recycling Services

Type & Size	Fee per Pick Up
Cart	
3 CY Dumpster	
4 CY Dumpster	
6 CY Dumpster	
8 CY Dumpster	

ROLL-OFF SERVICES

Form 13.7: Proposed Fees for Solid Waste Services via Roll-off

Roll-off Type and Size	Container Rental Fee (Per Month)	Initial Delivery Fee (One-Time)	Collection Fee (Per Pull)	Disposal Fee (Per Ton)
20 CY Roll-off				
30 CY Roll-off				
40 CY Roll-off				
20 CY Roll-off with Compactor				
30 CY Roll-off with Compactor				
40 CY Roll-off with Compactor				

Form 13.8: Proposed Other Fees for Dumpsters and Roll-offs

Service	Proposed Fee Per Item	
Lockbar		Per Month
Set of Casters		Per Month
Opening and Closing of Enclosures		Per Month

CITY SERVICES

Form 13.9: City Sludge Service

Description	Haul	Delivery	Daily Rent	Disposal
Sludge 20 CY Roll-off				

Form 13.10: City Roll-Off Service

(Should the City require roll-off services in addition to those services provided for in Section 3.01.04)

Description	Haul	Delivery	Daily Rent	Disposal
20 CY Roll-off				
30 CY Roll-off				
40 CY Roll-off				

EXHIBIT A

AGREEMENT FOR SOLID WASTE AND RECYCLING SERVICES

This Agreement for Solid Waste and Recycling Services (this "Agreement") is made and entered into by and between the City of Sanger Texas, a home-rule Texas Municipal Corporation ("the City") and _____, a Texas Limited Liability Corporation ("Contractor"), a Texas Limited Liability Corporation located at _____ (collectively, "the Parties").

WITNESSETH:

WHEREAS, the City seeks to contract for Solid Waste and Recycling Services for the benefit of the citizens of the City of Sanger; and

WHEREAS, the City has received a proposal from _____ to provide Solid Waste and Recycling Services; and

WHEREAS, the City has selected the bid from _____ as the best value for the providing Solid Waste and Recycling Services;

NOW, THEREFORE, in consideration of the promises and mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Contractor and the City, agree as follows:

1. Scope of Services. Contractor shall be bound by the terms and conditions described in the Request for Proposal issued by the City attached hereto and incorporated herein by reference as Exhibit A and Contractor's response ("the Proposal" i.e. _____) attached hereto and incorporated herein by reference as Exhibit B.

2. Commencement of Operations. Contractor shall begin immediately upon receipt of a fully executed copy of this Agreement and the receipt of a Notice to Proceed from the City of Sanger.

3. Compensation. In consideration for the work performed by Contractor, the City to the amounts and manner indicated on the documents attached hereto and incorporated herein as Exhibits A & B.

4. **WARRANTY AND DEGREE OF CARE. CONTRACTOR WARRANTS THE MATERIALS USED SHALL BE FREE OF DEFECT OR FAILURE FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF COMPLETION OF THE SERVICES AND THAT ALL SERVICES PROVIDED BY CONTRACTOR SHALL BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE SPECIFICATIONS OF THIS AGREEMENT AND IN ACCORDANCE WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY COMPETENT CONTRACTORS IN TEXAS APPLICABLE TO THE TYPE OF SERVICES CONTEMPLATED HEREUNDER. IN THE EVENT ANY DEFECT IS DISCOVERED OR DEVELOPS IN MATERIALS PROVIDED BY CONTRACTOR OR WORK PERFORMED BY CONTRACTOR**

WITHIN ONE YEAR AFTER COMPLETION OF THE SERVICES, CONTRACTOR WILL REPAIR OR REPLACE ANY SUCH MATERIALS OR WORK SO THAT IT IS NOT DEFECTIVE AND MEETS THE REQUIREMENTS OF THIS AGREEMENT.

5. Confidentiality and Ownership of Documents. Contractor shall keep confidential information and documents provided by the City confidential and shall not release them without the consent of the City. Upon completion of the Renovations and payment of the Compensation owed, all documents created for the City pursuant to this Agreement shall be the property of the City and shall be provided to the City by Contractor.

6. **INDEMNIFICATION**. **CONTRACTOR SHALL INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CITY AND ITS OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ALL CAUSES OF ACTION, FINES, JUDGMENTS, LOSSES, CLAIMS, DAMAGES, LIABILITIES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, JOINT OR SEVERAL, WHETHER THEY BE FOR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER TYPE OF CLAIM, WHICH MAY BE ASSERTED AGAINST ANY OF THEM ARISING OUT OF OR RELATED TO (I) ANY ACTION BY CONTRACTOR OR ITS AGENTS IN THE CARRYING OUT OF THE SERVICES DURING THE TERM OF THIS AGREEMENT; (II) THE NEGLIGENCE OR WILLFUL ORWANTON MISCONDUCT OF CONTRACTOR OR ITS AGENTS; (III) ANY VIOLATION OF ANY REQUIREMENT APPLICABLE TO CONTRACTOR OR ITS AGENTS UNDER ANY FEDERAL, STATE, OR LOCAL LAW OR REGULATION,(IV) THE FAILURE OF CONTRACTOR TO PERFORM SPECIFIED DUTIES UNDER THIS AGREEMENT, OR (V) THE BREACH OF THIS AGREEMENT BY CONTRACTOR, EXCEPT IN EACH CASE TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL OR WANTON MISCONDUCT OF THE CITY. OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT AND WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES. THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.**

7. Termination. Either Party may terminate this Agreement by providing ____ (xx) days written notice to the other Party.

8. Non-Discrimination. Contractor hereby agrees to refrain from any activity in the performance of this Agreement that discriminates against any person or persons based upon race, color, creed, national origin, religion, sex, or communicable disease, in accordance with present federal and state laws.

9. Independent Contractor. Contractor shall be fully responsible for its employees, including meeting all state and federal requirements for minimum wage, income tax withholding, workers' compensation, insurance, and all city, state, and federal requirements governing employer/employee

relations. Contractor hereby certifies that it shall be and is in compliance with all such regulations, laws and requirements. Contract shall also require its subcontractor to provide the same certification to the City.

10. No Third Party Benefit. Nothing herein expressed or implied is intended, or shall be construed, to confer upon or give to any person or entity, other than the parties, any right or remedy under or by reason of this Agreement.

11. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Texas as to all matters, including but not limited to matters of validity, construction, effect and performance, without regard to conflict of law principles. All actions regarding this Agreement shall be in a court of competent subject matter jurisdiction Denton County, Texas.

12. Severability. If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, including but not limited to the City Code of the City, then and in that event it is the intention of the parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this Agreement shall be construed as if such invalid, illegal, or unenforceable clause or provision was never contained herein.

13. Notices/Insurance/Bonds. All notices, bonds, consents, demands, insurance, requests and other communications which may or are required to be given hereunder shall be in writing and shall be deemed duly given if personally delivered or sent by United States mail, registered or certified, return receipt requested, postage prepaid, to the addresses set forth hereunder or to such other address as the other party hereto may designate in written notice transmitted in accordance with this provision.

In case of the City, to:

City of Sanger
Attention: City Manager
P.O. Box 1729
Sanger, TX 76266

With courtesy email copy to jnoblitt@sangertexas.org

In case of Contractor, to:

_____

Address _____

City, State Zip _____

With courtesy copy email to: _____

Entire Agreement. This Agreement and its exhibits contain the entire agreement between the parties with

respect to the subject matter hereof and supersede any and all other discussions, agreements and understandings, either oral or written, between the parties with respect to the subject matter hereof. In the event of a dispute under this agreement, the applicable documents will be referred to for the purpose of clarification or for additional detail in the following order of precedence: (1) this Agreement; (2) the Request for Proposal; (3) the Response to the Request for Proposal from the Contractor.

14. Amendment. No amendment to this Agreement shall be effective unless in writing signed by both parties.

15. Compliance with Laws. Contractor shall comply with all applicable federal, state, and local laws applicable to the renovations to be performed under this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed in duplicate originals and effective as of the ____day of _____, 202_ ("the Effective Date").

CONTRACTOR: _____ LLC

By: _____

Name: _____

Title: _____

THE CITY OF SANGER:

By: _____

Name: _____

Title: _____

Approved as to Form

_____
Hugh Coleman
City Attorney
City of Sanger

Attest:

_____
Kelly Edwards
City Secretary
City of Sanger

EXHIBIT LIST:

EXHIBIT "A" – City of Sanger Request for Proposal for Solid Waste and Recycling Services

EXHIBIT "B" – _____ Response to Request for Proposal for Solid Waste and Recycling Services

VENDOR SET: 99 City of Sanger
BANK: * ALL BANKS
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
13080	BLUE CROSS BLUE SHIELD OF TEXA							
C-CHECK	BLUE CROSS BLUE SHIELD OVOIDED	V	6/06/2023			083115		56,605.23CR
33210	DEARBORN LIFE INSURANCE COMPAN							
C-CHECK	DEARBORN LIFE INSURANCE VOIDED	V	6/06/2023			083121		4,745.39CR
C-CHECK	VOID CHECK	V	6/06/2023			083141		
C-CHECK	VOID CHECK	V	6/06/2023			083152		
C-CHECK	VOID CHECK	V	6/06/2023			083153		
C-CHECK	VOID CHECK	V	6/14/2023			083169		

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0		0.00	0.00	0.00
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	0		0.00	0.00	0.00
EFT:	0		0.00	0.00	0.00
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	6	VOID DEBITS	0.00		
		VOID CREDITS	61,350.62CR	61,350.62CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: * TOTALS:	6	61,350.62CR	0.00	0.00
BANK: * TOTALS:	6	61,350.62CR	0.00	0.00

VENDOR SET: 99 City of Sanger
BANK: EMP B EMPLOYEE BENEFIT FUND
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
13080		BLUE CROSS BLUE SHIELD OF TEXA							
	I-6.1.23-6.30.23	JUN 2023 HEALTH/DENTAL PREMIUM	R	6/06/2023	58,378.38		000766		58,378.38
33210		DEARBORN LIFE INSURANCE COMPAN							
	I-06.01.23-06.30.23	VISION/LIFE/ADD/VOL INS JUN 23	R	6/06/2023	2,684.08		000767		2,684.08
13080		BLUE CROSS BLUE SHIELD OF TEXA							
	I-5.01.23-5.31.23	MAY 2023 HEALTH/DENTAL PREMIUM	R	6/08/2023	56,605.23		000768		56,605.23
33210		DEARBORN LIFE INSURANCE COMPAN							
	I-5.01.23-5.31.23	VISION/LIFE/ADD/VOL INS MAY 23	R	6/08/2023	2,646.96		000769		2,646.96
10610		LEADERSLIFE INS. COMPANY							
	I-137929	JUN 2023 LIFE INSURANCE	R	6/21/2023	73.66		000770		73.66

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	5			120,388.31	0.00	120,388.31
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: EMP BTOTALS:	5	120,388.31	0.00	120,388.31
BANK: EMP B TOTALS:	5	120,388.31	0.00	120,388.31

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
08120		ICMA-RC							
	I-457PY 6.02.23	ICMA CITY OF SANGER 457 PLAN	E	6/02/2023	2,077.41		000479		2,077.41
22690		GEAR CLEANING SOLUTIONS							
	I-117979	GEAR CLEANING	E	6/06/2023	583.98		000484		
	I-117991	GEAR CLEANING	E	6/06/2023	402.60		000484		986.58
36460		KIMLEY-HORN & ASSOCIATES							
	I-061322300-0423	I-35 UTILITY REOCATIONS	E	6/06/2023	26,890.05		000485		26,890.05
37670		CITIBANK, N.A.							
	I-AWC 05.25.23	WATER DISTRIBUTION RWELBORN	E	6/06/2023	349.99		000486		
	I-DCC 05.25.23	PLAT FILING	E	6/06/2023	84.50		000486		
	I-INGRAM 05.15.23	BACK ORDER PICTURE BOOK	E	6/06/2023	11.30		000486		
	I-INGRAM 05/15/23	FICTION BOOKS	E	6/06/2023	46.32		000486		
	I-SCHOOL 05.15.23	BRAG TAGS	E	6/06/2023	104.20		000486		
	I-SHERATON 05.19.23	HOTEL STAY 05/17-19/23 JSTATON	E	6/06/2023	361.86		000486		
	I-TEEX 05.25.23	WEB LAB CLASS - RWELBORN	E	6/06/2023	455.00		000486		
	I-TXDMV 05.26.23	REGISTRATION RENEWAL LP1284928	E	6/06/2023	9.50		000486		
	I-ZOOM 05.24.23	ZOOM MEETINGS	E	6/06/2023	115.99		000486		
	I-ZOOM 05/24/23	ZOOM MONTHLY SUBSCRIPTION	E	6/06/2023	130.74		000486		1,669.40
37880		BRIGHTSPEED							
	I-04/10/23-05/09/23	PHONE 03/10/23-04/09/23	E	6/06/2023	297.68		000487		297.68
38390		AMAZON CAPITAL SERVICES, INC.							
	I-1HRX-3KY4-GK61	GRAPHIC NOVELS	E	6/06/2023	48.09		000488		48.09
24050		AEP ENERGY PARTNERS, INC							
	I-175-21434345	MAY 23 ELECTRIC PURCHASE	E	6/14/2023	412,949.60		000489		412,949.60
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-23050378	AMMONIA/CBOD/TSS/ENVIRO IMPACT	E	6/14/2023	314.40		000490		314.40
38390		AMAZON CAPITAL SERVICES, INC.							
	I-16W3-L1TF-DMPH	PRINTER INK	E	6/14/2023	144.30		000491		
	I-16YJ-YJGX-1149	BLEACH	E	6/14/2023	90.75		000491		
	I-19LV-43FF-MVXQ	CONFERENCE ROOM SNACKS	E	6/14/2023	157.66		000491		
	I-19WV-T3YX-DDV3	SUMMER PROGRAM SUPPLIES	E	6/14/2023	8.90		000491		
	I-1FW3-YTGG-FKPH	DOOR GAP DOOR DRAFT	E	6/14/2023	37.02		000491		
	I-1MVC-3PKW-1RH9	STUFFIE PROGRAM SUPPLIES	E	6/14/2023	15.98		000491		
	I-1NY9-PC9P-KF4Y	17 - 40-45 GAL TRASH BAGS	E	6/14/2023	699.21		000491		
	I-1TKW-G9FL-CPCJ	SUMMER READING PROGRAM SUPPLY	E	6/14/2023	114.69		000491		
	I-1V69-3QGP-L3RT	REMOTES FOR GATES & BATTERIES	E	6/14/2023	294.22		000491		
	I-1X9X-VTCX-F4WD	HOLSTER ADAPTER 781	E	6/14/2023	29.99		000491		
	I-1XQW-6KYN-CQ19	OFFICE ORGANIZATION MATERIALS	E	6/14/2023	25.01		000491		1,617.73

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
08120		ICMA-RC							
	I-457PY 06.16.23	ICMA CITY OF SANGER 457 PLAN	E	6/16/2023	2,075.60		000492		2,075.60
00440		BRAZOS ELECTRIC							
	I-49676-RI-001	MAY 2023	E	6/21/2023	12,916.83		000493		12,916.83
23760		KEEPITSAFE, LLC. - LIVEVAULT							
	I-INVLUS-23257	SERVER BACKUP SRVC - CITY HALL	E	6/21/2023	1,505.58		000494		1,505.58
34490		HALFF ASSOC INC							
	I-10096512	GENERAL ENGINEERING ASSISTANCE	E	6/21/2023	268.71		000495		
	I-10096569	UTILITY ROAD	E	6/21/2023	275.67		000495		
	I-10097688	PROFESSIONAL SERVICES	E	6/21/2023	20,084.62		000495		20,629.00
36430		CIVICPLUS, LLC							
	I-259160	AGENDA SOFTWARE/MUNICODE MTGS	E	6/21/2023	5,000.00		000496		5,000.00
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-23050553	AMMONIA/CBOD/TSS/ENVIRO IMPACT	E	6/21/2023	314.40		000497		314.40
37670		CITIBANK, N.A.							
	C-CALIBRE 02.07.23	ONLINE CLASS 778 R.LOFTIN	E	6/21/2023	199.00CR		000498		
	I-AMZN 03/12/23	ANNUAL BUSINESS PRIMER MEMBER	E	6/21/2023	499.00		000498		
	I-AWC 06.01.23	WATER CLASS - JBARNES	E	6/21/2023	349.99		000498		
	I-BTSB 05.12.23	JUNIOR FICTION BOOKS	E	6/21/2023	56.10		000498		
	I-DCC 05.30.23	PLAT FILING	E	6/21/2023	106.50		000498		
	I-DG 05.29.23	COFFEE CREAMER	E	6/21/2023	3.15		000498		
	I-FEDEX 05.02.23	DEZURIK FREIGHT COST	E	6/21/2023	177.00		000498		
	I-LMC 05.30.23	6X3 FULL COLOR DISPLAY AD	E	6/21/2023	639.50		000498		
	I-OLLIE'S 05.29.23	CHILDREN'S BOOKS	E	6/21/2023	9.46		000498		
	I-QUILL 05.02.23	HP 8034E PRINTER	E	6/21/2023	179.99		000498		
	I-TAMU 05.04.2023	ONLINE CLASS 779 GREEN	E	6/21/2023	95.00		000498		
	I-TAMU 05.04.23	ONLINE CLASS 779 GREEN	E	6/21/2023	60.00		000498		
	I-TAMU 05/04/23	ONLINE CLASS 779 GREEN	E	6/21/2023	95.00		000498		
	I-TML 03.22.23	GFOAT SPRING/POST CONF 23	E	6/21/2023	700.00		000498		
	I-TXDMV 05.01.23	VEHICLE REGISTRATION	E	6/21/2023	10.25		000498		
	I-TXDMV 05.02.23	STATE REGISTRATIONS	E	6/21/2023	19.75		000498		
	I-USPS 05.05.23	PSTG FOR AIR SAMPLES	E	6/21/2023	5.55		000498		
	I-ZOOM 05.21.23	ZOOM PRO SUBSCRIPTION	E	6/21/2023	15.99		000498		2,823.23
38180		BUILD A SIGN, LLC							
	I-SO#9457818	BANNERS/SIGNS FOR FREEDOM	E	6/21/2023	1,174.00		000499		1,174.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
38520		AMERICAN GOLF CARS							
	I-SO15002	8 - GOLF CART RENTALS	E	6/21/2023	1,350.00		000500		1,350.00
02910		UPPER TRINITY							
	I-W272306	MAY 2023 WATER PURCHASE	E	6/27/2023	29,833.19		000501		29,833.19
34770		FIRST STOP HEALTH, LLC							
	I-INV-31794	VRTL MNTL HLTH/TELEMEDICINE	E	6/27/2023	574.00		000502		574.00
36430		CIVICPLUS, LLC							
	I-264182	CIVIC REC ADD ON	E	6/27/2023	7,838.00		000503		7,838.00
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-23060062	AMMONIA/CBOD/TSS/ENVIRO IMPACT	E	6/27/2023	314.40		000504		314.40
37670		CITIBANK, N.A.							
	C-LOWES 06.06.23	FURNITURE SUPPLIES	E	6/27/2023	13.48CR		000505		
	C-LOWES 06.17.23	FURNITURE SUPPLIES	E	6/27/2023	27.96CR		000505		
	I-99 RANCH 06.11.23	SNACK AROUND THE WORLD PROGRAM	E	6/27/2023	8.18		000505		
	I-BPI 06.20.23	3 CLASSES FOR T.VARNER	E	6/27/2023	270.00		000505		
	I-BUILDASIGN 6.20.23	SIGN FOR 4B PROPERTY ENHANCE	E	6/27/2023	152.60		000505		
	I-CE 06.05.23	TEA & ICE FOR COUNCIL MEETING	E	6/27/2023	7.85		000505		
	I-DOMINOS 06.05.23	PIZZA FOR COUNCIL MEETING	E	6/27/2023	76.94		000505		
	I-ESRI 06.01.23	ESRI REPORTS	E	6/27/2023	50.00		000505		
	I-FB 06.03.23	FACEBOOK ADS MAY 2023	E	6/27/2023	370.93		000505		
	I-H MART 06.11.23	SNACK AROUND THE WORLD PROGRAM	E	6/27/2023	30.20		000505		
	I-H MART 06/11/23	SNACK AROUND THE WORLD PROGRAM	E	6/27/2023	37.44		000505		
	I-HC 06.16.23	HOTEL STAY FOR H.COLEMAN	E	6/27/2023	563.34		000505		
	I-HD 06.22.23	3/8" SOCKET ADAPTER	E	6/27/2023	17.08		000505		
	I-HULU 06.03.23	HULU ADS MAY 2023	E	6/27/2023	93.32		000505		
	I-HULU 6.11.23	HULU ADS JUNE 2023	E	6/27/2023	132.74		000505		
	I-IB 06.11.23	SNACK AROUND THE WORLD PROGRAM	E	6/27/2023	18.75		000505		
	I-IEDC 06.05.23	HOTEL STAY S.BRADSHAW	E	6/27/2023	975.00		000505		
	I-IEDC 06.07.23	ICSC ANNUAL MEMBERSHIP	E	6/27/2023	455.00		000505		
	I-LOWES 06.04.23	FURNITURE SUPPLIES	E	6/27/2023	13.48		000505		
	I-LOWES 06.06.23	FURNITURE SUPPLIES	E	6/27/2023	28.42		000505		
	I-LOWES 06.08.23	FURNITURE SUPPLIES	E	6/27/2023	37.06		000505		
	I-LOWES 06.21.23	CABLE TIES/INFRARED THERMO	E	6/27/2023	104.52		000505		
	I-NCTCG 06.06.23	BASIC WASTEWTR OPS CDAVIS	E	6/27/2023	310.00		000505		
	I-NTTA 06.05.23	SAMPLES TO SPL	E	6/27/2023	14.86		000505		
	I-O'REILLY 06.07.23	SHOP TOWELS	E	6/27/2023	4.99		000505		
	I-PLANT 06.01.23	PLANT MEMBERSHIP 2023	E	6/27/2023	50.00		000505		
	I-SCHILO 06.14.23	TCAA CONF MEAL H.COLEMAN	E	6/27/2023	18.94		000505		
	I-STE 06.03.23	SUMMER READING PERFORMER	E	6/27/2023	275.00		000505		
	I-TCFP 06.05.2023	AERIAL OPERATOR CERT C.WELBORN	E	6/27/2023	87.17		000505		
	I-TCFP 06.05.23	IFSAC SEAL C.WELBORN	E	6/27/2023	30.93		000505		
	I-TCFP 06.5.23	ADV INSPECTOR CERT C.WELBORN	E	6/27/2023	87.17		000505		
	I-TCFP 06/05/23	IFSAC SEAL M.PEARSE	E	6/27/2023	30.93		000505		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-TCFP 6.5.23	AERIAL OPERATOR CERT M.PEARSE	E	6/27/2023	87.17		000505		
	I-TR 06.24.23	ONLINE/SOFTWARE SUBSCRIPTION	E	6/27/2023	229.00		000505		
	I-TXDMV 06.06.23	REGISTRATION RENEWAL LP1347071	E	6/27/2023	10.25		000505		
	I-TXDMV 06.07.23	REGISTRATION RENEWAL KXW0081	E	6/27/2023	134.50		000505		
	I-TXEDC 06.01.23	MIDYEAR CONF REGISTRATION	E	6/27/2023	425.00		000505		
	I-UBER 06.14.2023	UBER TRIP & TIP	E	6/27/2023	59.79		000505		
	I-UBER 06.14.23	UBER TRIP & TIP	E	6/27/2023	83.90		000505		
	I-USPS 06.05.23	POSTAGE	E	6/27/2023	12.60		000505		
	I-USPS 06.22.23	POSTAGE FOR INSURANCE LETTER	E	6/27/2023	32.10		000505		
	I-WB 06.15.23	TCAA CONF MEAL H.COLEMAN	E	6/27/2023	12.26		000505		
	I-WM 06.15.23	SNACK AROUND THE WORLD PROGRAM	E	6/27/2023	6.16		000505		5,404.13
38390		AMAZON CAPITAL SERVICES, INC.							
	C-13VD-J6HM-1WVX	COMPOSTABLE PLATE SET	E	6/27/2023	39.99CR		000506		
	C-16TM-LWY7-4WYL	BULLETIN BOARD	E	6/27/2023	189.98CR		000506		
	I-11C4-T9FC-GQCQ	RUSTIC STARS	E	6/27/2023	55.66		000506		
	I-11KD-79NJ-3L3P	LAPTOP RAM	E	6/27/2023	12.88		000506		
	I-11PW-NRHQ-4KLG	RUG/CHAIR/TABLE/ART	E	6/27/2023	497.97		000506		
	I-11YM-Q6HL-7NGT	CANVAS WALL ART	E	6/27/2023	169.85		000506		
	I-13FJ-D6J4-1GCC	RECYCLED BOOK PROGRAM SUPPLY	E	6/27/2023	39.03		000506		
	I-13VD-J6HM-1WVX	COMPOSTABLE PLATE SET	E	6/27/2023	199.95		000506		
	I-14NG-C4R1-VV7C	BULLETIN BOARD	E	6/27/2023	189.98		000506		
	I-16RQ-TGK7-4QXP	ART CONTEST SUPPLIES	E	6/27/2023	107.93		000506		
	I-17TK-YD36-7XNQ	PICTURE BOOK	E	6/27/2023	16.99		000506		
	I-1FMG-F9WQ-4J7R	PORTABLE A/C	E	6/27/2023	309.99		000506		
	I-1FQL-VT6R-1DV7	WASTEBASKET/RUG OFFICE	E	6/27/2023	115.25		000506		
	I-1GJW-T1R1-6MF7	SUMMER READING GRAND PRIZES	E	6/27/2023	118.09		000506		
	I-1GP4-C9RJ-4LNJ	OFFICE CHAIR	E	6/27/2023	179.98		000506		
	I-1GVV-9WNJ-4N37	CORNER PROTECTOR/LIQUID CHALK	E	6/27/2023	40.68		000506		
	I-1H1D-4XMM-67DH	STEEL RULERS	E	6/27/2023	5.98		000506		
	I-1JTG-DL3W-11P4	WALKIE TALKIES	E	6/27/2023	179.99		000506		
	I-1K7W-XDTC-DYV1	RUG & ART FOR OFFICE	E	6/27/2023	537.92		000506		
	I-1NY9-PC9P-FYJY	PICTURE BOOKS FOR STORYTIME	E	6/27/2023	67.83		000506		
	I-1PQP-CP1R-37X7	PICTURE BOOK	E	6/27/2023	15.29		000506		
	I-1RHV-3QDJ-1KRQ	POP UP CANOPY TENT	E	6/27/2023	389.88		000506		
	I-1RPQ-9DM4-7PTL	JUNIOR NON-FICTION BOOK	E	6/27/2023	66.45		000506		
	I-1X1J-W4W9-4H9R	BOOK TRUCK CART	E	6/27/2023	109.90		000506		3,197.50
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CBWPY 6.02.23	CHILD SUPPORT	D	6/02/2023	419.54		000539		
	I-CRWPY 6.02.23	CHILD SUPPORT AG#0013904686	D	6/02/2023	192.46		000539		
	I-CSRPY 6.02.23	CHILD SUPPORT #0013806050	D	6/02/2023	276.92		000539		
	I-CWMPY 6.02.23	CHILD SUPPORT # 0014024793CV19	D	6/02/2023	357.69		000539		1,246.61

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 6.02.23	FEDERAL W/H	D	6/02/2023	16,846.95		000540		
	I-T3 PY 6.02.23	FICA PAYABLE	D	6/02/2023	24,694.78		000540		
	I-T4 PY 6.02.23	FICA PAYABLE	D	6/02/2023	5,775.44		000540		47,317.17
11690		PITNEY BOWES - RESERVE ACCOUNT							
	I-06.08.2023	REFILL POSTAGE METER	D	6/08/2023	300.00		000546		300.00
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CBWPY 06.16.23	CHILD SUPPORT	D	6/16/2023	419.54		000547		
	I-CRWPY 06.16.23	CHILD SUPPORT AG#0013904686	D	6/16/2023	192.46		000547		
	I-CSRPY 06.16.23	CHILD SUPPORT #0013806050	D	6/16/2023	276.92		000547		
	I-CWMPY 06.16.23	CHILD SUPPORT # 0014024793CV19	D	6/16/2023	357.69		000547		1,246.61
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 06.16.23	FEDERAL W/H	D	6/16/2023	18,410.66		000548		
	I-T3 PY 06.16.23	FICA PAYABLE	D	6/16/2023	25,730.68		000548		
	I-T4 PY 06.16.23	FICA PAYABLE	D	6/16/2023	6,017.66		000548		50,159.00
00100		TMRS							
	I-RETPY 05.05.23	TMRS	D	6/21/2023	45,936.64		000550		
	I-RETPY05.19.2023	TMRS	D	6/21/2023	41,595.46		000550		87,532.10
33770		WEX HEALTH, INC							
	I-0001747643-IN	COBRA MONTHLY MAY 2023	D	6/25/2023	100.00		000551		100.00
00600		CITY OF SANGER							
	I-JUNE 2023	CITY OF SANGER 4/19/23-5/21/23	D	6/27/2023	28,019.34		000552		28,019.34
30600		TASC							
	C-TASC 6.02.23	TASC ROUNDING	D	6/02/2023	0.49CR		000553		
	D-SVEGA 6.2.2023	TASC S.VEGA 6.2.23	D	6/02/2023	104.17		000553		
	I-FSMPY 6.02.23	FLEX	D	6/02/2023	1,290.75		000553		1,394.43
30600		TASC							
	C-S.VEGA	TASC SVEGA 5.05/5.19	D	6/16/2023	208.34CR		000554		
	C-TASC 6.16.2023	TASC - ROUNDING	D	6/16/2023	0.49CR		000554		
	I-FSMPY 06.16.23	FLEX	D	6/16/2023	1,603.26		000554		1,394.43
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CBWPY 6.30.23	CHILD SUPPORT	D	6/30/2023	419.54		000555		
	I-CRWPY 6.30.23	CHILD SUPPORT AG#0013904686	D	6/30/2023	192.46		000555		
	I-CSRPY 6.30.23	CHILD SUPPORT #0013806050	D	6/30/2023	276.92		000555		
	I-CWMPY 6.30.23	CHILD SUPPORT # 0014024793CV19	D	6/30/2023	357.69		000555		1,246.61

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 6.30.23	FEDERAL W/H	D	6/30/2023	19,516.94		000556		
	I-T3 PY 6.30.23	FICA PAYABLE	D	6/30/2023	26,918.06		000556		
	I-T4 PY 6.30.23	FICA PAYABLE	D	6/30/2023	6,295.32		000556		52,730.32
11690		PITNEY BOWES - RESERVE ACCOUNT							
	I-06.28.2023	REFILL POSTAGE METER	D	6/28/2023	300.00		000557		300.00
1		ALICIA GARZA							
	I-UNCLAIMED078706	UNCLAIMED CHECK	V	5/03/2023	193.74		082878		193.74
1		ALICIA GARZA UNPOST							
	M-CHECK	ALICIA GARZA UNPOST	V	6/23/2023			082878		193.74CR
14470		UNITED WAY							
	I-UN PY 6.02.23	DONATIONS	R	6/02/2023	5.00		083064		5.00
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY 6.02.23	FOUNDATION-ISD	R	6/02/2023	2.50		083065		2.50
33300		HSA BANK							
	I-HSAPY 6.02.23	HSA	R	6/02/2023	1,820.02		083066		1,820.02
28710		AFFORD-IT TIRES							
	I-0001394	NEW TIRE - STREETS	R	6/06/2023	375.00		083111		375.00
09600		AFLAC							
	C-810316	AFLAC ROUNDING	R	6/06/2023	0.05CR		083112		
	I-AFKPY 05.05.23	INSURANCE	R	6/06/2023	268.89		083112		
	I-AFKPY05.19.2023	INSURANCE	R	6/06/2023	268.89		083112		
	I-AFLPY 05.05.23	INSURANCE	R	6/06/2023	635.09		083112		
	I-AFLPY05.19.2023	INSURANCE	R	6/06/2023	635.09		083112		1,807.91
37580		ALAMO TRANSFORMER SUPPLY COMPA							
	I-430815	REPAIRS TO 34 TRANSFORMER	R	6/06/2023	29,325.00		083113		29,325.00
25070		ALL AMERICAN DOGS INC							
	I-5145	JUN 2023 SHELTER SERVICE	R	6/06/2023	7,160.00		083114		7,160.00
13080		BLUE CROSS BLUE SHIELD OF TEXA							
	I-5.1.23-5.31.23	MAY 2023 HEALTH/DENTAL PREMIUM	V	6/06/2023	56,605.23		083115		56,605.23
13080		BLUE CROSS BLUE SHIELD OF TEXA							
	M-CHECK	BLUE CROSS BLUE SHIELD OVOIDED	V	6/06/2023			083115		56,605.23CR

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
33050		BLUE MOON SPORTSWEAR INC							
	I-75993	FR SHIRTS W/ NEW LOGO	R	6/06/2023	344.26		083116		344.26
31670		BOOT BARN							
	I-084232	BOOTS FOR ACAMPBELL	R	6/06/2023	139.49		083117		
	I-084233	BOOTS FOR NMAXON	R	6/06/2023	148.49		083117		
	I-INV00257037	WORK PANTS H.HERNANDEZ	R	6/06/2023	283.46		083117		
	I-INV00257038	BOOTS FOR H.HERNANDEZ	R	6/06/2023	130.49		083117		
	I-INV00257039	BOOTS/WORK PANTS T.WELBORN	R	6/06/2023	424.44		083117		
	I-INV00257040	UNIFORMS C.HIESLER	R	6/06/2023	300.00		083117		1,426.37
26350		C & G ELECTRIC, INC							
	I-41875	CHECK WATER TANK/RESET RELAYS	R	6/06/2023	150.00		083118		150.00
00050		CONLEY SAND & GRAVEL							
	I-181665	CUSHION SAND	R	6/06/2023	525.00		083119		525.00
00710		DATA BUSINESS FORMS, INC.							
	I-125899	ENVELOPES	R	6/06/2023	333.15		083120		
	I-125933	WINDOW & REGULAR ENVELOPES	R	6/06/2023	689.26		083120		1,022.41
33210		DEARBORN LIFE INSURANCE COMPAN							
	I-05.01.23-05.31.23	VISION/LIFE/ADD/VOL INS MAY 23	V	6/06/2023	2,646.96		083121		
	I-5.1.23-5.31.23	MAY 2023 LTD	V	6/06/2023	1,032.28		083121		
	I-6.1.23-6.30.23	JUNE 2023 LTD	V	6/06/2023	1,066.15		083121		4,745.39
33210		DEARBORN LIFE INSURANCE COMPAN							
	M-CHECK	DEARBORN LIFE INSURANCE VOIDED	V	6/06/2023			083121		4,745.39CR
38300		DEZURIK, INC.							
	I-RPI/69004299	4" CHECK VALVE	R	6/06/2023	167.86		083122		167.86
23820		FERGUSON ENTERPRISES, LLC							
	I-1394960	COUPLINGS	R	6/06/2023	258.50		083123		
	I-1395388	COUPLING GASKETS	R	6/06/2023	40.00		083123		298.50
34670		FREEDOM COMMERCIAL SERVICES, L							
	I-2023-2568	MOW & TRIM 7008 ADTEL LN	R	6/06/2023	150.00		083124		150.00
18790		FUELMAN							
	I-NP64429254	FUEL 05/22/2023 - 05/28/2023	R	6/06/2023	3,189.89		083125		3,189.89
01070		GALLS INC.							
	I-024452385	HOLSTER 786 HRICHMOND	R	6/06/2023	191.99		083126		191.99

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
07350		GENTLE'S OIL AND TIRE							
	I-053023	8 QTS OIL & FILTER UNIT #12	R	6/06/2023	72.00		083127		72.00
29620		GOODYEAR COMMERCIAL TIRE							
	I-233-1025729	2 GY 275/55R20 TIRES UNIT 17	R	6/06/2023	310.40		083128		310.40
16860		GRAINGER							
	I-9709242664	VALVE REBUILD KIT/SOLENOID	R	6/06/2023	732.54		083129		732.54
24970		HUB INTERNATIONAL TEXAS, INC.							
	I-2898316	ANNUAL BENEFITS CONSULT	R	6/06/2023	2,000.00		083130		2,000.00
36440		ILLUMINATION FIREWORKS PARTNER							
	I-INV-7493	FREEDOM FEST FIREWORKS	R	6/06/2023	18,275.00		083131		18,275.00
37260		KLEMENT FORD OF MUENSTER							
	I-FOCS178450	REPAIRS FOR COMMAND 671	R	6/06/2023	1,798.66		083132		1,798.66
36960		KSCS-FM - DALLAS, TX							
	I-1056288	RADIO ADVERTISEMENT	R	6/06/2023	5,000.00		083133		5,000.00
37480		H. LONESOME LONGHORN PRODUCTIO							
	I-07012023-LLP	INSURANCE FOR DEC/JULY EVENT	R	6/06/2023	150.00		083134		150.00
28240		MARTINEZ BROTHERS CONCRETE AND							
	I-2332	SOUTH MANOR CT REPAIR	R	6/06/2023	87,266.75		083135		87,266.75
29030		MCCREARY, VESELKA, BRAGG & ALL							
	I-269804	FEB/MAR WARRANT COLLECTION	R	6/06/2023	227.10		083136		
	I-269805	APRIL WARRANT COLLECTION	R	6/06/2023	165.60		083136		392.70
31690		NEWGEN STRATEGIES & SOLUTIONS							
	I-15839	STORMWATER RATE STUDY	R	6/06/2023	12,713.75		083137		12,713.75
36990		NORTEX COMMUNICATIONS COMPANY							
	I-10769818	INTERNET & PHONE JUN 2023	R	6/06/2023	4,791.01		083138		4,791.01
38510		NORTH TEXAS FIVE STAR EVENTS,							
	I-228811273	TENT/PORTA COOL RENTALS	R	6/06/2023	1,267.10		083139		1,267.10
08690		O'REILLY AUTO PARTS							
	I-1959-467057	AIR FILTER 18 FORD F-550	R	6/06/2023	85.57	1.71CR	083140		
	I-1959-467162	BATTERY FOR THE ROLLER	R	6/06/2023	173.08	3.46CR	083140		
	I-1959-467239	2 BATTS FOR 99 F-250	R	6/06/2023	271.24	5.42CR	083140		
	I-1959-467259	BAT TRM ADPT/BAT TERMINAL	R	6/06/2023	17.17	0.34CR	083140		
	I-1959-467272	BAT TRM ADPT/BAT TERM	R	6/06/2023	16.77	0.34CR	083140		
	I-1959-467519	2 BATTERIES/CORE CHARGE/FEE	R	6/06/2023	300.90	6.02CR	083140		
	I-1959-467749	64OZWASHWAX	R	6/06/2023	8.99	0.18CR	083140		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-1959-467893	7440LLBP MINI BULB	R	6/06/2023	8.07	0.16CR	083140		
	I-1959-468259	HEATER HOSE/ANTIFREEZE	R	6/06/2023	63.26	1.27CR	083140		
	I-1959-469066	1QT MOTOR OIL UNIT #2	R	6/06/2023	7.29	0.15CR	083140		
	I-1959-469854	PUMP OIL CHANGES	R	6/06/2023	145.29	2.91CR	083140		
	I-1959-470816	DISC PAD/BRUSH/BRK GREASE	R	6/06/2023	124.20	2.48CR	083140		
	I-1959-470982	CABIN AIR FILTER	R	6/06/2023	12.95	0.26CR	083140		
	I-1959-472426	TIRE SHINE/CAR WASH SOAP	R	6/06/2023	52.34	1.05CR	083140		
	I-1959-474355	MIRROR ADHSV	R	6/06/2023	4.49	0.09CR	083140		1,265.77
02970		OFFICE DEPOT							
	I-310060405001	PAPER CLIPS	R	6/06/2023	2.69		083142		
	I-311131856001	FILTER/PAPER/CUPS/COFFEE	R	6/06/2023	85.76		083142		
	I-313459907001	CABINET LOCK	R	6/06/2023	69.91		083142		
	I-313791272001	PTOUCH B&W TAPE	R	6/06/2023	39.99		083142		
	I-315779206001	WATER BTLS/COMMAND STRIPS	R	6/06/2023	43.97		083142		
	I-315784564001	HANGING MAILBOXES	R	6/06/2023	39.73		083142		282.05
35740		PATTERSON PROFESSIONAL SERVICE							
	I-8476	EMRGNCY SEWER REPAIR	R	6/06/2023	1,391.13		083143		1,391.13
14980		POLYDYNE, INC.							
	I-1740004	POLYMER FOR WWTP	R	6/06/2023	2,362.50		083144		2,362.50
33820		POWER-D UTILITY SERVICES, LLC							
	I-2311	I-35 ELECTRIC RELOCATION	R	6/06/2023	5,250.00		083145		5,250.00
33530		PRATHER, KAY							
	I-06/15/2023	MILEAGE - TYLER USER GROUP	R	6/06/2023	115.41		083146		115.41
25270		PRIMORIS T & D SERVICES, LLC							
	I-10	FM 455 RELOCATION PROJECT	R	6/06/2023	45,249.43		083147		
	I-56818	FM-455 WIDENING C.O. #3	R	6/06/2023	9,125.86		083147		54,375.29
37970		R&R AUTOMOTIVE AND SALES							
	I-4154	REBUILD 2018 FORD F-550	R	6/06/2023	1,835.53		083148		1,835.53
37360		RANGELINE UTILITY SERVICES, LL							
	I-1105	EMRGNCY WTR REPAIR	R	6/06/2023	3,822.00		083149		
	I-1106	EMRGNCY WTR REPAIR	R	6/06/2023	4,193.00		083149		
	I-1107	EMRGNCY WTR/SEWER REPAIR	R	6/06/2023	11,690.00		083149		19,705.00
36710		ROADRUNNER CHARTERS, INC							
	I-01.13.2023	FREEDOM FEST SHUTTLE SRVC	R	6/06/2023	6,356.00		083150		6,356.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
25020		SANGER HARDWARE							
	I-05.11.2023	PVC PLUGS	R	6/06/2023	9.98		083151		
	I-1417	FASTENER/SCREW/BOLT	R	6/06/2023	11.05		083151		
	I-1429	ACE FRAME NAIL	R	6/06/2023	6.59		083151		
	I-1430	FIELD MARKER WHITE 50#	R	6/06/2023	839.44		083151		
	I-1436	PLUMBING TORCH	R	6/06/2023	38.99		083151		
	I-1439	HP ULTRA 6PK	R	6/06/2023	12.99		083151		
	I-1441	PAINT BRUSH/LIQUID NAIL	R	6/06/2023	6.78		083151		
	I-1446	2 PUSHBROOMS	R	6/06/2023	37.98		083151		
	I-1447	MARKING PAINT	R	6/06/2023	119.88		083151		
	I-1448	NOZZLE SPRAYER	R	6/06/2023	18.99		083151		
	I-1468	SAW BLADES	R	6/06/2023	97.91		083151		
	I-1469	DRILL BITS/FASTENERS	R	6/06/2023	25.18		083151		
	I-1472	HEARING PROTECTION	R	6/06/2023	80.97		083151		
	I-1477	NIPPLE EXTRACTOR	R	6/06/2023	6.99		083151		
	I-1484	CHAIN/TIES/BOLT SNAP/ANCHOR	R	6/06/2023	150.70		083151		
	I-1492	FASTENERS	R	6/06/2023	12.50		083151		
	I-1495	WEATHERPROOF COVER	R	6/06/2023	13.99		083151		
	I-1508	STIHL 2-CYCLE HP 2GAL	R	6/06/2023	15.99		083151		
	I-1517	WOOD STAKE	R	6/06/2023	21.48		083151		
	I-1521	MENDERHOSE/CLAMP	R	6/06/2023	14.36		083151		
	I-1533	TELESCOPIC BYPASS RUNNER	R	6/06/2023	34.98		083151		
	I-1534	PSSGE LEVER MB	R	6/06/2023	41.99		083151		
	I-1539	2" TORX BIT	R	6/06/2023	9.18		083151		
	I-1547	TRUFUEL	R	6/06/2023	115.96		083151		
	I-1553	NUTS/BOLTS	R	6/06/2023	63.68		083151		
	I-1561	STIHL PRODUCT	R	6/06/2023	26.99		083151		
	I-1564	ENTRY KNOB/CUT NEW KEY	R	6/06/2023	41.93		083151		
	I-1568	TOW STRAP/CUT NEW KEY/KEY RING	R	6/06/2023	70.23		083151		
	I-1573	SPRING SNAPS	R	6/06/2023	8.78		083151		
	I-1574	NUTS/WASHERS/FASTENERS	R	6/06/2023	181.41		083151		
	I-1589	AAA BATTERIES	R	6/06/2023	8.98		083151		
	I-1590	CHAINSAW PARTS	R	6/06/2023	12.99		083151		2,159.84
16240		SCHAD & PULTE							
	I-215482	OXYGEN	R	6/06/2023	45.00		083154		45.00
36100		SPRINGER FAMILY RENTALS, LTD.							
	I-05.31.2023	APPRAISAL REFUND	R	6/06/2023	1,425.00		083155		1,425.00
11900		TARRANT COUNTY COLLEGE							
	I-NW124625	DRIVER OPERATOR CLASS	R	6/06/2023	375.00		083156		375.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
05350		TEXAS EXCAVATION SAFETY SYST							
	I-23-06583	MSG FEES APRIL 2023	R	6/06/2023	141.55		083157		141.55
36060		THE CERTIF-A-GIFT COMPANY							
	I-1876029	EMPLOYEE SERVICE AWARDS	R	6/06/2023	995.91		083158		995.91
36830		THE POLICE AND SHERIFF'S PRESS							
	I-177797	RETIRED ID FOR W.RHODES	R	6/06/2023	17.60		083159		17.60
34220		UNIFIRST CORPORATION							
	I-2900036554	UNIFORMS - WATER	R	6/06/2023	31.51		083160		
	I-2900036555	UNIFORMS - WASTEWATER	R	6/06/2023	13.56		083160		
	I-2900036556	UNIFORMS - STREETS	R	6/06/2023	13.56		083160		
	I-2900036557	UNIFORMS - PUBLIC WORKS	R	6/06/2023	7.85		083160		
	I-2900036558	MATS - CITY HALL	R	6/06/2023	12.49		083160		78.97
11430		USABLUEBOOK							
	I-INV00012401	GLOVES/AMMONIA POWDER	R	6/06/2023	462.96		083161		462.96
24750		WELBORN, RYAN							
	I-05.24.2023	TEST REIMBURSEMENT	R	6/06/2023	25.00		083162		25.00
33210		DEARBORN LIFE INSURANCE COMPAN							
	I-05.1.23-05.31.23	MAY 2023 LTD	R	6/08/2023	1,032.28		083163		
	I-06.1.23-06.30.23	JUNE 2023 LTD	R	6/08/2023	1,066.15		083163		2,098.43
35980		ALAGOOD CARTWRIGHT BURKE PC							
	I-7470	LEGAL BILL	R	6/14/2023	6,700.00		083164		6,700.00
25610		AUSTIN LANE TECHNOLOGIES, INC							
	I-200749	CONFIGURATION & INSTALL	R	6/14/2023	450.00		083165		450.00
33050		BLUE MOON SPORTSWEAR INC							
	I-76097	SHIRT/PULLOVER/SHIPPING	R	6/14/2023	334.03		083166		334.03
00420		BOUND TREE MEDICAL, LLC							
	I-84967503	EMS SUPPLIES	R	6/14/2023	371.27		083167		371.27
23880		BUREAU VERITAS NORTH AMERICA,							
	I-RI 23024913	FIRE REVIEW 1401 W CHAPMAN	R	6/14/2023	150.00		083168		
	I-RI 23024914	PLAN REVIEW 4810 AVION DR	R	6/14/2023	150.00		083168		
	I-RI 23024915	PLAN REVIEW 4214 LIGA LN	R	6/14/2023	150.00		083168		
	I-RI 23024916	PLAN REVIEW 105 N BERRY ST	R	6/14/2023	4,402.59		083168		
	I-RI 23024917	PLAN REVIEW 1401 W CHAPMAN	R	6/14/2023	825.59		083168		
	I-RI 23024918	PLAN REVIEW 703 S STEMMONS	R	6/14/2023	278.39		083168		
	I-RI 23024919	FIRE REVIEW 105 N BERRY	R	6/14/2023	250.00		083168		
	I-RI 23024920	FIRE REVIEW 703 S STEMMONS	R	6/14/2023	250.00		083168		
	I-RI 23024921	PLAN REVIEW 4818 AVION DR	R	6/14/2023	150.00		083168		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-RI 23024922	PLAN REVIEW 4205 LIGA LN	R	6/14/2023	150.00		083168		
	I-RI 23024923	PLAN REVIEW 4200 KRISTOFF LN	R	6/14/2023	150.00		083168		
	I-RI 23024924	PLAN REVIEW 4202 KRISTOFF LN	R	6/14/2023	150.00		083168		
	I-RI 23024925	PLAN REVIEW 4209 KRISTOFF LN	R	6/14/2023	150.00		083168		7,206.57
37770		CALIBRE PRESS							
	I-2370695	ONLINE CLASS 778 R.LOFTIN	R	6/14/2023	199.00		083170		199.00
33370		CJA ENTERPRISES LLP							
	I-16216	3/4 INCH BASE	R	6/14/2023	584.45		083171		584.45
00800		COSERV ELECTRIC							
	I-04/25/23-05/24/23	MAY 2023 ELECTRIC	R	6/14/2023	3,947.79		083172		3,947.79
28180		D&D COMMERCIAL LANDSCAPE MANAG							
	I-33001	ANNUAL MOWING CONTRACT	R	6/14/2023	20,177.78		083173		20,177.78
25730		DATAPROSE, LLC							
	I-DP2302049	MAY 23 LATE/STATMNTS/OTHER	R	6/14/2023	1,437.47		083174		1,437.47
15580		DENTON COUNTY ELECTIONS							
	I-2023-05-06	MAY JOINT ELECTION AGREEMENT	R	6/14/2023	7,674.99		083175		7,674.99
00850		DENTON RECORD-CHRONICLE							
	I-05234016	PUBLICATION NOTICES	R	6/14/2023	337.90		083176		337.90
34680		EHV SOLUTIONS, LLC.							
	I-2237	METER SET FOR STARBUCKS	R	6/14/2023	1,506.00		083177		
	I-2238	METER SET - BLUE STAR	R	6/14/2023	3,715.00		083177		5,221.00
36340		FAMILY FIRST AUTO CARE							
	I-3451	PARTS/LABOR/SHOP SUPPLIES	R	6/14/2023	366.48		083178		366.48
18790		FUELMAN							
	I-NP64504939	FUEL 05/29/23 - 06/04/23	R	6/14/2023	2,281.95		083179		
	I-NP64542773	FUEL 06/05/23 - 06/11/23	R	6/14/2023	2,687.60		083179		4,969.55
07350		GENTLE'S OIL AND TIRE							
	I-6723	8 QT OIL & FILTER 770	R	6/14/2023	72.00		083180		72.00
25090		KLENKE, LAURA							
	I-06.01.2023	REIMBURSEMENT READING MATERIAL	R	6/14/2023	260.10		083181		260.10

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
01480		LAURA'S LOCKSMITH							
	I-55627	REKEY TWO OFFICES DOORS PD	R	6/14/2023	115.00		083182		
	I-55633	SIMPLEX 5000/INSTL/SRVC CALL	R	6/14/2023	905.00		083182		1,020.00
36610		LEWIS, JACOB							
	I-REIMBURSE 6.12.23	REIMBURSE FOR SEAL & CERT	R	6/14/2023	118.10		083183		118.10
36160		LOLLAR, ROBERT							
	I-REIMBURSE 6.12.23	REIMBURSE CERT & PARAMEDIC LIC	R	6/14/2023	213.17		083184		213.17
01570		LOWE'S COMPANIES, INC.							
	I-95421	KOLDFRONT 18500 BTU AC UNIT	R	6/14/2023	684.05		083185		684.05
08690		O'REILLY AUTO PARTS							
	I-1959-458934	1157 MINI BULBS	R	6/14/2023	6.37		083186		6.37
02970		OFFICE DEPOT							
	I-313194399001	AA BATTERIES	R	6/14/2023	17.02		083187		17.02
26560		PRECISION DELTA CORPORTATION							
	I-27259	AMMUNITION	R	6/14/2023	2,619.98		083188		
	I-27308	AMMUNITION	R	6/14/2023	322.24		083188		2,942.22
33640		PRECISION PUMP SYSTEMS							
	I-1019302	FLANGE PIPE STOOL	R	6/14/2023	691.67		083189		691.67
37360		RANGELINE UTILITY SERVICES, LL							
	I-1101	EMRGNCY WTR REPAIR	R	6/14/2023	19,603.00		083190		19,603.00
36840		REPUBLIC SERVICES, INC.							
	I-0615-001679175	BRUSH COLLECTION SERVICE	R	6/14/2023	3,476.27		083191		3,476.27
30260		RICOH USA							
	I-107269170	SRVC & LEASE 05/19/23-06/18/23	R	6/14/2023	194.49		083192		
	I-107282683	SRVC & LEASE 05/21/23-06/20/23	R	6/14/2023	12.13		083192		206.62
1		ROBIN HILL							
	I-REFUND 06.06.23	SPLASH PAD REFUND	R	6/14/2023	25.00		083193		25.00
25020		SANGER HARDWARE							
	I-1588	SHOP TOWELS/NEW KEYS CUT	R	6/14/2023	26.95		083194		
	I-1594	SG 20 BACKPACK SPRAYER	R	6/14/2023	159.99		083194		186.94

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
38700		SANGER ISD							
	I-2273	SPONSORSHIP	R	6/14/2023	1,545.00		083195		1,545.00
35000		SECRETARY OF STATE OF TEXAS							
	I-124962984	SEARCH	R	6/14/2023	1.00		083196		
	I-124963355	SEARCH	R	6/14/2023	1.00		083196		2.00
29190		STITCHIN' AND MORE CUSTOM GRAP							
	I-2312	STAFF UNIFORMS	R	6/14/2023	1,150.00		083197		
	I-2337	3XL RAIN JACKET	R	6/14/2023	50.00		083197		1,200.00
11900		TARRANT COUNTY COLLEGE							
	I-NW124659	2 AERIAL OPERATOR CLASSES	R	6/14/2023	750.00		083198		750.00
02690		TECHLINE, INC.							
	I-1768008-00	MATERIALS FOR OH FEEDER	R	6/14/2023	1,729.62		083199		1,729.62
31750		UNDERWOOD'S HEATING & AIR							
	I-35733290	COMMERCIAL SERVICE CALL	R	6/14/2023	85.00		083200		85.00
34220		UNIFIRST CORPORATION							
	I-2900037588	UNIFORMS - WATER	R	6/14/2023	31.51		083201		
	I-2900037589	UNIFORMS - WASTEWATER	R	6/14/2023	13.56		083201		
	I-2900037590	UNIFORMS - STREETS	R	6/14/2023	13.56		083201		
	I-2900037591	MATS - PUBLIC WORKS	R	6/14/2023	7.85		083201		
	I-2900037592	MATS - CITY HALL	R	6/14/2023	12.49		083201		78.97
36780		WIMMER CONCRETE LLC							
	I-363	(3) 5 SACK CONCRETE/FUEL FEE	R	6/14/2023	650.00		083202		650.00
1		AUDRA OAKS PROPERTIE							
	I-000202306129753	US REFUND	R	6/14/2023	811.28		083203		811.28
1		EBBY HALLIDAY REAL E							
	I-000202306129752	US REFUND	R	6/14/2023	156.21		083204		156.21
1		IMPRESSION HOMES							
	I-000202306129754	US REFUND	R	6/14/2023	474.14		083205		474.14
1		IMPRESSION HOMES							
	I-000202306129755	US REFUND	R	6/14/2023	511.55		083206		511.55
1		IMPRESSION HOMES							
	I-000202306129756	US REFUND	R	6/14/2023	487.16		083207		487.16

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		IMPRESSION HOMES							
	I-000202306129757	US REFUND	R	6/14/2023	530.50		083208		530.50
1		JACKSON, SCOTT F							
	I-000202306129746	US REFUND	R	6/14/2023	158.98		083209		158.98
1		LEAP REALTY LLC							
	I-000202306129749	US REFUND	R	6/14/2023	12.95		083210		12.95
1		MARTIN, LETICIA R							
	I-000202306129747	US REFUND	R	6/14/2023	95.88		083211		95.88
1		OPENDOOR LABS INC							
	I-000202306129748	US REFUND	R	6/14/2023	108.30		083212		108.30
1		OPENDOOR LABS INC							
	I-000202306129750	US REFUND	R	6/14/2023	27.71		083213		27.71
1		WALKER, TAMARA							
	I-000202306129751	US REFUND	R	6/14/2023	0.95		083214		0.95
14470		UNITED WAY							
	I-UN PY 06.16.23	DONATIONS	R	6/16/2023	5.00		083215		5.00
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY 06.16.23	FOUNDATION-ISD	R	6/16/2023	2.50		083216		2.50
33300		HSA BANK							
	I-HSAPY 06.16.23	HSA	R	6/16/2023	1,820.02		083217		1,820.02
38680		NOBUDDY'S BUSINESS, INC							
	I-06.08.2023	OBS HEADLINER	R	6/15/2023	5,000.00		083218		5,000.00
38750		AJEMIAN, MICHAEL							
	I-FF 2023	FINAL PAYMENT FREEDOM FEST 23	R	6/21/2023	600.00		083219		600.00
1		ALYSSA STACEY							
	I-06.09.2023	REFUND COMM. CTR	R	6/21/2023	100.00		083220		100.00
33900		APSCO, INC							
	I-S1385848.002	BLACK ROLL POLY/THREAD GATE	R	6/21/2023	633.97		083221		633.97
01550		ATMOS ENERGY							
	I-06/12/2023	GAS 05/02/23 - 06/01/23	R	6/21/2023	887.15		083222		887.15

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
23790		TERRY WEST							
	I-4101	BRICK REPAIR ON COURT	R	6/21/2023	1,200.00		083223		1,200.00
20410		CARE NOW CORPORATE							
	I-CN3096-4158450	DS - A.KING/J.HUGHES/T.CHEEK	R	6/21/2023	150.00		083224		150.00
38540		CHASE LEE WRIGHT							
	I-07.01.2023	CHASE WRIGHT PERFORMANCE	R	6/21/2023	5,500.00		083225		5,500.00
00740		DCAD							
	I-9739	2023 LOCAL SUPPORT REV	R	6/21/2023	9,334.14		083226		9,334.14
22740		DENTON COUNTY AUDITOR							
	I-JUNE 2023	JUNE 2023 DISPATCH	R	6/21/2023	5,779.91		083227		5,779.91
22740		DENTON COUNTY AUDITOR							
	I-MAY 2023	MAY 2023 DISPATCH	R	6/21/2023	5,779.92		083228		5,779.92
36010		DOCUNAV SOLUTIONS							
	I-44396	LASERFICHE WORKFLOW DEVELOPMNT	R	6/21/2023	8,640.00		083229		8,640.00
36340		FAMILY FIRST AUTO CARE							
	I-3513	TEXAS STATE INSPECTION	R	6/21/2023	12.75		083230		
	I-3575	TEXAS STATE INSPECTION	R	6/21/2023	7.00		083230		
	I-3576	TEXAS STATE INSPECTION	R	6/21/2023	7.00		083230		26.75
31340		FIRST CHECK APPLICANT SCREENIN							
	I-22661	BGC FOR PD	R	6/21/2023	134.00		083231		134.00
34670		FREEDOM COMMERCIAL SERVICES, L							
	I-2023-2552	MOW & TRIM DRAINAGE 5TH/WAYNE	R	6/21/2023	150.00		083232		150.00
37150		INSTANT INSPECTOR							
	I-2806	HEALTH INSPECTIONS	R	6/21/2023	125.00		083233		125.00
36980		ION WAVE TECHNOLOGIES, INC.							
	I-12040	IWT SOFTWARE LICENSE FEES	R	6/21/2023	10,250.00		083234		10,250.00
1		JOHN DAVIS							
	I-06.06.23	PERMIT REFUND	R	6/21/2023	75.00		083235		75.00
25060		LEMONS PUBLICATIONS INC							
	I-11163	FULL PAGE AD 4 WEEKS IN MAY	R	6/21/2023	600.00		083236		600.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
37480		H. LONESOME LONGHORN PRODUCTIO							
	I-70012023-LLP B	LONGHORN&HANDLER FOR 2HRS	R	6/21/2023	1,275.00		083237		1,275.00
16970		LONGHORN, INC.							
	I-S4381748.001 B	DISALLOWED DISCOUNT	R	6/21/2023	2.81		083238		2.81
34550		LOU'S GLOVES INC							
	I-053002	LATEX GLOVES	R	6/21/2023	161.00		083239		161.00
38050		MASS NOTIFICATION SERVICE INC							
	I-0000428-IN	EARLY WARNING SIREN MOVE	R	6/21/2023	15,000.00		083240		15,000.00
38470		NOAH'S ARK PETTING FARM							
	I-7/1/2023	PETTINGS ZOO FOR FREEDOM FEST	R	6/21/2023	895.00		083241		895.00
38240		NORTH ROCK CONSTRUCTION, LLC							
	I-4	PORTER PARK RENOVATION	R	6/21/2023	9,369.67		083242		9,369.67
02970		OFFICE DEPOT							
	I-313910427001	ENVELOPES/WIPES/PLATES/CUPS	R	6/21/2023	65.03		083243		
	I-313910427002	SPOONS/FORKS	R	6/21/2023	5.50		083243		
	I-314584877001	RECEIPT PAPER/CALCULATOR PAPER	R	6/21/2023	30.08		083243		
	I-315065675001	TONER & DRUMS	R	6/21/2023	326.80		083243		
	I-315103893001	PLANNER	R	6/21/2023	26.99		083243		
	I-316060441001	APR 23 WTR RENT CITY HALL	R	6/21/2023	38.50		083243		
	I-316060446001	APR 23 WTR RENT COURT	R	6/21/2023	33.25		083243		
	I-316060451001	APR 23 WTR RENT PD	R	6/21/2023	22.75		083243		
	I-316060452001	APR 23 WTR RENT WWTP	R	6/21/2023	7.00		083243		
	I-316060454001	APR 23 WTR RENT STREETS	R	6/21/2023	22.75		083243		
	I-317526546001	STAPLES/POST-IT NOTES	R	6/21/2023	22.61		083243		601.26
36920		PARKHILL SMITH & COOPER, INC.							
	I-03815622.00-8	RENOVATIONS TO PORTER	R	6/21/2023	1,440.00		083244		1,440.00
36520		POWER ENGINEERS, INC.							
	I-ARIV1027619	2021 GENERAL ENGINEERING	R	6/21/2023	1,155.00		083245		
	I-ARIV1043922	GNRL ENGINEERING/SUPPORT	R	6/21/2023	105.00		083245		1,260.00
35460		R & L CARRIERS INC							
	I-06.14.2023	PROPERTY TAX GRANT PAYMENT	R	6/21/2023	35,909.88		083246		35,909.88
22660		S&J PHARMACY							
	I-06.08.2023	50 FENTANYL/MORPHINE	R	6/21/2023	160.43		083247		160.43

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02450		SOLOMON, CORP.							
	I-373972	EMRGNCY TRANS REPAIRS	R	6/21/2023	4,875.00		083248		4,875.00
09320		SPAN, INC.							
	I-06.20.2023	2,342 TRIPS & 3,949 MEALS	R	6/21/2023	15,659.00		083249		15,659.00
18620		STERICYCLE							
	I-4011791998	MEDICAL WASTE	R	6/21/2023	252.52		083250		252.52
1		STEWART TITLE COMPANY							
	I-FILE 2041447	OVERPAY	R	6/21/2023	150.00		083251		150.00
31970		STONEKING, DAVID							
	I-79	GIS MAPPING	R	6/21/2023	120.00		083252		120.00
02690		TECHLINE, INC.							
	I-1564073-00	STREET LIGHT FIXTURE	R	6/21/2023	1,689.00		083253		
	I-1564596-11	MATERIALS FOR OH FEEDER	R	6/21/2023	299.76		083253		
	I-1564596-12	MATERIALS FOR OH FEEDER	R	6/21/2023	299.76		083253		
	I-1566452-00	MATERIALS FOR LIFT STATIO	R	6/21/2023	6,277.83		083253		8,566.35
19260		TYLER TECHNOLOGIES							
	I-025-420578	UB NOTIFICATIONS MAY 2023	R	6/21/2023	110.00		083254		
	I-025-420579	COURT ONLINE MAY 2023	R	6/21/2023	125.00		083254		
	I-025-424953	UB NOTIFICATIONS JUN 2023	R	6/21/2023	110.00		083254		
	I-025-424954	COURT ONLINE JUN 2023	R	6/21/2023	125.00		083254		470.00
34220		UNIFIRST CORPORATION							
	I-2900038582	UNIFORMS - WATER	R	6/21/2023	31.21		083255		
	I-2900038583	UNIFORMS - WASTEWATER	R	6/21/2023	13.56		083255		
	I-2900038584	UNIFORMS - STREET	R	6/21/2023	13.56		083255		
	I-2900038585	MATS - PUBLIC WORKS	R	6/21/2023	7.85		083255		
	I-2900038586	MATS - CITY HALL	R	6/21/2023	12.49		083255		78.67
35710		VARNER, KELTON T							
	I-REIMBURSE 06.02.23	BOOT ALLOWANCE	R	6/21/2023	150.00		083256		150.00
36900		ACT EVENT SERVICES INC.							
	I-07.01.2023	CLEANING SRVC FOR EVENT	R	6/27/2023	851.08		083257		851.08
09600		AFLAC							
	C-141850	AFLAC ROUNDING	R	6/27/2023	0.05CR		083258		
	I-AFKPY 06.16.23	INSURANCE	R	6/27/2023	268.89		083258		
	I-AFKPY 6.02.23	INSURANCE	R	6/27/2023	268.89		083258		
	I-AFLPY 06.16.23	INSURANCE	R	6/27/2023	635.09		083258		
	I-AFLPY 6.02.23	INSURANCE	R	6/27/2023	635.09		083258		1,807.91

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		ALICIA GARZA							
	I-UNCLAIMED078706	UNCLAIMED CHECK	R	6/27/2023	Reissue		083259		193.74
33900		APSCO, INC							
	I-S1386593.002	TWO-BOLT COUPLING EXT RANGE	R	6/27/2023	650.00		083260		650.00
37370		AQUA METRIC SALES COMPANY							
	I-INV0095268	WATER/ELECTRIC METER SYST	R	6/27/2023	4,859.58		083261		
	I-INV0095312	WATER/ELECTRIC METER SYST	R	6/27/2023	10,572.50		083261		15,432.08
34330		ARMSTRONG FORENSIC LABORATORY,							
	I-240876	DELTA-9 THC CONCENTRATION	R	6/27/2023	115.00		083262		
	I-240900	DRUG SCREEN ID/PURITY	R	6/27/2023	260.00		083262		
	I-240943	DRUG SCEEN ID/PURITY	R	6/27/2023	315.00		083262		
	I-240944	DRUG SCREEN ID/PURITY	R	6/27/2023	260.00		083262		
	I-240945	DRUG SCREEN ID/PURITY	R	6/27/2023	260.00		083262		1,210.00
35130		BLADES GROUP, LLC							
	I-18041896	4 CUBIC YARD ROCK ASPHALT	R	6/27/2023	1,880.00		083263		1,880.00
00420		BOUND TREE MEDICAL, LLC							
	I-84976310	EMS SUPPLIES	R	6/27/2023	665.12		083264		
	I-84978149	EMS SUPPLIES	R	6/27/2023	264.00		083264		
	I-84978150	EMS SUPPLIES	R	6/27/2023	78.99		083264		1,008.11
36390		CLOWN AROUND PARTY RENTAL							
	I-10318 FINAL	FREEDOM FEST 2023 RENTAL	R	6/27/2023	7,750.00		083265		7,750.00
23620		COTE'S MECHANICAL							
	I-26229	ICE MACHINE RENTAL JUN 2023	R	6/27/2023	626.00		083266		626.00
21460		DANNENBAUM ENGINEERING CO.							
	I-514301/35/X	FM455 UTILITY RELOCATION	R	6/27/2023	13,568.86		083267		13,568.86
00710		DATA BUSINESS FORMS, INC.							
	I-126003	WINDOW ENVELOPE	R	6/27/2023	265.88		083268		265.88
22400		DUNN, REECE							
	I-REIMBURSE 6.12.23	MIRROR ADHESIVE REIMBURSE	R	6/27/2023	4.49		083269		4.49
35470		DURAN PHOTOGRAPHY							
	I-2010	PHOTO/VIDEO@ FREEDOM FEST	R	6/27/2023	1,500.00		083270		1,500.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
36340		FAMILY FIRST AUTO CARE							
	I-3539	IGNITION COIL R&R (1) UNIT #16	R	6/27/2023	211.68		083271		211.68
18790		FUELMAN							
	I-NP64572965	FUEL 06/12/23 - 06/18/23	R	6/27/2023	2,579.35		083272		
	I-NP64596645	FUEL 06/19/23-06/25/23	R	6/27/2023	2,580.51		083272		5,159.86
01070		GALLS INC.							
	I-024581243	BACKINTON NAMETAG 785 BUTTRAM	R	6/27/2023	21.28		083273		21.28
07350		GENTLE'S OIL AND TIRE							
	I-61423	8QT OIL & FILTER UNIT #03	R	6/27/2023	72.00		083274		
	I-6923	8QT OIL & FILTER UNIT #18	R	6/27/2023	72.00		083274		144.00
28820		GLENN POLK AUTOPLEX INC							
	I-C4CS867858	LUBE OIL & FILTER W/ TIRE ROT	R	6/27/2023	79.50		083275		79.50
28050		LIONS CLUB							
	I-06.22.2023	10 FLAGS	R	6/27/2023	300.00		083276		300.00
32980		MCCAIN'S OVERHEAD DOOR & GATE							
	I-18672400	GATE SERVICE 1 MAN LABOR	R	6/27/2023	141.25		083277		141.25
32430		MODERN LEASING INC. OF IOWA							
	I-59088517	MEDICAL VENDING MACHINE	R	6/27/2023	348.42		083278		348.42
33640		PRECISION PUMP SYSTEMS							
	I-1019684	REINSTALL PIPE/CHECK VALV	R	6/27/2023	2,550.00		083279		2,550.00
36710		ROADRUNNER CHARTERS, INC							
	I-P/38994	UPGRADE 2 CHARTER BUSES	R	6/27/2023	326.00		083280		326.00
16240		SCHAD & PULTE							
	I-147853	OXYGEN	R	6/27/2023	8.00		083281		
	I-215618	OXYGEN	R	6/27/2023	45.00		083281		53.00
25590		SCHNEIDER ENGINEERING, LLC							
	I-000000066973	REG SUPPORT SERV	R	6/27/2023	500.00		083282		
	I-000000066974	ERCOT TRANS OP DESIGNATION	R	6/27/2023	1,265.00		083282		1,765.00
29190		STITCHIN' AND MORE CUSTOM GRAP							
	I-2355	STAFF T-SHIRTS @ FREEDOM FEST	R	6/27/2023	705.00		083283		705.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
26340		STOLZ TELECOM							
	I-INV-003323	4 RADIOS & CHARGERS	R	6/27/2023	2,271.28		083284		2,271.28
02690		TECHLINE, INC.							
	I-1561176-10	10KV DIST ARRESTOR	R	6/27/2023	982.50		083285		
	I-1564927-02	JACK IN THE BOX MATERIALS	R	6/27/2023	910.00		083285		
	I-1565611-01	BLUE STAR SRVC MATERIALS	R	6/27/2023	225.00		083285		
	I-1566452-02	MATERIALS FOR LIFT STATIO	R	6/27/2023	128.82		083285		
	I-1566713-00	MATERIALS FOR OH FEEDER	R	6/27/2023	2,046.00		083285		
	I-1767276-00	MATERIALS FOR OH FEEDER	R	6/27/2023	5,242.00		083285		
	I-1767913-00	BLUE STAR SRVC MATERIALS	R	6/27/2023	1,289.14		083285		
	I-1767913-01	BLUE STAR SRVC MATERIALS	R	6/27/2023	990.00		083285		
	I-1769785-00	MATERIALS FOR LIFT STATIO	R	6/27/2023	2,142.39		083285		13,955.85
19260		TYLER TECHNOLOGIES							
	I-025-423623	PCI SERVICE FEES (PER DEVICE)	R	6/27/2023	1,620.00		083286		1,620.00
34220		UNIFIRST CORPORATION							
	I-2900039598	UNIFORMS - WATER	R	6/27/2023	31.21		083287		
	I-2900039599	UNIFORMS - WASTEWATER	R	6/27/2023	13.56		083287		
	I-2900039600	UNIFORMS - STREETS	R	6/27/2023	46.12		083287		
	I-2900039601	MATS - PUBLIC WORKS	R	6/27/2023	7.85		083287		
	I-2900039602	MATS - CITY HALL	R	6/27/2023	12.49		083287		111.23
11430		USABLUEBOOK							
	I-INV00022496	GLASS FIBER FILTERS	R	6/27/2023	77.58		083288		
	I-INV00023329	AMMONIA REAGENT/POWDER PILLOW	R	6/27/2023	254.68		083288		
	I-INV00023834	HACH DPD FOR SAMPLES	R	6/27/2023	246.00		083288		
	I-INV00027242	REPLACEMENT SAMPLE CELLS	R	6/27/2023	144.66		083288		722.92
05510		WASTE CONNECTIONS							
	I-2001895V190	SLUDGE REMOVAL	R	6/27/2023	5,944.32		083289		5,944.32
1		ARNOLD, DAVID E.							
	I-000202306279766	US REFUND	R	6/27/2023	17.56		083290		17.56
1		BEZA, SARA J							
	I-000202306279760	US REFUND	R	6/27/2023	62.94		083291		62.94
1		COCHRAN, NATHAN							
	I-000202306279759	US REFUND	R	6/27/2023	8.17		083292		8.17
1		EDELMAN, TODD A							
	I-000202306279767	US REFUND	R	6/27/2023	12.33		083293		12.33

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 6/01/2023 THRU 6/30/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		GRAVES, FAREN E							
	I-000202306279762	US REFUND	R	6/27/2023	228.63		083294		228.63
1		HOWARD, EMILY							
	I-000202306279763	US REFUND	R	6/27/2023	49.00		083295		49.00
1		IMPRESSION HOMES							
	I-000202306279769	US REFUND	R	6/27/2023	543.07		083296		543.07
1		LILLIAN CUSTOM HOMES							
	I-000202306279764	US REFUND	R	6/27/2023	228.11		083297		228.11
1		MORROW, MICHELLE J.							
	I-000202306279765	US REFUND	R	6/27/2023	103.36		083298		103.36
1		ROWE, WILLIAM							
	I-000202306279761	US REFUND	R	6/27/2023	235.42		083299		235.42
1		TGC CUSTOM HOMES							
	I-000202306279768	US REFUND	R	6/27/2023	527.56		083300		527.56
1		TGC CUSTOM HOMES, LL							
	I-000202306279770	US REFUND	R	6/27/2023	585.74		083301		585.74
1		TIDWELL, KAILEE J							
	I-000202306279758	US REFUND	R	6/27/2023	212.49		083302		212.49

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	189			682,778.36	25.84CR	621,595.64
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	13			272,986.62	0.00	272,986.62
EFT:	24			541,800.80	0.00	541,800.80
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	3	VOID DEBITS	193.74			
		VOID CREDITS	61,544.36CR	61,350.62CR	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: POOL TOTALS:	229	1,436,408.90	25.84CR	1,436,383.06
BANK: POOL TOTALS:	229	1,436,408.90	25.84CR	1,436,383.06
REPORT TOTALS:	234	1,556,797.21	25.84CR	1,556,771.37

SELECTION CRITERIA

VENDOR SET: 99-AP VENDOR SET
VENDOR: ALL
BANK CODES: All
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 6/01/2023 THRU 6/30/2023
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: YES
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

VENDOR SET: 99 City of Sanger
BANK: * ALL BANKS
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	C-CHECK	VOID CHECK	V	7/05/2023			083338		
	C-CHECK	VOID CHECK	V	7/05/2023			083339		
ALTEC		ALTEC INDUSTRIES, INC							
	C-CHECK	ALTEC INDUSTRIES, INC VOIDED	V	7/18/2023			083404		2,041.17CR
01550		ATMOS ENERGY							
	C-CHECK	ATMOS ENERGY VOIDED	V	7/18/2023			083405		932.03CR
25610		AUSTIN LANE TECHNOLOGIES, INC							
	C-CHECK	AUSTIN LANE TECHNOLOGIESVOIDED	V	7/18/2023			083406		10,014.00CR
36500		B-WEISS ENTERTAINMENT GROUP, L							
	C-CHECK	B-WEISS ENTERTAINMENT GRVOIDED	V	7/18/2023			083407		25,477.73CR
00420		BOUND TREE MEDICAL, LLC							
	C-CHECK	BOUND TREE MEDICAL, LLC VOIDED	V	7/18/2023			083408		1,515.16CR
	C-CHECK	VOID CHECK	V	7/18/2023			083410		

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0		0.00	0.00	0.00
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	0		0.00	0.00	0.00
EFT:	0		0.00	0.00	0.00
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	8	VOID DEBITS	0.00		
		VOID CREDITS	39,980.09CR	39,980.09CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: * TOTALS:	8	39,980.09CR	0.00	0.00
BANK: * TOTALS:	8	39,980.09CR	0.00	0.00

VENDOR SET: 99 City of Sanger
BANK: EMP B EMPLOYEE BENEFIT FUND
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
13080		BLUE CROSS BLUE SHIELD OF TEXA							
	I-7.01.23-7.31.23	JUL 2023 HELTH/DENTAL PREMIUM	R	7/05/2023	53,065.80		000771		
	I-COBRA-500782	COBRA 07/01/23 - 07/31/23	R	7/05/2023	1,374.32		000771		54,440.12
33210		DEARBORN LIFE INSURANCE COMPAN							
	I-07.01.23-06.16.23	VISION/LIFE/ADD/VOL INS JUL 23	R	7/05/2023	2,431.34		000772		2,431.34
10610		LEADERSLIFE INS. COMPANY							
	I-138905	JULY 2023 LIFE INSURANCE	R	7/26/2023	73.66		000773		73.66

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	3			56,945.12	0.00	56,945.12
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: EMP BTOTALS:	3	56,945.12	0.00	56,945.12
BANK: EMP B TOTALS:	3	56,945.12	0.00	56,945.12

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
34490		HALFF ASSOC INC							
	I-10098412	BLUE STAR ENGINEERING	E	7/05/2023	410.55		000507		410.55
36460		KIMLEY-HORN & ASSOCIATES							
	I-061322300-0523	I-35 UTILITY REOCATIONS	E	7/05/2023	49,989.76		000508		49,989.76
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-23060150	AMMONIA/CBOD/TSS/ENVIRO IMPACT	E	7/05/2023	314.40		000509		314.40
37670		CITIBANK, N.A.							
	C-HD 06.17.23	FURNITURE SUPPLIES REFUND	E	7/05/2023	19.98CR		000510		
	C-JOANN 06.17.23	RECYCLED BOOK PROGRAM REFUND	E	7/05/2023	6.99CR		000510		
	I-AMZN 10.11.22	OFFICE SUPPLIES & WEBCAM	E	7/05/2023	295.73		000510		
	I-AMZN 10/20/22	SOUND SYSTEM FOR EVENTS	E	7/05/2023	869.85		000510		
	I-ASCO 10.13.22	GAS CAP FOR BACKHOE	E	7/05/2023	53.94		000510		
	I-DCC 06.27.23	DENTON COUNTY PLAT FILING	E	7/05/2023	156.00		000510		
	I-HD 06.17.23	FURNITURE SUPPLIES	E	7/05/2023	32.96		000510		
	I-HD 06.23.23	FURNITURE SUPPLIES	E	7/05/2023	12.98		000510		
	I-HILTON 06.21.23	HOTEL STAY - M.PIERCY	E	7/05/2023	130.93		000510		
	I-HOLLY'S 06.19.23	FLOWERS FOR AMYX FAMILY	E	7/05/2023	119.02		000510		
	I-JOANN 06.09.23	RECYCLED BOOK PROGRAM	E	7/05/2023	6.99		000510		
	I-MOSS 05.11.23	ZERO TURN MOWER MAINTENANCE	E	7/05/2023	597.34		000510		
	I-MOSS 05.30.23	GATOR MAINTENANCE	E	7/05/2023	326.39		000510		
	I-OLLIE'S 06.10.23	ASSORTED BOOKS	E	7/05/2023	38.18		000510		
	I-PI-LIT 06.21.23	SMART SEQUENTIAL ROAD FLARES	E	7/05/2023	755.00		000510		
	I-SAMS 06.26.23	SAMS CLUB MEMBERSHIP	E	7/05/2023	110.00		000510		
	I-SHALEX 11.02.23	POND SEALER	E	7/05/2023	761.45		000510		
	I-TCEQ 06.26.23	LICENSE FEE - R.WELBORN	E	7/05/2023	113.75		000510		
	I-TCFP 06.26.23	COMMISSION CERT FOR R.LOLLAR	E	7/05/2023	87.17		000510		
	I-TCFP 06/26/23	COMMISSION CERT FOR R.LOLLAR	E	7/05/2023	87.17		000510		
	I-TEEX 06.22.23	BASIC WATER WORKS - JMONCADA	E	7/05/2023	455.00		000510		
	I-TMCA 06.28.23	LEGISLATIVE UPDATE SEMINAR	E	7/05/2023	300.00		000510		
	I-TML 06.21.23	BOAT 2023 ANNUAL CONFERENCE	E	7/05/2023	350.00		000510		
	I-TXDMV 06.28.23	M671 - REGISTRATION	E	7/05/2023	9.50		000510		
	I-ZOOM 06.21.23	ZOOM MONTHLY SUBSCRIPTION	E	7/05/2023	15.99		000510		
	I-ZOOM 06.26.23	ZOOM SUBSCRIPTION	E	7/05/2023	130.74		000510		5,789.11
37880		BRIGHTSPEED							
	I-05/10/23-06/09/23	PHONE 05/10/23 - 06/09/23	E	7/05/2023	294.44		000511		294.44
36460		KIMLEY-HORN & ASSOCIATES							
	I-061322302-0523	I-35 AESTHETICS	E	7/12/2023	26,475.00		000522		26,475.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-23060272	AMMONIA/CBOD/TSS/ENVIRO IMPACT	E	7/12/2023	314.40		000523		
	I-23060386	AMMONIA/CBOD/TSS/ENVIRO IMPACT	E	7/12/2023	314.40		000523		628.80
37670		CITIBANK, N.A.							
	I-DCC 06.29.23	FILING PLATS	E	7/12/2023	32.50		000524		
	I-GLOCK 06.29.23	AMORERS COURSE 775 B.WILSON	E	7/12/2023	250.00		000524		
	I-MIGS 06.30.23	FOOD FOR STAFF INTERVIEWS	E	7/12/2023	56.05		000524		
	I-SONIC 06.30.23	FOOD FOR STAFF INTERVIEWS	E	7/12/2023	45.17		000524		383.72
38390		AMAZON CAPITAL SERVICES, INC.							
	C-1GVV-9WNJ-4N37	OFFICE SUPPLIES REFUND	E	7/12/2023	36.09CR		000525		
	C-1PQP-CP1R-37X7	PICTURE BOOK REFUND	E	7/12/2023	15.29CR		000525		
	I-1CD6-LH43-69QG	CONFERENCE ROOM SNACKS	E	7/12/2023	62.46		000525		
	I-1CPT-WKCT-3G4G	SUMMER READING PRIZES	E	7/12/2023	28.99		000525		
	I-1JYX-943X-T71G	DVDS AND BLU-RAYS	E	7/12/2023	149.19		000525		
	I-1K1G-C63Q-1JRQ	MONITOR AND MEDIA PLAYERS	E	7/12/2023	465.97		000525		
	I-1KGW-PCTL-33RH	LABEL PEELER/SORTKWIK	E	7/12/2023	13.47		000525		
	I-1KNV-L4H4-LD6M	SUPPLIES FOR STICKER SWAP PROG	E	7/12/2023	34.35		000525		
	I-1LNL-FXHH-GCMM	5 BATTERIES FOR MYFI	E	7/12/2023	69.95		000525		
	I-1MF3-6NJN-34WF	YOUNG ADULT BOOKS	E	7/12/2023	41.21		000525		
	I-1MJ7-L4QF-VGXG	CHROME BOOK COVERS	E	7/12/2023	95.20		000525		
	I-1TF3-K7QC-WK1D	MEMORY KIT SUPPLIES	E	7/12/2023	63.57		000525		972.98
38740		NORTH AMERICAN RESCUE HOLDINGS							
	I-IN717590	20 - KIT G7 RIGID CASE	E	7/12/2023	1,013.60		000526		1,013.60
08120		ICMA-RC							
	I-457PY07.14.2023	ICMA CITY OF SANGER 457 PLAN	E	7/14/2023	2,187.86		000527		2,187.86
00440		BRAZOS ELECTRIC							
	I-49808-RI-001	JUNE 2023	E	7/17/2023	12,916.83		000528		12,916.83
02910		UPPER TRINITY							
	I-W272307	JUNE 2023 WATER PURCHASE	E	7/17/2023	31,808.59		000529		31,808.59
23760		KEEPITSAFE, LLC. - LIVEVAULT							
	I-INVLUS-24727	SERVER BACKUP SRVC - CITY HALL	E	7/17/2023	1,505.58		000530		1,505.58
32030		GILLIAM INVESTMENTS: DBA: VANG							
	I-54790	CLEANING FOR CITY OFFICES	E	7/17/2023	3,778.00		000531		3,778.00
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-23060482	AMMONIA/CBOD/TSS/ENVIRO IMPACT	E	7/17/2023	314.40		000532		314.40

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
32030		GILLIAM INVESTMENTS: DBA: VANG							
	I-54313	CLEANING FOR CITY OFFICES	E	7/26/2023	3,778.00		000533		
	I-54637	CLEANING FOR CITY OFFICES	E	7/26/2023	1,263.75		000533		5,041.75
34490		HALFF ASSOC INC							
	I-10098830	PROFESSIONAL SRVC THRU 6/18/23	E	7/26/2023	27,295.90		000534		27,295.90
34770		FIRST STOP HEALTH, LLC							
	I-INV-32647	VRTL MNTL HLTH/TELEMED	E	7/26/2023	541.20		000535		541.20
37670		CITIBANK, N.A.							
	I-4 IMPRINT 06.19.23	FREEDOM FEST MARKETING ITEMS	E	7/26/2023	394.72		000536		
	I-4IMPRINT 07.12.23	MARKETING MATERIALS	E	7/26/2023	641.33		000536		
	I-ALAGOOD 07.05.23	RILEY RANCH PURCHASE	E	7/26/2023	276.00		000536		
	I-CE 07.03.23	ICE/TEA FOR COUNCIL MEETING	E	7/26/2023	7.85		000536		
	I-CE 07.17.23	DRINKS COUNCIL MEETING	E	7/26/2023	7.85		000536		
	I-DG 07.14.23	WATER/NAPKINS GAME NIGHT	E	7/26/2023	15.00		000536		
	I-DOMINOS 07.01.23	FREEDOM FEST STAFF DINNER	E	7/26/2023	474.75		000536		
	I-DOMINOS 07.03.23	PIZZA FOR COUNCIL/P&Z WK SESS	E	7/26/2023	117.60		000536		
	I-DOMINOS 07.17.23	PIZZA COUNCIL/PZ WK SESSION	E	7/26/2023	117.60		000536		
	I-FB 06.20.23	FACEBOOK ADS	E	7/26/2023	400.00		000536		
	I-FB 07.03.23	FACEBOOK ADS	E	7/26/2023	159.98		000536		
	I-GENTLE 07.07.23	OIL CHANGE COMMAND 671	E	7/26/2023	80.00		000536		
	I-GLOCK 07.11.23	ARMORERS COURSE S.PRUETT	E	7/26/2023	250.00		000536		
	I-HULU 06.19.23	HULU ADS	E	7/26/2023	115.46		000536		
	I-HULU 06.27.23	HULU ADS	E	7/26/2023	101.91		000536		
	I-HULU 07.03.23	HULU ADS	E	7/26/2023	56.58		000536		
	I-LE 07.19.23	BUSINESS APPAREL	E	7/26/2023	360.52		000536		
	I-NTTA 07.03.23	SAMPLES TO SPL	E	7/26/2023	17.67		000536		
	I-OD 07.07.23	INDEPENDENT DIGITAL CONSORTIUM	E	7/26/2023	375.00		000536		
	I-PELLEGR 07.14.23	PIZZA FOR GAME NIGHT PROGRAM	E	7/26/2023	76.76		000536		
	I-SEDC 07.06.23	COMMUNICATION AWARDS	E	7/26/2023	240.00		000536		
	I-TARGET 07.18.23	SUMMER PROGRAM SUPPLIES	E	7/26/2023	8.50		000536		
	I-TCEQ 07.12.23	GROUNDWATER LICENSE JBARNES	E	7/26/2023	113.75		000536		
	I-TCFP 07.10.23	COMMISSION D/O CERT W.MERRETT	E	7/26/2023	87.17		000536		
	I-TXDMV 07.06.23	REGISTRATION LP1262663	E	7/26/2023	10.25		000536		
	I-TXDMV 07.07.23	REGISTRATION LP1431611	E	7/26/2023	10.25		000536		
	I-TXDMV 07/07/23	REGISTRATION LP1371599	E	7/26/2023	10.25		000536		
	I-USPS 06.15.23	OVERNIGHT CHECK	E	7/26/2023	28.75		000536		
	I-USPS 07.06.23	POSTAGE FOR LAUNCHPAD	E	7/26/2023	11.80		000536		
	I-USPS 07.12.23	PLAYAWAY RETURN PSTG - WRNTY	E	7/26/2023	17.10		000536		
	I-WALMART 06.22.23	FREEDOM FEST SUPPLIES	E	7/26/2023	129.27		000536		
	I-WALMART 07.19.23	SUMMER PROGRAM SUPPLIES	E	7/26/2023	13.08		000536		4,726.75

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
08120		ICMA-RC							
	I-457PY 7.28.23	ICMA CITY OF SANGER 457 PLAN	E	7/28/2023	2,189.67		000537		2,189.67
38780		ZIONS BANCORPORATION, NATIONAL							
	I-07152023	PRINCIPAL/INTEREST TAX NOTE	D	7/13/2023	92,661.36		000558		92,661.36
00100		TMRS							
	I-RETPY 06.16.23	TMRS	D	7/12/2023	42,370.40		000559		
	I-RETPY 6.02.23	TMRS	D	7/12/2023	40,023.38		000559		
	I-RETPY 6.30.23	TMRS	D	7/12/2023	41,792.11		000559		124,185.89
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CBWPY07.14.2023	CHILD SUPPORT	D	7/14/2023	419.54		000565		
	I-CRWPY07.14.2023	CHILD SUPPORT AG#0013904686	D	7/14/2023	192.46		000565		
	I-CSRPY07.14.2023	CHILD SUPPORT #0013806050	D	7/14/2023	276.92		000565		
	I-CWMPY07.14.2023	CHILD SUPPORT # 0014024793CV19	D	7/14/2023	357.69		000565		1,246.61
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY07.14.2023	FEDERAL W/H	D	7/14/2023	19,935.42		000566		
	I-T3 PY07.14.2023	FICA PAYABLE	D	7/14/2023	27,148.28		000566		
	I-T4 PY07.14.2023	FICA PAYABLE	D	7/14/2023	6,349.20		000566		53,432.90
26820		BANK OF AMERICA NA							
	I-12UFWW123C	2007 CO PRIN/INT	D	7/27/2023	122,980.00		000567		122,980.00
26810		BOK FINANCIAL							
	I-080123	2013 CO PRIN/INT/AGENT FEE	D	7/27/2023	203,250.00		000568		203,250.00
00600		CITY OF SANGER							
	I-JULY 2023	CITY OF SANGER 5/21/23-6/20/23	D	7/15/2023	31,258.99		000569		31,258.99
30600		TASC							
	C-J. WARD	TASC-J,WARD	D	7/14/2023	72.42CR		000571		
	C-TASC 7.14.23	TASC ROUNDING	D	7/14/2023	0.49CR		000571		
	I-FSMPY07.14.2023	FLEX	D	7/14/2023	1,467.34		000571		1,394.43
34430		UMB BANK, N.A.							
	I-08012023	2019 REFUNDING BONDS PRIN/INT	D	7/27/2023	236,050.00		000572		
	I-080123	2021 REFUNDING BONDS PRIN/INT	D	7/27/2023	76,489.25		000572		312,539.25
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CBWPY 7.28.23	CHILD SUPPORT	D	7/28/2023	419.54		000573		
	I-CRWPY 7.28.23	CHILD SUPPORT AG#0013904686	D	7/28/2023	192.46		000573		
	I-CSRPY 7.28.23	CHILD SUPPORT #0013806050	D	7/28/2023	276.92		000573		
	I-CWMPY 7.28.23	CHILD SUPPORT # 0014024793CV19	D	7/28/2023	357.69		000573		1,246.61

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 7.28.23	FEDERAL W/H	D	7/28/2023	17,387.08		000574		
	I-T3 PY 7.28.23	FICA PAYABLE	D	7/28/2023	25,227.36		000574		
	I-T4 PY 7.28.23	FICA PAYABLE	D	7/28/2023	5,899.98		000574		48,514.42
11690		PITNEY BOWES - RESERVE ACCOUNT							
	I-07.27.2023	REFILL POSTAGE METER	D	7/27/2023	300.00		000575		300.00
30600		TASC							
	C-TASC 7.28.23	TASC ROUNDING	D	7/28/2023	0.49CR		000576		
	I-FSMPY 7.28.23	FLEX	D	7/28/2023	1,394.92		000576		1,394.43
26320		TRUST-CITY OF SANGER EMPLOYEE							
	I-DC1PY 7.28.23	HEALTH INA	D	7/31/2023	685.20		000577		
	I-DC1PY07.14.2023	HEALTH INA	D	7/31/2023	685.20		000577		
	I-DE1PY 7.28.23	DENTAL INS	D	7/31/2023	790.72		000577		
	I-DE1PY07.14.2023	DENTAL INS	D	7/31/2023	771.93		000577		
	I-DF1PY 7.28.23	HEALTH INS	D	7/31/2023	565.15		000577		
	I-DF1PY07.14.2023	HEALTH INS	D	7/31/2023	565.15		000577		
	I-DS1PY 7.28.23	HEALTH INS	D	7/31/2023	225.48		000577		
	I-DS1PY07.14.2023	HEALTH INS	D	7/31/2023	225.48		000577		
	I-GLIPY 7.28.23	GROUP LIFE $25K	D	7/31/2023	279.49		000577		
	I-GLIPY07.14.2023	GROUP LIFE $25K	D	7/31/2023	275.75		000577		
	I-HC1PY 7.28.23	HEALTH INS	D	7/31/2023	1,648.08		000577		
	I-HC1PY07.14.2023	HEALTH INS	D	7/31/2023	1,648.08		000577		
	I-HC2PY 7.28.23	HEALTH INS	D	7/31/2023	1,902.48		000577		
	I-HC2PY07.14.2023	HEALTH INS	D	7/31/2023	1,902.48		000577		
	I-HC3PY 7.28.23	HEALTH INS	D	7/31/2023	2,387.64		000577		
	I-HC3PY07.14.2023	HEALTH INS	D	7/31/2023	2,387.64		000577		
	I-HC5PY 7.28.23	HEALTH INS	D	7/31/2023	804.78		000577		
	I-HC5PY07.14.2023	HEALTH INS	D	7/31/2023	804.78		000577		
	I-HE1PY 7.28.23	HEALTH INS	D	7/31/2023	5,679.48		000577		
	I-HE1PY07.14.2023	HEALTH INS	D	7/31/2023	5,679.48		000577		
	I-HE2PY 7.28.23	HEALTH INS	D	7/31/2023	2,070.32		000577		
	I-HE2PY07.14.2023	HEALTH INS	D	7/31/2023	2,070.32		000577		
	I-HE3PY 7.28.23	HEALTH IN	D	7/31/2023	2,923.11		000577		
	I-HE3PY07.14.2023	HEALTH IN	D	7/31/2023	2,598.32		000577		
	I-HE5PY 7.28.23	HEALTH INS	D	7/31/2023	3,284.25		000577		
	I-HE5PY07.14.2023	HEALTH INS	D	7/31/2023	3,284.25		000577		
	I-HF2PY 7.28.23	HEALTH IN	D	7/31/2023	802.11		000577		
	I-HF2PY07.14.2023	HEALTH IN	D	7/31/2023	802.11		000577		
	I-HF3PY 7.28.23	HEALTH INS	D	7/31/2023	1,006.57		000577		
	I-HF3PY07.14.2023	HEALTH INS	D	7/31/2023	1,006.57		000577		
	I-HF5PY 7.28.23	HEALTH INS	D	7/31/2023	678.61		000577		
	I-HF5PY07.14.2023	HEALTH INS	D	7/31/2023	678.61		000577		
	I-HS PY 7.28.23	HEALTH INS	D	7/31/2023	676.02		000577		
	I-HS PY07.14.2023	HEALTH INS	D	7/31/2023	676.02		000577		
	I-HS2PY 7.28.23	HEALTH INS	D	7/31/2023	1,170.56		000577		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-HS2PY07.14.2023	HEALTH INS	D	7/31/2023	1,170.56		000577		
	I-HS5PY 7.28.23	HEALTH INS	D	7/31/2023	495.16		000577		
	I-HS5PY07.14.2023	HEALTH INS	D	7/31/2023	495.16		000577		
	I-LLIPY 7.28.23	LIFE INSURANCE	D	7/31/2023	36.84		000577		
	I-LLIPY07.14.2023	LIFE INSURANCE	D	7/31/2023	36.84		000577		
	I-VC1PY 7.28.23	HEALTH INS	D	7/31/2023	83.07		000577		
	I-VC1PY07.14.2023	HEALTH INS	D	7/31/2023	83.07		000577		
	I-VE1PY 7.28.23	VISION INS	D	7/31/2023	152.13		000577		
	I-VE1PY07.14.2023	VISION INS	D	7/31/2023	147.52		000577		
	I-VF1PY 7.28.23	HEALTH INS	D	7/31/2023	149.15		000577		
	I-VF1PY07.14.2023	HEALTH INS	D	7/31/2023	149.15		000577		
	I-VLIPY 7.28.23	EMPLOYEE VOLUNTARY LIFE	D	7/31/2023	593.24		000577		
	I-VLIPY07.14.2023	EMPLOYEE VOLUNTARY LIFE	D	7/31/2023	593.24		000577		
	I-VS1PY 7.28.23	HEALTH INS	D	7/31/2023	52.56		000577		
	I-VS1PY07.14.2023	HEALTH INS	D	7/31/2023	52.56		000577		57,932.47
25270		PRIMORIS T & D SERVICES, LLC							
	I-10	FM 455 RELOCATION PROJECT	V	6/06/2023	45,249.43		083147		
	I-56818	FM-455 WIDENING C.O. #3	V	6/06/2023	9,125.86		083147		54,375.29
25270		PRIMORIS T & D SERVICES, LLC							
	M-CHECK	PRIMORIS T & D SERVICES,UNPOST	V	7/17/2023			083147		54,375.29CR
28710		AFFORD-IT TIRES							
	I-0001411	6 TIRES FOR MEDIC 671	R	7/05/2023	2,400.00		083303		
	I-0001440	TIRE PATCH	R	7/05/2023	20.00		083303		
	I-0001452	PATCH TIRE 772 LEWIS	R	7/05/2023	20.00		083303		2,440.00
25070		ALL AMERICAN DOGS INC							
	I-5174	JULY SHELTER SERVICE	R	7/05/2023	7,160.00		083304		7,160.00
37340		ALLEN, DELEESE							
	I-PER DIEM 4.25.23	2 DAY MEAL PER DIEM	R	7/05/2023	50.00		083305		50.00
34330		ARMSTRONG FORENSIC LABORATORY,							
	I-241150	DRUG SCEEN FOR ID/PURITY	R	7/05/2023	865.00		083306		865.00
02460		AT&T MOBILITY							
	I-06152023	CELL PHONE 05/08/23 - 06/07/23	R	7/05/2023	1,144.61		083307		1,144.61
33050		BLUE MOON SPORTSWEAR INC							
	I-76249	PANTS/SHIRTS/SHIPPING	R	7/05/2023	500.30		083308		
	I-76331	2 PANTS/2 SHIRTS/SHIPPING	R	7/05/2023	884.27		083308		
	I-76369	TACTICAL 5.11 PULLOVER	R	7/05/2023	134.28		083308		1,518.85

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
13270		BOLZ, JAMES							
	I-REIMBURSE 6.9.23	BOOT ALLOWANCE	R	7/05/2023	150.00		083309		150.00
00420		BOUND TREE MEDICAL, LLC							
	I-84986779	EMS SUPPLIES	R	7/05/2023	26.45		083310		26.45
37860		BUTTRAM, BRANDON L							
	I-PER DIEM 5.4.23	3 DAY MEAL PER DIEM	R	7/05/2023	75.00		083311		75.00
00590		CITY OF DENTON							
	I-05/12/23-06/14/23	WATER BACTERIOLOGICAL TESTING	R	7/05/2023	320.00		083312		320.00
33370		CJA ENTERPRISES LLP							
	I-16307	1.5" BASE - BOLIVAR ST	R	7/05/2023	614.71		083313		614.71
36200		DALLAS NEXT LLC							
	I-2304011	ARTWORK FOR BOOK	R	7/05/2023	1,500.00		083314		1,500.00
21460		DANNENBAUM ENGINEERING CO.							
	I-514301/34/X	FM455 WTR & WW RLCTNS	R	7/05/2023	10,402.79		083315		10,402.79
00750		DEALERS ELECTRICAL SUPPLY							
	I-S100711211.001	500 MCN THHN COPPER WIRE	R	7/05/2023	1,940.28		083316		1,940.28
33210		DEARBORN LIFE INSURANCE COMPAN							
	I-7.1.23-7.31.23	JULY 2023 LTD	R	7/05/2023	839.36		083317		839.36
22740		DENTON COUNTY AUDITOR							
	I-JULY 2023	JULY 2023 DISPATCH	R	7/05/2023	5,779.91		083318		5,779.91
36210		DENTON COUNTY CRIMINAL DISTRIC							
	I-23-0367-362	CAUSE NO. 23-0367-362	R	7/05/2023	300.00		083319		300.00
22400		DUNN, REECE							
	I-PER DIEM 06.22.23	1 DAY MEAL PER DIEM	R	7/05/2023	25.00		083320		
	I-PER DIEM 06.27.23	2 DAY MEAL PER DIEM	R	7/05/2023	50.00		083320		75.00
23820		FERGUSON ENTERPRISES, LLC							
	I-1390264	WATTS DOUBLE CHECK VALVE	R	7/05/2023	9,549.77		083321		
	I-1399210	SOCKET SET	R	7/05/2023	390.00		083321		
	I-1399628	8" & 2" CLAMPS	R	7/05/2023	993.82		083321		
	I-1400022	S40/S80 PVC PIPE	R	7/05/2023	320.00		083321		11,253.59

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
34670		FREEDOM COMMERCIAL SERVICES, L							
	I-2023-2577	MOW & TRIM 3004 LAKE SIDE DR	R	7/05/2023	150.00		083322		
	I-2023-2670	MOW & TRIM LOT	R	7/05/2023	137.50		083322		
	I-2023-2671	MOW & TRIM 115 MANED DR	R	7/05/2023	125.00		083322		
	I-2023-2672	MOW & TRIM 701 CHURCH ST	R	7/05/2023	125.00		083322		537.50
01070		GALLS INC.							
	I-024713795	FLEX BASE SHIRT 770	R	7/05/2023	53.99		083323		53.99
07350		GENTLE'S OIL AND TIRE							
	I-62823	6QT OIL & FILTER 2012 TAHOE	R	7/05/2023	60.00		083324		
	I-62923	8 QT OIL & FILTER UNIT #17	R	7/05/2023	72.00		083324		132.00
28820		GLENN POLK AUTOPLEX INC							
	I-C4CS868092	REPLACE 2 BATTERIES 2020 TAHOE	R	7/05/2023	674.48		083325		
	I-C4CS868093	REPLACE FRONT ROTORS JHN4966	R	7/05/2023	444.88		083325		1,119.36
20220		INGRAM LIBRARY SERVICES							
	I-76443752	ADULT FICTION BOOKS	R	7/05/2023	44.40		083326		44.40
17060		LEAD 11 EXCELLENCE							
	I-06272023SFD	MEDICAL CE APR/MAY/JUN 2023	R	7/05/2023	648.00		083327		648.00
01570		LOWE'S COMPANIES, INC.							
	C-38116	TAX CORRECTIN REFUND	R	7/05/2023	43.81CR		083328		
	I-67651	COOLERS	R	7/05/2023	96.79		083328		
	I-70929	SHOVEL/PAPER TOWELS/SOAP	R	7/05/2023	105.17		083328		
	I-85759	COUPLINGS/SOCKET/UNION/HOSE	R	7/05/2023	574.81		083328		732.96
32980		MCCAIN'S OVERHEAD DOOR & GATE							
	I-18954751	SERVICE GATE - 202 RAILROAD	R	7/05/2023	141.25		083329		141.25
29030		MCCREARY, VESELKA, BRAGG & ALL							
	I-271120	MAY WARRANT COLLECTION	R	7/05/2023	217.50		083330		
	I-271121	MAY WARRANT COLLECTION	R	7/05/2023	940.80		083330		1,158.30
38240		NORTH ROCK CONSTRUCTION, LLC							
	I-22N-090	SIDEWALK AROUND SHADE STR	R	7/05/2023	17,186.06		083331		17,186.06
08690		O'REILLY AUTO PARTS							
	I-1959-475757	BOOSTER CBL	R	7/05/2023	36.99	0.74CR	083332		
	I-1959-479795	WINDSHIELD WIPERS	R	7/05/2023	66.48	1.33CR	083332		
	I-1959-480700	MOTORTRTMNT/BATTERY/CORE/FEE	R	7/05/2023	67.07	1.34CR	083332		
	I-1959-480708	5-PIN RELAY	R	7/05/2023	13.99	0.28CR	083332		
	I-1959-480731	MULTIMETER/VENT STICK/3PK PAPR	R	7/05/2023	55.46	1.11CR	083332		235.19

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02970		OFFICE DEPOT							
	C-318835041001	GLASS CLEANER	R	7/05/2023	28.79CR		083333		
	I-313793209001	GLASS CLEANER	R	7/05/2023	28.79		083333		
	I-315296255001	INK	R	7/05/2023	107.64		083333		
	I-317676263001	FOLDERS/INK	R	7/05/2023	172.70		083333		
	I-318109053001	COFFEE	R	7/05/2023	13.31		083333		293.65
26380		PIERCY, MEGHANN							
	I-REIMBURSE 6.20.23	PER DIEM & MILEAGE 6/20-21/23	R	7/05/2023	128.60		083334		128.60
37890		PRUETT, STEVEN T							
	I-PER DIEM 04.25.23	2 DAY MEAL PER DIEM ALERT LVL1	R	7/05/2023	50.00		083335		
	I-PER DIEM 06.01.23	2 DAY MEAL PER DIEM	R	7/05/2023	50.00		083335		100.00
38420		RICHMOND, HUBBLE							
	I-PER DIEM 04.25.23	2 DAY MEAL PER DIEM ALERTLVL1	R	7/05/2023	50.00		083336		
	I-PER DIEM 06.01.23	2 DAY MEAL PER DIEM AAIR CLASS	R	7/05/2023	50.00		083336		100.00
25020		SANGER HARDWARE							
	I-1416	ELEC TAPE/UTILITY KNIVES	R	7/05/2023	40.55		083337		
	I-1603	HEAVY DUTY SHELF FOR AMMO	R	7/05/2023	209.99		083337		
	I-1605	PASSAGE LEVER	R	7/05/2023	62.98		083337		
	I-1606	PUSH LAWNMOWER	R	7/05/2023	299.99		083337		
	I-1609	DRILL BITS	R	7/05/2023	48.06		083337		
	I-1610	PALLET OF WATER	R	7/05/2023	389.00		083337		
	I-1611	POWER BIT	R	7/05/2023	12.98		083337		
	I-1625	MARKING PAINT	R	7/05/2023	19.98		083337		
	I-1632	12" 1/4" .043 PICCO MIC	R	7/05/2023	25.99		083337		
	I-1653	2 GAL GARDEN SPRAYER	R	7/05/2023	23.99		083337		
	I-1664	HANGER/WOOD SCREW/TURF BUILD	R	7/05/2023	67.97		083337		
	I-1665	CM TORPEDO LEVEL 9"	R	7/05/2023	7.99		083337		
	I-1670	WEEDEATER PARTS	R	7/05/2023	97.58		083337		
	I-1682	STARTER FLUID	R	7/05/2023	6.59		083337		
	I-1683	FUSES/KNIFE/CLAMP	R	7/05/2023	90.96		083337		
	I-1687	CABLE TIES	R	7/05/2023	13.98		083337		
	I-1690	NEW KEY	R	7/05/2023	29.90		083337		
	I-1691	KEYRING	R	7/05/2023	9.98		083337		
	I-1707	2X6 STUD	R	7/05/2023	46.36		083337		
	I-1716	COUPLING/WRENCH/VALVE/BUSHING	R	7/05/2023	121.13		083337		
	I-1718	AUTO FUSES	R	7/05/2023	6.59		083337		
	I-1725	COMBINATION PADLOCK	R	7/05/2023	19.99		083337		
	I-1733	1" PIPE	R	7/05/2023	26.38		083337		
	I-1738	PAINT/BUNGEES/BAG	R	7/05/2023	112.89		083337		
	I-1741	MOUNTING TAPE	R	7/05/2023	9.59		083337		1,801.39

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
16240		SCHAD & PULTE							
	I-147851	SMALL ACETYLENE	R	7/05/2023	32.00		083340		32.00
35000		SECRETARY OF STATE OF TEXAS							
	I-125445080	SEARCH	R	7/05/2023	1.00		083341		1.00
37910		BERGERON-GREEN, STELLA F							
	I-PER DIEM 04.25.23	2 DAY MEAL PER DIEM	R	7/05/2023	50.00		083342		50.00
05350		TEXAS EXCAVATION SAFETY SYST							
	I-23-08415	MESSAGE FESS FOR MAY 2023	R	7/05/2023	126.35		083343		126.35
37730		THE ANTERO GROUP, LLC.							
	I-SN-2201-2305	REWRITE/UPDATE ZONING	R	7/05/2023	7,353.75		083344		7,353.75
35510		TITAN UTILITY SERVICES, LLC							
	I-17171	GLOVE/SLEEVE TESTING/NEW/DELIV	R	7/05/2023	633.88		083345		
	I-17239	DIELECTRIC TEST/INSPECT	R	7/05/2023	4,911.77		083345		5,545.65
19260		TYLER TECHNOLOGIES							
	I-025-426815	INCODE SAAS FEES YEAR 2	R	7/05/2023	42,047.00		083346		
	I-025-427106	CUSTOM BILL 8/1/23-7/31/24	R	7/05/2023	963.00		083346		
	I-025-427574	UB ONLINE JULY 2023	R	7/05/2023	110.00		083346		
	I-025-427575	COURT ONLINE JULY 2023	R	7/05/2023	125.00		083346		
	I-025-428119	ERP ANNUAL FEE 11/1/22-6/30/23	R	7/05/2023	733.33		083346		
	I-025-428120	ERP ANNUAL FEE 7/1/23-6/30/24	R	7/05/2023	1,177.00		083346		45,155.33
31750		UNDERWOOD'S HEATING & AIR							
	I-35929424	SRVC CALL 501 BOLIVAR ST	R	7/05/2023	180.00		083347		180.00
34220		UNIFIRST CORPORATION							
	I-2900040841	MATS - CITY HALL	R	7/05/2023	12.49		083348		
	I-2900040842	UNIFORMS - WATER	R	7/05/2023	31.21		083348		
	I-2900040843	MATS - PUBLIC WORKS	R	7/05/2023	7.85		083348		
	I-2900040844	UNIFORMS - STREETS	R	7/05/2023	24.12		083348		
	I-2900040845	UNIFORMS - WASTE WATER	R	7/05/2023	13.56		083348		89.23
05510		WASTE CONNECTIONS							
	I-2022793V190	SLUDGE REMOVAL	R	7/05/2023	5,341.20		083349		5,341.20
05510		WASTE CONNECTIONS							
	I-MAY 23	SOLID WASTE MAY 2023	R	7/05/2023	88,556.60		083350		88,556.60

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
36780		WIMMER CONCRETE LLC							
	I-382	5 SACKS CONCRETE - 10TH/PECAN	R	7/05/2023	650.00		083351		650.00
37370		AQUA METRIC SALES COMPANY							
	I-INV0095535	WATER/ELECTRIC METER SYST	R	7/12/2023	194,155.20		083352		194,155.20
25610		AUSTIN LANE TECHNOLOGIES, INC							
	I-200762	NETWORK MAINTENANCE JUN 23	R	7/12/2023	10,014.00		083353		10,014.00
00390		BILL UTTER FORD, INC.							
	I-298502	DRIVE SHAFT FOR 16-58	R	7/12/2023	280.39		083354		280.39
31670		BOOT BARN							
	I-INV00269987	BOOT REIMBURSE F.IBARRA	R	7/12/2023	143.99		083355		143.99
36650		CAMPBELL ELECTRIC TX LLC							
	I-231087.01	TROUBLESHOOT PLC/CONTROL	R	7/12/2023	1,238.90		083356		1,238.90
28810		CLIFFORD POWER SYSTEM, INC							
	I-SVC-0141818	SERVICE CALL - 201 BOLIVAR	R	7/12/2023	817.64		083357		817.64
00050		CONLEY SAND & GRAVEL							
	I-181669	SCREENED CUSHION SAND	R	7/12/2023	525.00		083358		525.00
00800		COSERV ELECTRIC							
	I-05/24/23-06/26/23	JUN 23 ELECTRIC	R	7/12/2023	3,416.73		083359		3,416.73
26090		D & L FEEDS INC							
	I-4036/6	HERBICIDE	R	7/12/2023	127.99		083360		127.99
25730		DATAPROSE, LLC							
	I-DP2302508	JUN 23 LATE/STATMNT/OTHER	R	7/12/2023	5,723.69		083361		5,723.69
00850		DENTON RECORD-CHRONICLE							
	I-06234016	PUBLICATION NOTICES JUN 23	R	7/12/2023	59.90		083362		59.90
23820		FERGUSON ENTERPRISES, LLC							
	I-1404372	METER FLANGE KIT/GASKET	R	7/12/2023	282.00		083363		282.00
18790		FUELMAN							
	I-NP64662361	FUEL 06/26/23 - 07/02/23	R	7/12/2023	3,656.10		083364		
	I-NP64709468	FUEL 07/03/23 - 07/09/23	R	7/12/2023	2,623.37		083364		6,279.47

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
01070		GALLS INC.							
	I-024125749	BODY ARMOR/OUTER VEST	R	7/12/2023	1,325.00		083365		1,325.00
07350		GENTLE'S OIL AND TIRE							
	I-7323	8 QT OIL & FILTER UNIT #6	R	7/12/2023	72.00		083366		72.00
28820		GLENN POLK AUTOPLEX INC							
	I-C4CS867694	REBUILT TRANSMISSION	R	7/12/2023	4,679.57		083367		
	I-C4CS867765	REPLACE ROTORS & PADS	R	7/12/2023	1,558.74		083367		6,238.31
20220		INGRAM LIBRARY SERVICES							
	I-76545423	ADULT FICTION	R	7/12/2023	183.09		083368		
	I-76570691	JUNIOR NONFICTION	R	7/12/2023	368.15		083368		
	I-76660103	ADULT FICTION	R	7/12/2023	251.30		083368		802.54
37150		INSTANT INSPECTOR							
	I-2876	HEALTH INSPECTION JUN 23	R	7/12/2023	75.00		083369		75.00
38760		INTERFACE CONFERENCE GROUP							
	I-2023-59339	SPONSORSHIP FOR CONFERENC	R	7/12/2023	1,500.00		083370		1,500.00
31690		NEWGEN STRATEGIES & SOLUTIONS							
	I-16080	UTILITIES RATE STUDY	R	7/12/2023	3,461.25		083371		
	I-16081	STORMWATER RATE STUDY	R	7/12/2023	4,601.25		083371		8,062.50
36990		NORTEX COMMUNICATIONS COMPANY							
	I-10780168	INTERNET & PHONE JUL 23	R	7/12/2023	5,832.71		083372		
	I-INV-13311	CITY OWNED FIBER INSTALL	R	7/12/2023	6,087.00		083372		11,919.71
14980		POLYDYNE, INC.							
	I-1747630	POLYMER FOR WWTP	R	7/12/2023	2,362.50		083373		2,362.50
37620		RANDY'S OF SANGER, LLC.							
	I-03942	EMRGNCY/INTERNAL REPAIRS	R	7/12/2023	1,881.21		083374		1,881.21
37360		RANGELINE UTILITY SERVICES, LL							
	I-1115	EMRGNCY WTR REPAIR	R	7/12/2023	8,218.00		083375		8,218.00
36840		REPUBLIC SERVICES, INC.							
	I-0615-001704885	BRUSH COLLECTION SERVICE	R	7/12/2023	4,120.02		083376		4,120.02
38770		RESIMPLIFI, INC							
	I-07.01.2023	RESIMPLIFI SOFTWARE	R	7/12/2023	3,000.00		083377		3,000.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
30260		RICOH USA							
	I-107402668	SRVC & LEASE 06/19/23-07/18/23	R	7/12/2023	1,290.84		083378		
	I-107402669	SRVC & LEASE 06/19/23-07/18/23	R	7/12/2023	138.00		083378		1,428.84
32870		SAM'S CLUB/SYNCHRONY BANK							
	I-06.20.2023	SNACK/BEVS/SUPPLY FREEDOM FEST	R	7/12/2023	213.32		083379		213.32
25020		SANGER HARDWARE							
	I-1685	U-POST	R	7/12/2023	30.36		083380		
	I-1709	PIPE WRENCH/TAPE/NIPPLE	R	7/12/2023	67.56		083380		
	I-1732	GFI PLUGS	R	7/12/2023	44.99		083380		
	I-1746	CLEANER/BLEACH	R	7/12/2023	25.95		083380		
	I-1749	WATER HOSE	R	7/12/2023	129.97		083380		
	I-1750	NEW KEY CUTS	R	7/12/2023	11.96		083380		310.79
11900		TARRANT COUNTY COLLEGE							
	I-NW124858	KIRK/HENSLEY - DRIVER OPERATOR	R	7/12/2023	750.00		083381		750.00
02690		TECHLINE, INC.							
	I-1563526-01	MATERIALS FOR STARBUCKS	R	7/12/2023	109.59		083382		109.59
02920		U.S. POSTAL SERVICE							
	I-07.05.2023	PO BOX 578 ANNUAL RENEWAL	R	7/12/2023	248.00		083383		248.00
34220		UNIFIRST CORPORATION							
	I-2900041961	MATS - CITY HALL	R	7/12/2023	12.49		083384		
	I-2900041962	UNIFORMS - WATER	R	7/12/2023	31.21		083384		
	I-2900041963	MATS - PUBLIC WORKS	R	7/12/2023	7.85		083384		
	I-2900041964	UNIFORMS - STREETS	R	7/12/2023	25.12		083384		
	I-2900041965	UNIFORMS - WASTEWATER	R	7/12/2023	13.56		083384		90.23
05510		WASTE CONNECTIONS							
	I-JUN-23	SOLID WASTE JUNE 2023	R	7/12/2023	88,954.19		083385		88,954.19
09550		WATER TECH, INC.							
	I-129215	150# CHLORINE BOTTLES	R	7/12/2023	2,460.00		083386		2,460.00
1		HOWARD, EMILY							
	I-000202307119775	US REFUND	R	7/12/2023	31.32		083387		31.32
1		IMPRESSION HOMES							
	I-000202307119781	US REFUND	R	7/12/2023	474.13		083388		474.13

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		IMPRESSION HOMES							
	I-000202307119783	US REFUND	R	7/12/2023	457.55		083389		457.55
1		LILLIAN CUSTOM HOMES							
	I-000202307119776	US REFUND	R	7/12/2023	545.10		083390		545.10
1		MARTIN, THOMAS							
	I-000202307119774	US REFUND	R	7/12/2023	44.67		083391		44.67
1		OLESON, MYRON							
	I-000202307119777	US REFUND	R	7/12/2023	277.93		083392		277.93
1		PROGRESS DALLAS							
	I-000202307119780	US REFUND	R	7/12/2023	150.32		083393		150.32
1		RESIDENTIAL HOLDINGS							
	I-000202307119771	US REFUND	R	7/12/2023	167.09		083394		167.09
1		SANGER TRAIL							
	I-000202307119772	US REFUND	R	7/12/2023	55.90		083395		55.90
1		STRITTMATTER, JOSEPH							
	I-000202307119779	US REFUND	R	7/12/2023	30.38		083396		30.38
1		SULLIVAN, PETER V							
	I-000202307119773	US REFUND	R	7/12/2023	20.65		083397		20.65
1		TGC CUSTOM HOMES, LL							
	I-000202307119782	US REFUND	R	7/12/2023	521.59		083398		521.59
1		VRANA, JUANITA G							
	I-000202307119778	US REFUND	R	7/12/2023	133.94		083399		133.94
14470		UNITED WAY							
	I-UN PY07.14.2023	DONATIONS	R	7/14/2023	5.00		083400		5.00
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY07.14.2023	FOUNDATION-ISD	R	7/14/2023	2.50		083401		2.50
33300		HSA BANK							
	I-HSAPY07.14.2023	HSA	R	7/14/2023	1,707.76		083402		1,707.76
28710		AFFORD-IT TIRES							
	I-0001470	4X 235-70-17 GLADIATOR TIRES	R	7/18/2023	600.00		083403		600.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
ALTEC		ALTEC INDUSTRIES, INC							
	I-51243474	REPLACE WINCH	V	7/18/2023	2,041.17		083404		2,041.17
ALTEC		ALTEC INDUSTRIES, INC							
	M-CHECK	ALTEC INDUSTRIES, INC VOIDED	V	7/18/2023			083404		2,041.17CR
01550		ATMOS ENERGY							
	I-07/12/2023	GAS 06/02/23 - 07/05/23	V	7/18/2023	932.03		083405		932.03
01550		ATMOS ENERGY							
	M-CHECK	ATMOS ENERGY VOIDED	V	7/18/2023			083405		932.03CR
25610		AUSTIN LANE TECHNOLOGIES, INC							
	I-200822	NETWORK MAINTENANCE JUL 23	V	7/18/2023	10,014.00		083406		10,014.00
25610		AUSTIN LANE TECHNOLOGIES, INC							
	M-CHECK	AUSTIN LANE TECHNOLOGIESVOIDED	V	7/18/2023			083406		10,014.00CR
36500		B-WEISS ENTERTAINMENT GROUP, L							
	I-3631	STAGE & SOUND SYSTEM	V	7/18/2023	25,477.73		083407		25,477.73
36500		B-WEISS ENTERTAINMENT GROUP, L							
	M-CHECK	B-WEISS ENTERTAINMENT GRVOIDED	V	7/18/2023			083407		25,477.73CR
00420		BOUND TREE MEDICAL, LLC							
	I-85007341	EMS SUPPLIES	V	7/18/2023	1,446.66		083408		
	I-85009028	EMS SUPPLIES	V	7/18/2023	68.50		083408		1,515.16
00420		BOUND TREE MEDICAL, LLC							
	M-CHECK	BOUND TREE MEDICAL, LLC VOIDED	V	7/18/2023			083408		1,515.16CR
23880		BUREAU VERITAS NORTH AMERICA,							
	I-RI 23029940	4210 KRISTOFF LN PLAN REVIEW	R	7/18/2023	150.00		083409		
	I-RI 23029941	4816 ELITE DR PLAN REVIEW	R	7/18/2023	150.00		083409		
	I-RI 23029942	4211 LIGA LN PLAN REVIEW	R	7/18/2023	150.00		083409		
	I-RI 23029944	4207 KRISTOFF LN PLAN REVIEW	R	7/18/2023	150.00		083409		
	I-RI 23029945	4200 LIGA LN PLAN REVIEW	R	7/18/2023	150.00		083409		
	I-RI 23029946	4212 LIGA LN PLAN REVIEW	R	7/18/2023	150.00		083409		
	I-RI 23029947	4802 AVION DR PLAN REVIEW	R	7/18/2023	150.00		083409		
	I-RI 23029948	297 FREESE STE B PLAN REVIEW	R	7/18/2023	211.69		083409		
	I-RI 23029949	4206 KRISTOFF LN PLAN REVIEW	R	7/18/2023	150.00		083409		
	I-RI 23029950	297 FREESE DR FIRE REVIEW	R	7/18/2023	250.00		083409		
	I-RI 23029951	100 INDIAN LN FIRE REVIEW	R	7/18/2023	250.00		083409		
	I-RI 23029952	4204 LIGA LN PLAN REVIEW	R	7/18/2023	150.00		083409		
	I-RI 23029953	1604 W CHAPMAN FIRE REVIEW	R	7/18/2023	250.00		083409		
	I-RI 23029954	1660 W CHAPMAN FIRE REVIEW	R	7/18/2023	700.00		083409		
	I-RI 23029955	4215 LIGA LN PLAN REVIEW	R	7/18/2023	150.00		083409		3,161.69

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
08880		COOPER'S COPIES							
	I-36398	BLAKES GIFT VOUCHER TICKETS	R	7/18/2023	91.87	0.92CR	083411		90.95
38840		COWAN, THOMAS							
	I-07.01.23	FREEDOM FEST 7HRS @ $50/HR	R	7/18/2023	350.00		083412		350.00
30550		EAGLE SURVEYING							
	I-2304.064	13100/12200 RECTOR ROAD	R	7/18/2023	18,500.00		083413		
	I-2304.065	13100/12200 RECTOR ROAD	R	7/18/2023	2,000.00		083413		20,500.00
36340		FAMILY FIRST AUTO CARE							
	I-3762	OIL CHANGE LP1451415	R	7/18/2023	48.27		083414		48.27
23820		FERGUSON ENTERPRISES, LLC							
	I-1405605	3/4" SS INS STFNR CTS PE	R	7/18/2023	750.00		083415		
	I-1406367	EXT SOC SET 6 SZS 1/2"	R	7/18/2023	390.00		083415		1,140.00
31340		FIRST CHECK APPLICANT SCREENIN							
	I-22807	BGC JWARD/CBOLANOS/CMYERHOFF	R	7/18/2023	166.50		083416		166.50
18790		FUELMAN							
	I-NP64740639	FUEL 07/10/23 - 07/16/23	R	7/18/2023	3,047.03		083417		3,047.03
01070		GALLS INC.							
	I-024940708	EARPHONE CONNECT 773 R.DUNN	R	7/18/2023	109.38		083418		109.38
07350		GENTLE'S OIL AND TIRE							
	I-7723	TIRE REPAIR UNIT #6 R.DUNN	R	7/18/2023	15.00		083419		15.00
28820		GLENN POLK AUTOPLEX INC							
	I-DOCS547545	EMERGNCY REPAIRS #672	R	7/18/2023	2,652.14		083420		2,652.14
24970		HUB INTERNATIONAL TEXAS, INC.							
	I-2898317	ANNUAL BENEFITS CONSULT	R	7/18/2023	2,000.00		083421		2,000.00
33090		INTERSPEC LLC							
	I-23.096183	METER, REED SWITCH	R	7/18/2023	64.86		083422		64.86
38010		JUNKER, BLAKE							
	I-07.01.2023	FREEDOM FEST DELI TRAYS	R	7/18/2023	149.95		083423		149.95
08210		KWIK KAR							
	I-24310	OIL CHANGE/STATE INSPECTION	R	7/18/2023	122.78		083424		
	I-24677	INSPECTION/WIPER BLADES	R	7/18/2023	59.48		083424		
	I-8101-0024130	OIL CHANGE/FUEL FILTER MEDIC 1	R	7/18/2023	367.49		083424		
	I-8101-0024707	OIL CHANGE 2018 F550 16-58	R	7/18/2023	166.71		083424		
	I-8101-0024731	INSPECTION LP 1371599	R	7/18/2023	25.50		083424		741.96

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
25060		LEMONS PUBLICATIONS INC							
	I-11250	FULL PG AD 5 WKS IN JUNE 2023	R	7/18/2023	750.00		083425		750.00
20790		LIBRARICA LLC							
	I-203707-111	PATRON COMPUTER/PRINTER	R	7/18/2023	797.23		083426		797.23
32640		LLOYD GOSSELINK ROCHELLE & TOW							
	I-97541802	PROFESSIONAL SERVICES MAY 2023	R	7/18/2023	607.00		083427		607.00
17900		LOWER COLORADO RIVER AUTHORITY							
	I-LAB-0066896	WATER TESTING SAMPLES	R	7/18/2023	213.92		083428		213.92
38830		MALDONADO, GABRIEL							
	I-07.01.2023	FREEDOM FEST 7 HRS @ $50/HR	R	7/18/2023	350.00		083429		350.00
29030		MCCREARY, VESELKA, BRAGG & ALL							
	I-271776	UB COLLECTION FEES	R	7/18/2023	59.46		083430		59.46
02970		OFFICE DEPOT							
	I-319098398001	MAY 23 WTR RENT CITY HALL	R	7/18/2023	38.50		083431		
	I-319098408001	MAY 23 WTR RENT COURT	R	7/18/2023	33.25		083431		
	I-319098423001	MAY 23 WTR RENT PD	R	7/18/2023	22.75		083431		
	I-319098438001	MAY 23 WTR RENT WWTP	R	7/18/2023	7.00		083431		
	I-319098451001	MAY 23 WTR RENT STREETS	R	7/18/2023	22.75		083431		
	I-319563704001	WIRELESS KEYBOARD 780	R	7/18/2023	22.67		083431		
	I-319564289001	WIRELESS MOUSE 780	R	7/18/2023	29.74		083431		
	I-320423829001	21 PKT EXPANDING FILE	R	7/18/2023	67.98		083431		
	I-320900462001	COPY PAPER	R	7/18/2023	43.15		083431		287.79
27600		OMNIBASE SERVICES OF TEXAS LP							
	I-223-108061	APR-JUN 2023 QRTLY OMNI FEES	R	7/18/2023	144.00		083432		144.00
38820		PICHA, MIKE							
	I-07.01.2023	FREEDOM FEST 8 HRS @ $50/HR	R	7/18/2023	400.00		083433		400.00
33820		POWER-D UTILITY SERVICES, LLC							
	I-2313	I-35 ELECTRIC RELOCATION	R	7/18/2023	5,250.00		083434		5,250.00
38850		PRESTIGE GENERAL CONTRACTING							
	I-06.29.2023	TPO - CORE SAMPLE KIT	R	7/18/2023	250.00		083435		250.00
25270		PRIMORIS T & D SERVICES, LLC							
	I-10	FM 455 RELOCATION PROJECT	R	7/18/2023	Reissue		083436		
	I-56818	FM-455 WIDENING C.O. #3	R	7/18/2023	Reissue		083436		54,375.29

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
38420		RICHMOND, HUBBLE							
	I-PER DIEM 07.05.23	1 DAY MEAL PER DIEM 06/28/23	R	7/18/2023	25.00		083437		25.00
33150		RUGGED DEPOT							
	I-73252	IN CAR LAPTOP [TOUGHBOOK]	R	7/18/2023	2,914.00		083438		
	I-73299	IN CAR LAPTOP [TOUGHBOOK]	R	7/18/2023	277.00		083438		
	I-73781	IN CAR LAPTOP [TOUGHBOOK]	R	7/18/2023	284.00		083438		3,475.00
32870		SAM'S CLUB/SYNCHRONY BANK							
	I-06.26.2023	EMPLOYEE APPRECIATION ITEMS	R	7/18/2023	550.52		083439		550.52
16240		SCHAD & PULTE							
	I-148327	OXYGEN	R	7/18/2023	32.00		083440		
	I-148329	OXYGEN	R	7/18/2023	8.00		083440		40.00
02510		STATE COMPTROLLER							
	I-06.30.2023	APR-JUN 23 QTRLY REPORT	R	7/18/2023	6,400.65		083441		6,400.65
18620		STERICYCLE							
	I-4011860677	MEDICAL WASTE	R	7/18/2023	241.26		083442		241.26
02690		TECHLINE, INC.							
	I-1560049-10	QUIKTRIP MATERIALS	R	7/18/2023	364.14		083443		
	I-1565611-02	BLUE STAR SRVC MATERIALS	R	7/18/2023	215.97		083443		
	I-1566452-01	MATERIALS FOR LIFT STATIO	R	7/18/2023	221.10		083443		
	I-1567066-00	LARGE HOTLINE STIRRUP	R	7/18/2023	694.07		083443		1,495.28
16910		TRI-COUNTY MATERIALS & SERVICE							
	I-57847	PEA GRAVEL	R	7/18/2023	167.85		083444		167.85
19260		TYLER TECHNOLOGIES							
	I-025-430032	UB SMS/CALLS 4/1/23-6/30/23	R	7/18/2023	97.20		083445		97.20
34220		UNIFIRST CORPORATION							
	I-2900042963	MATS - CITY HALL	R	7/18/2023	12.49		083446		
	I-2900042964	UNIFORMS - WATER	R	7/18/2023	31.21		083446		
	I-2900042965	MATS - PUBLIC WORKS	R	7/18/2023	7.85		083446		
	I-2900042966	UNIFORMS - STREETS	R	7/18/2023	27.14		083446		
	I-2900042967	UNIFORMS - WASTEWATER	R	7/18/2023	13.56		083446		92.25
11430		USABLUEBOOK							
	I-INV00054302	BUFFER PACKS	R	7/18/2023	331.52		083447		331.52

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
05510		WASTE CONNECTIONS							
	I-2041967	SLUDGE REMOVAL	R	7/18/2023	4,298.86		083448		4,298.86
ALTEC		ALTEC INDUSTRIES, INC							
	I-51243474	REPLACE WINCH	R	7/19/2023	Reissue		083449		2,041.17
01550		ATMOS ENERGY							
	I-07/12/2023	GAS 06/02/23 - 07/05/23	R	7/19/2023	Reissue		083450		932.03
25610		AUSTIN LANE TECHNOLOGIES, INC							
	I-200822	NETWORK MAINTENANCE JUL 23	R	7/19/2023	Reissue		083451		10,014.00
36500		B-WEISS ENTERTAINMENT GROUP, L							
	I-3631	STAGE & SOUND SYSTEM	R	7/19/2023	Reissue		083452		25,477.73
00420		BOUND TREE MEDICAL, LLC							
	I-85007341	EMS SUPPLIES	R	7/19/2023	Reissue		083453		
	I-85009028	EMS SUPPLIES	R	7/19/2023	Reissue		083453		1,515.16
31670		BOOT BARN							
	I-089230	BOOTS FOR C.WARD	R	7/26/2023	121.45		083454		121.45
20410		CARE NOW CORPORATE							
	I-CN3096-4160927	PRE EMPLOYMENT DRUG SCREENS	R	7/26/2023	200.00		083455		200.00
23620		COTE'S MECHANICAL							
	I-26744	ICE MACHINE RENTAL JUL 2023	R	7/26/2023	626.00		083456		626.00
28180		D&D COMMERCIAL LANDSCAPE MANAG							
	I-33318	ANNUAL MOWING CONTRACT	R	7/26/2023	23,122.45		083457		23,122.45
08420		EMBLEM ENTERPRISE INC							
	I-891252	50 SERVICES STARTS FOR UNIFORM	R	7/26/2023	90.24		083458		90.24
18790		FUELMAN							
	I-NP64762565	FUEL 07/17/23 - 07/23/23	R	7/26/2023	2,860.69		083459		2,860.69
01070		GALLS INC.							
	I-024979268	BELT 779-GREEN	R	7/26/2023	49.75		083460		
	I-024985133	BLAUER SHIRTS 770-CHEEK	R	7/26/2023	173.48		083460		
	I-024997762	BLAUER SHIRT/PANTS/TROUSER	R	7/26/2023	368.07		083460		591.30
07350		GENTLE'S OIL AND TIRE							
	I-71223	8QT OIL & FILTER UNIT #02	R	7/26/2023	72.00		083461		72.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
28820		GLENN POLK AUTOPLEX INC							
	I-C4CS867435	REPLACE FRNT/REAR BRAKES/ROTOR	R	7/26/2023	958.53		083462		958.53
29030		MCCREARY, VESELKA, BRAGG & ALL							
	I-272239	JUNE WARRANT COLLECTION	R	7/26/2023	87.00		083463		
	I-272240	JUNE WARRANT COLLECTION	R	7/26/2023	751.50		083463		
	I-272455	UB COLLECTION FEES	R	7/26/2023	155.36		083463		993.86
37930		MERIT ADVISORS LLC							
	I-230457	12260 RECTOR RD APPRAISAL	R	7/26/2023	1,500.00		083464		
	I-230457 FEE	12260 RECTOR RD APRSL RUSH FEE	R	7/26/2023	500.00		083464		
	I-230461	13100 RECTOR RD APPRAISAL	R	7/26/2023	750.00		083464		2,750.00
04170		MIDWEST RADAR & EQUIPMENT							
	I-172726	17 RADAR CERTIFICATIONS	R	7/26/2023	680.00		083465		680.00
32430		MODERN LEASING INC. OF IOWA							
	I-59091770	EMS VENDING MACHINE	R	7/26/2023	348.42		083466		348.42
31690		NEWGEN STRATEGIES & SOLUTIONS							
	I-16256	UTILITIES RATE STUDY	R	7/26/2023	3,290.00		083467		
	I-16257	STORMWATER RATE STUDY	R	7/26/2023	243.75		083467		3,533.75
1		NIKITA PATEL							
	I-UB REFUND	28-0159-01 REFUND	R	7/26/2023	77.95		083468		77.95
08690		O'REILLY AUTO PARTS							
	I-1959-478358	MULTIMETER/VENT STICK/PAPER	R	7/26/2023	55.46		083469		55.46
14980		POLYDYNE, INC.							
	I-1752734	POLYMER FOR WWTP	R	7/26/2023	2,362.50		083470		2,362.50
32870		SAM'S CLUB/SYNCHRONY BANK							
	I-07.02.2023	EMPLOYEE APPRECIATION ITEMS	R	7/26/2023	334.18		083471		334.18
04290		SANGER CHAMBER OF COMMERC							
	I-QTR 2-2023	CHAMBER PYMT FOR HOTEL TAX	R	7/26/2023	3,500.00		083472		3,500.00
25020		SANGER HARDWARE							
	I-1039	8X FASTENERS/2" TUBE STRAP	R	7/26/2023	6.76		083473		
	I-1065	4X BOX 48" T8 BULBS	R	7/26/2023	55.96		083473		
	I-1249	6 BX T12G13 BULBS	R	7/26/2023	113.94		083473		
	I-1291	HASP FXD SAFETY 3-1/4"ZN	R	7/26/2023	4.99		083473		
	I-1300	5X RAKES	R	7/26/2023	119.95		083473		
	I-391	PVC40 3/4X1" ADAPTER	R	7/26/2023	2.59		083473		
	I-392	SCH40 1"X1" ADAPTER	R	7/26/2023	1.99		083473		
	I-671	WD SCREW 10X4"	R	7/26/2023	13.99		083473		
	I-881	3X FASTENERS	R	7/26/2023	5.97		083473		326.14

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
29190		STITCHIN' AND MORE CUSTOM GRAP							
	I-2387	BANNERS/YARD SIGNS	R	7/26/2023	420.00		083474		420.00
02690		TECHLINE, INC.							
	I-1341769-00	LEAKING TRANSFORMER BAG	R	7/26/2023	398.00		083475		
	I-1567243-00	6" SLIP COUPLING	R	7/26/2023	158.00		083475		
	I-1771580-00	6" SCH40 PVC COUPLING	R	7/26/2023	228.60		083475		784.60
37730		THE ANTERO GROUP, LLC.							
	I-SAN-2201-2306	REWRITE/UPDATE ZONING	R	7/26/2023	13,887.50		083476		13,887.50
34220		UNIFIRST CORPORATION							
	I-2900044085	MATS - CITY HALL	R	7/26/2023	12.49		083477		
	I-2900044086	UNIFORMS - WATER	R	7/26/2023	31.21		083477		
	I-2900044087	MATS - P.W.	R	7/26/2023	7.85		083477		
	I-2900044088	UNIFORMS - STREETS	R	7/26/2023	22.14		083477		
	I-2900044089	UNIFORMS - WASTEWATER	R	7/26/2023	13.56		083477		87.25
36690		VEGA, SYLVIA							
	I-MILEAGE 03.28.23	BUDGET MEETING LUNCH PICKUP	R	7/26/2023	12.29		083478		12.29
1		ALVAREZ, CRYSTAL N							
	I-000202307189796	US REFUND	R	7/26/2023	53.38		083480		53.38
1		BAKER, DAKOTA R							
	I-000202307189790	US REFUND	R	7/26/2023	106.98		083481		106.98
1		BARKSDALE, RACHEL C							
	I-000202307189789	US REFUND	R	7/26/2023	36.60		083482		36.60
1		BROUMLEY, KOLTON							
	I-000202307189795	US REFUND	R	7/26/2023	16.12		083483		16.12
1		BURNSIDE, BEN							
	I-000202307189788	US REFUND	R	7/26/2023	79.82		083484		79.82
1		CHARLES & PATRICIA J							
	I-000202307189793	US REFUND	R	7/26/2023	87.87		083485		87.87
1		CORNELIUS, KRISTIN							
	I-000202307189784	US REFUND	R	7/26/2023	39.34		083486		39.34

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		GRANT, ALISON J							
	I-000202307189787	US REFUND	R	7/26/2023	42.00		083487		42.00
1		IMPRESSION HOMES							
	I-000202307189799	US REFUND	R	7/26/2023	590.93		083488		590.93
1		JIGMOND, RICARDO							
	I-000202307189794	US REFUND	R	7/26/2023	19.68		083489		19.68
1		LINDEMANN, JOE A							
	I-000202307189785	US REFUND	R	7/26/2023	144.76		083490		144.76
1		SLYE, JOHN A							
	I-000202307189798	US REFUND	R	7/26/2023	68.84		083491		68.84
1		TEXAS UTILITY HELP							
	I-000202307189791	US REFUND	R	7/26/2023	1,808.75		083492		1,808.75
1		TRIPLETOON LLC							
	I-000202307189797	US REFUND	R	7/26/2023	244.03		083493		244.03
1		TUTT, TRACY J							
	I-000202307189786	US REFUND	R	7/26/2023	42.78		083494		42.78
1		US ULTRA HOMES, LLC							
	I-000202307189800	US REFUND	R	7/26/2023	525.01		083495		525.01
1		US ULTRA HOMES, LLC							
	I-000202307189801	US REFUND	R	7/26/2023	1,135.87		083496		1,135.87
1		WILLIAMS, SAMANTHA J							
	I-000202307189792	US REFUND	R	7/26/2023	100.00		083497		100.00
14470		UNITED WAY							
	I-UN PY 7.28.23	DONATIONS	R	7/28/2023	5.00		083498		5.00
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY 7.28.23	FOUNDATION-ISD	R	7/28/2023	2.50		083499		2.50
33300		HSA BANK							
	I-HSAPY 7.28.23	HSA	R	7/28/2023	1,707.76		083500		1,707.76

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2023 THRU 7/31/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	189			762,584.70	5.72CR	816,954.27
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	14			1,052,337.36	0.00	1,052,337.36
EFT:	21			178,578.89	0.00	178,578.89
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	6	VOID DEBITS	94,355.38			
		VOID CREDITS	94,355.38CR	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: POOL TOTALS:	230	2,047,876.24	5.72CR	2,047,870.52
BANK: POOL TOTALS:	230	2,047,876.24	5.72CR	2,047,870.52
REPORT TOTALS:	233	2,104,821.36	5.72CR	2,104,815.64

SELECTION CRITERIA

VENDOR SET: 99-AP VENDOR SET
VENDOR: ALL
BANK CODES: All
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 7/01/2023 THRU 7/31/2023
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: YES
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

CITY OF SANGER, TEXAS

MONTHLY FINANCIAL AND INVESTMENT REPORT

FOR THE MONTH ENDING MAY 31, 2023

PREPARED BY THE FINANCE DEPARTMENT

TABLE OF CONTENTS

Introduction 3

Financial Report

- General Fund 4
- Enterprise Fund 7
- Internal Service Fund 10
- Debt Service Fund 12
- Enterprise Debt Service Fund 14
- Capital Projects Fund 16
- Enterprise Capital Projects Fund 18
- 4A Fund 20
- 4B Fund 22

Cash and Investment Report

- Total Cash and Investments 24
- General Fund 26
- Enterprise Fund 27
- Debt Service and Capital Projects Funds 28
- 4A and 4B Funds 29
- Certification 30

INTRODUCTION

This is the financial report for the period ending May 31, 2023. Revenues and expenditures reflect activity from October 1, 2022, through May 31, 2023, or sixty-seven percent (67%) of the fiscal year.

GENERAL FUND

- The General Fund has collected 85.1% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 67.6% of the annual budget, which includes $2.17M encumbered for the new fire truck and ambulance.
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 56.5% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 58.5% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

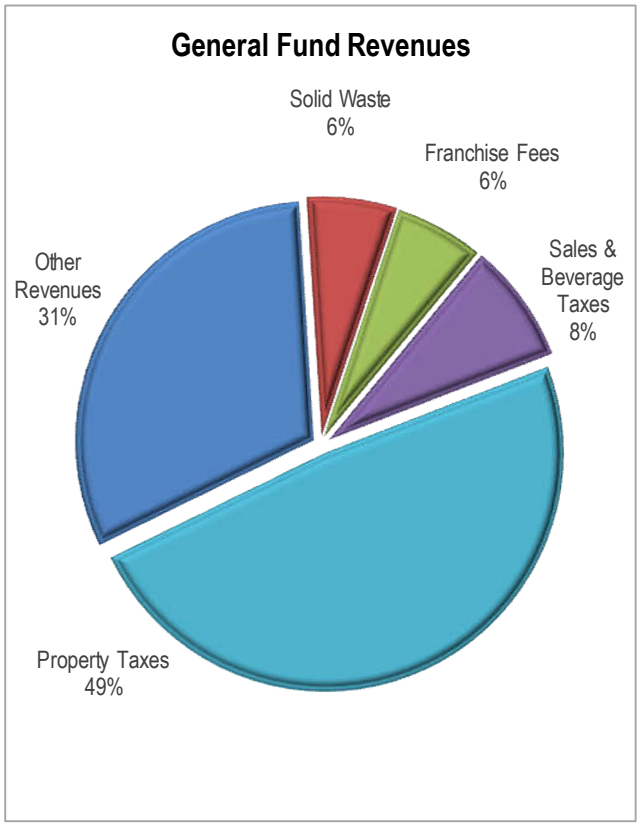
- The Internal Service Fund has collected 57.2% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 60.7% of the annual budget.
- All expenditure categories are within projections.

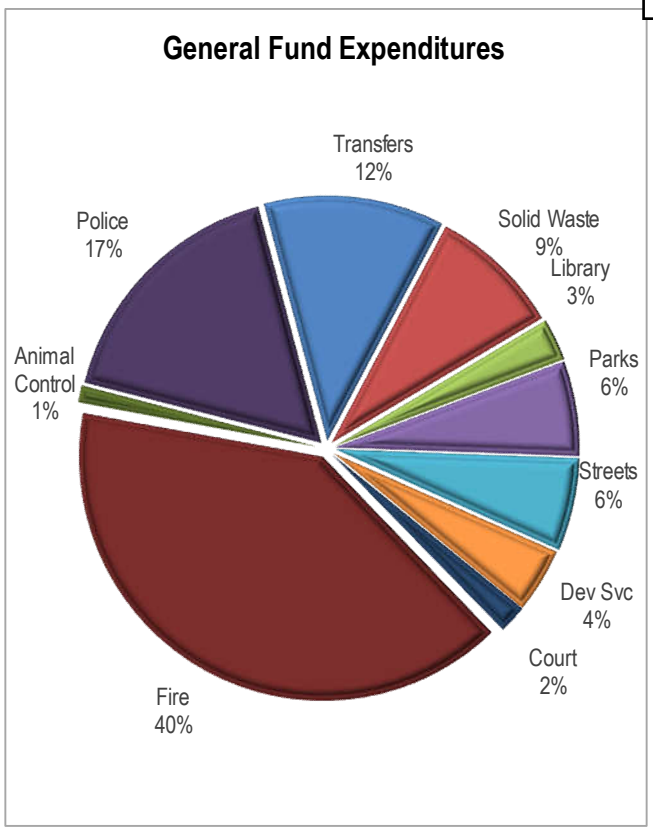
This unaudited report is designed for internal use and does not include all the funds and accounts in the City of Sanger's operations. For a complete report, refer to the City of Sanger Annual Financial Report, available at https://www.sangertexas.org/177/Financial-Transparency

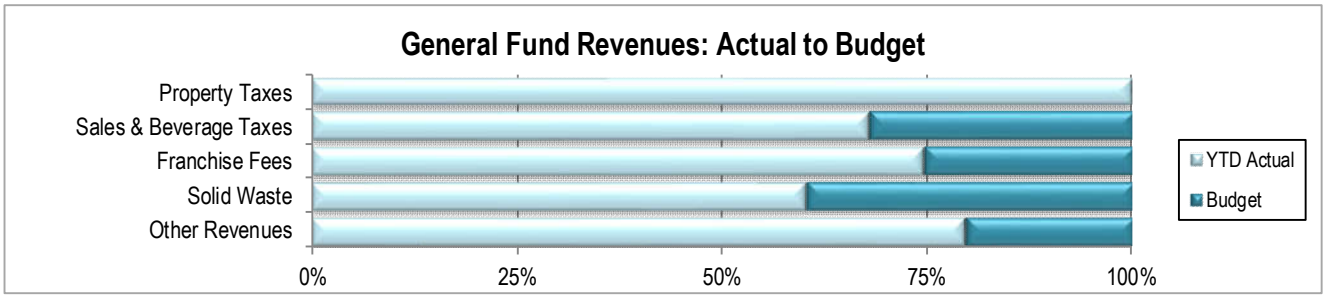
GENERAL FUND

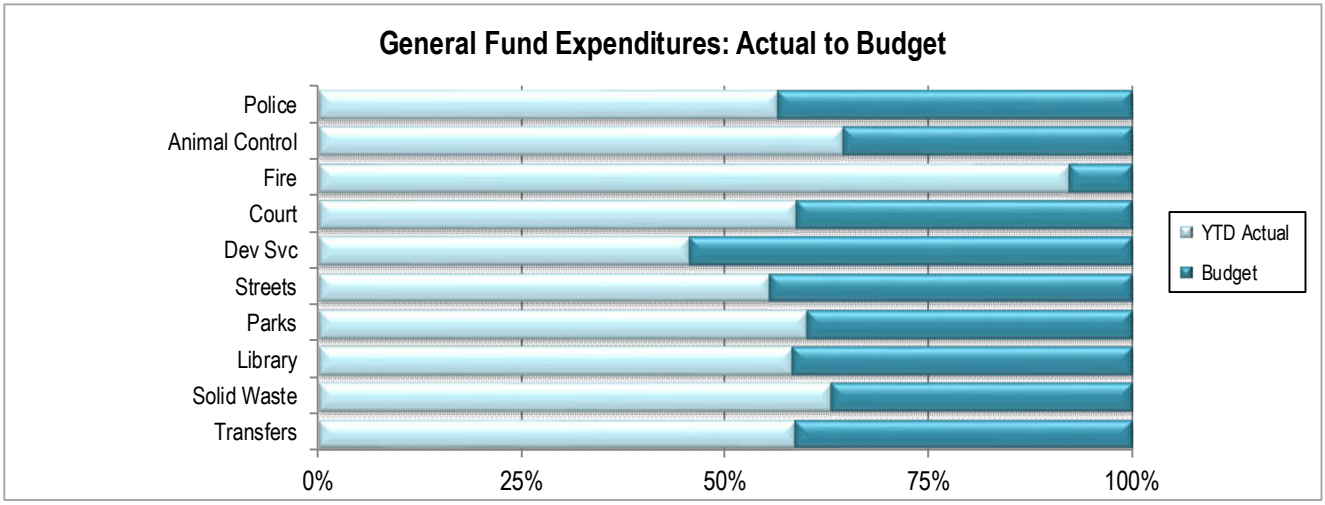
CITY OF SANGER, TEXAS
General Fund
Revenue & Expense Report (Unaudited)
May 31, 2023

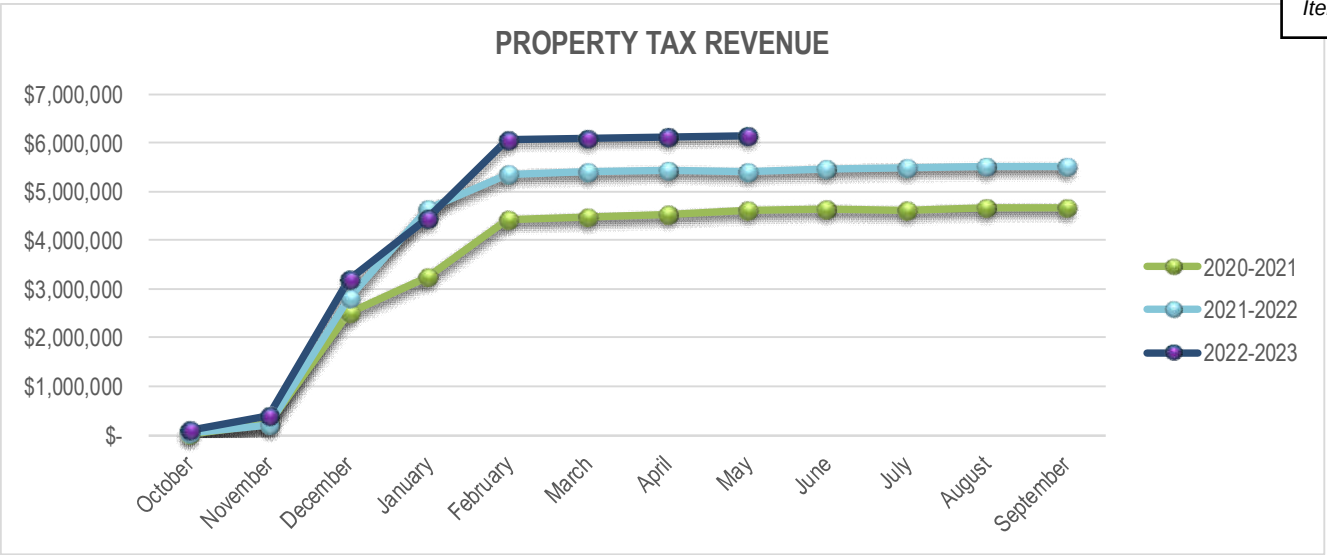
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 6,088,455	$ 6,138,339		100.8%	$ (49,884)
Sales & Beverage Taxes	1,511,000	1,026,226		67.9%	484,774
Franchise Fees	1,009,895	752,271		74.5%	257,624
Solid Waste	1,262,000	760,850		60.3%	501,150
Licenses & Permits	363,500	252,106		69.4%	111,394
Fines & Forfeitures	155,755	90,947		58.4%	64,808
Department Revenues	574,431	697,456		121.4%	(123,025)
Interest	225,000	154,570		68.7%	70,430
Miscellaneous	2,696,335	2,642,144		98.0%	54,191
Transfers	152,428	103,583		0.0%	48,845
Use of Fund Balance	782,761	-		0.0%	782,761
Total Revenues	**$ 14,821,560**	**$ 12,618,492**		**85.1%**	**$ 2,203,068**
Expenditures					
Police	$ 2,468,439	$ 1,325,560	$ 70,034	56.5%	$ 1,072,845
Animal Control	141,900	91,635	-	64.6%	50,265
Fire	3,598,446	1,208,340	2,106,769	92.1%	283,337
Municipal Court	262,490	150,579	3,761	58.8%	108,150
Development Services	783,500	383,228	(25,835)	45.6%	426,107
Streets	900,770	471,739	28,141	55.5%	400,890
Parks & Recreation	863,050	420,406	98,885	60.2%	343,759
Library	395,426	228,612	1,702	58.2%	165,112
Solid Waste	1,150,000	724,689	-	63.0%	425,311
Transfers	1,681,504	985,661	-	0.0%	695,843
Total Expenditures	**$ 12,245,525**	**$ 5,990,449**	**$ 2,283,457**	**67.6%**	**$ 3,971,619**
Revenues Over (Under) Expenditures	**$ 2,576,035**	**$ 6,628,043**	**$ (2,283,457)**		**$ (1,768,551)**
Fund Balance - October 1, 2022	13,046,973	13,046,973			
Fund Balance - May 31, 2023	$ 15,623,008	$ 19,675,016			

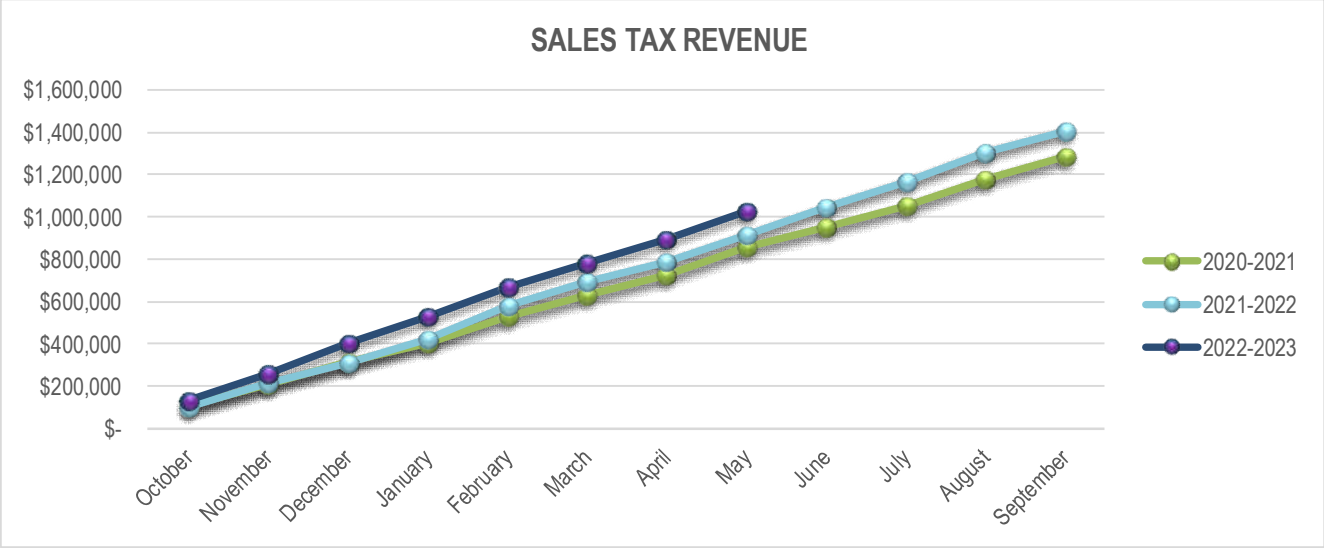

General Fund Revenues
Solid Waste 6%
Franchise Fees 6%
Sales & Beverage Taxes 8%
Other Revenues 31%
Property Taxes 49%

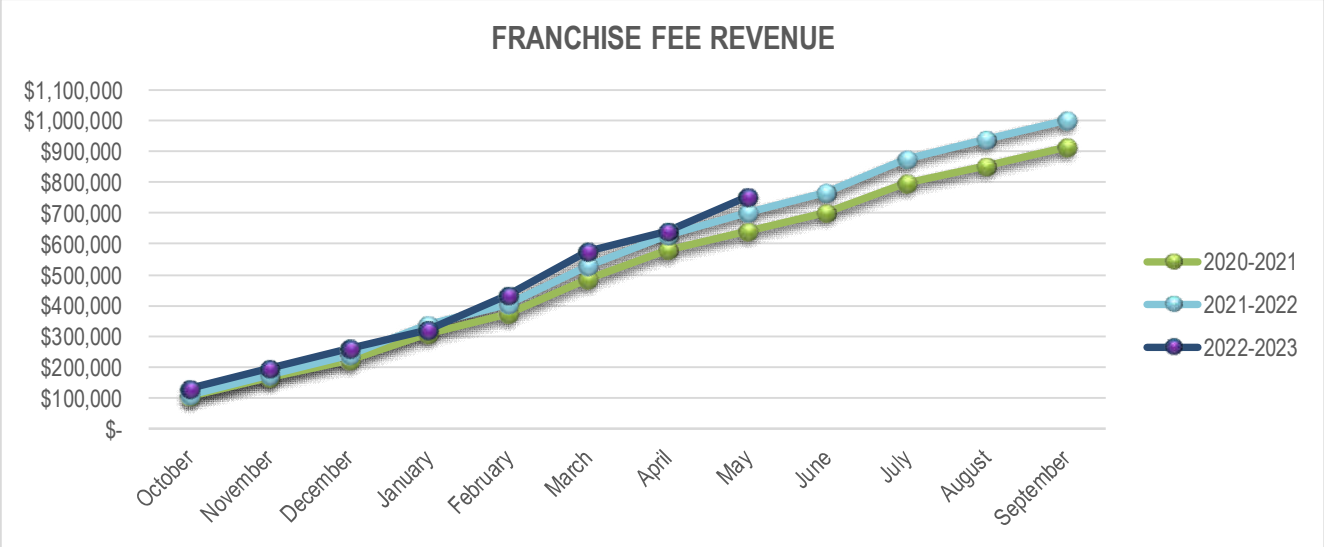

General Fund Expenditures
Transfers 12%
Police 17%
Solid Waste 9%
Library 3%
Parks 6%
Animal Control 1%
Streets 6%
Dev Svc 4%
Court 2%
Fire 40%


General Fund Revenues: Actual to Budget
Property Taxes
Sales & Beverage Taxes
Franchise Fees
Solid Waste
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


General Fund Expenditures: Actual to Budget
Police
Animal Control
Fire
Court
Dev Svc
Streets
Parks
Library
Solid Waste
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


PROPERTY TAX REVENUE
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

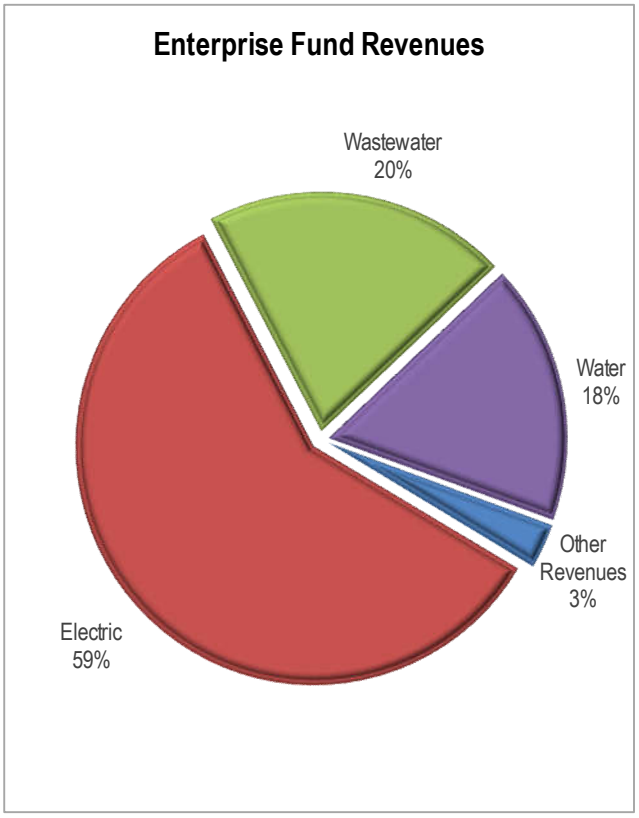

SALES TAX REVENUE
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

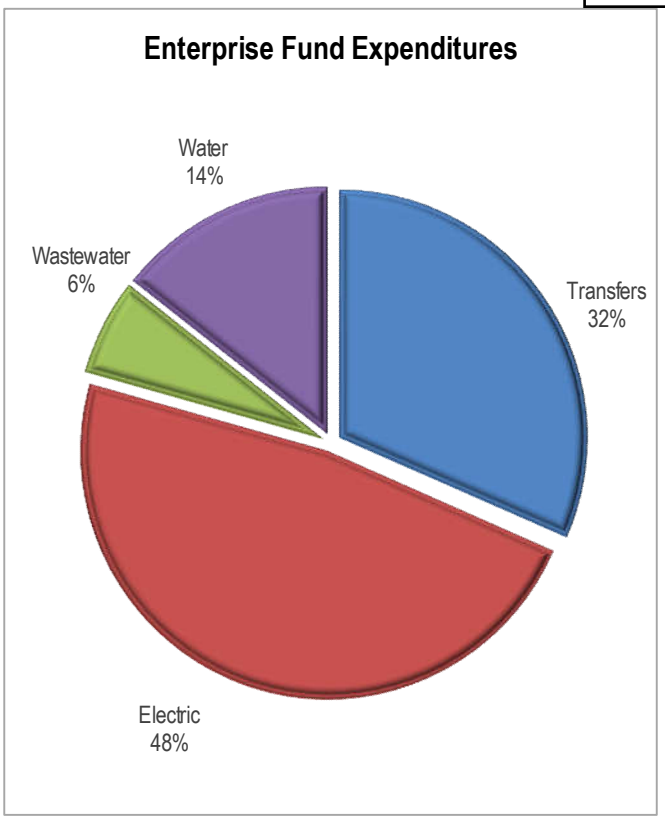

FRANCHISE FEE REVENUE
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

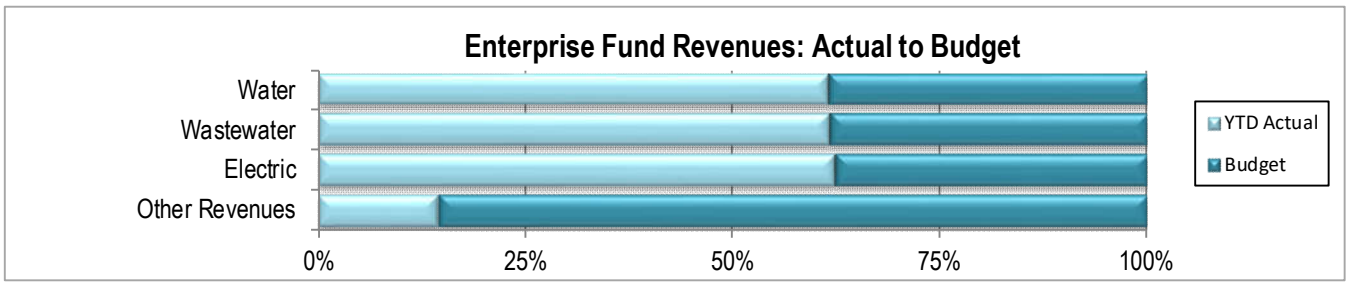
ENTERPRISE FUND

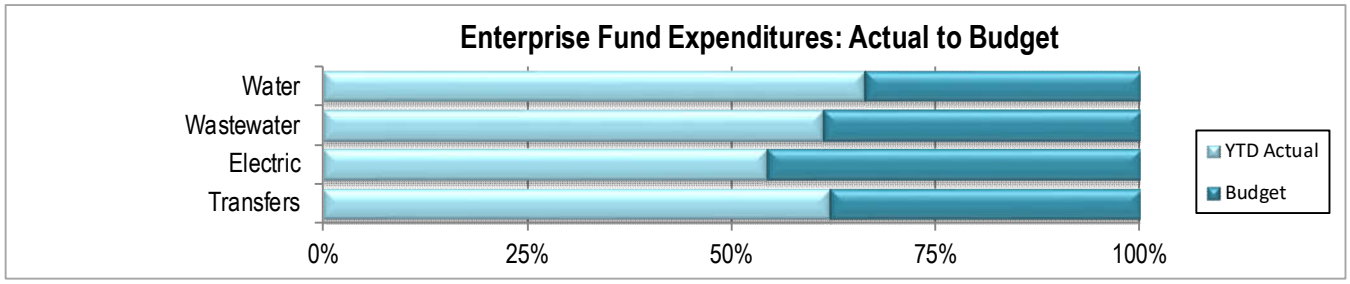
CITY OF SANGER, TEXAS
Enterprise Fund
Revenue & Expense Report (Unaudited)
May 31, 2023

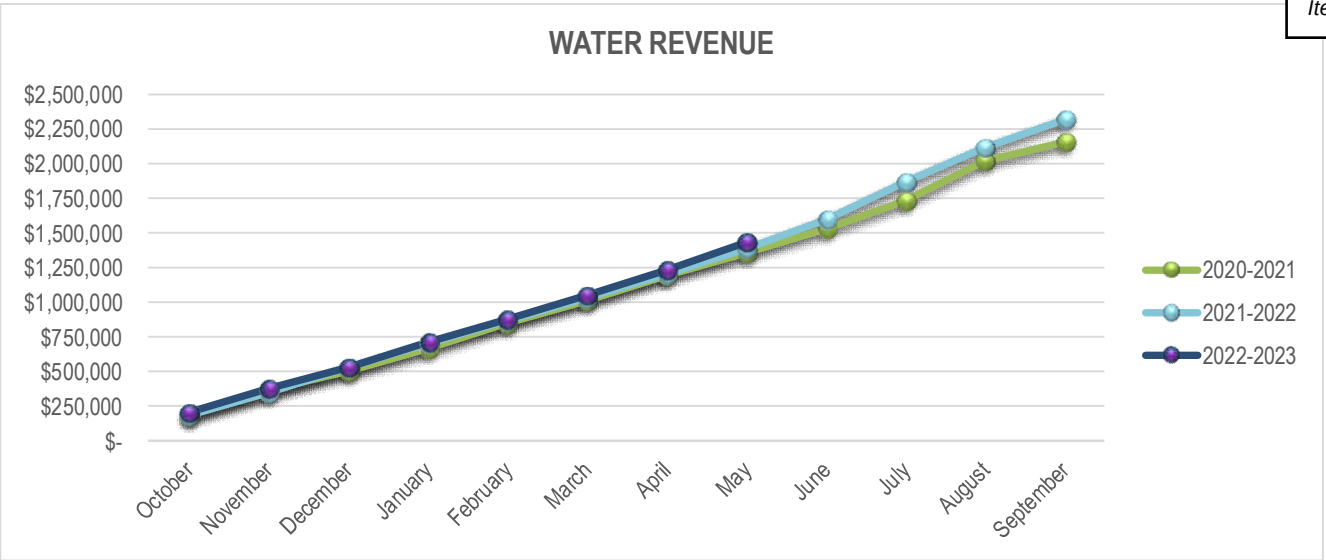
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water	$ 2,334,878	$ 1,436,337		61.5%	$ 898,541
Wastewater	2,715,028	1,677,017		61.8%	1,038,011
Electric	7,692,500	4,789,721		62.3%	2,902,779
Penalties & Fees	200,000	110,528		55.3%	89,472
Interest	60,000	57,855		96.4%	2,145
Miscellaneous	119,000	76,070		63.9%	42,930
Use of Fund Balance	1,311,192	-		0	1,311,192
Total Revenues	**$ 14,432,598**	**$ 8,147,528**		**56.5%**	**$ 6,285,070**
Expenditures					
Water	$ 1,843,315	$ 1,157,634	$ 61,842	66.2%	623,839
Wastewater	871,212	518,804	14,174	61.2%	338,234
Electric	7,472,488	4,070,095	(16,952)	54.2%	3,419,345
Transfers	4,325,256	2,680,491	-	62.0%	1,644,765
Total Expenditures	**14,512,271**	**8,427,024**	**59,064**	**58.5%**	**6,026,183**
Revenues Over (Under) Expenditures	**$ (79,673)**	**$ (279,496)**	**$ (59,064)**		**$ 258,887**
Fund Balance - October 1, 2022	18,567,858	18,567,858			
Fund Balance - May 31, 2023	$ 18,567,858	$ 18,288,362			

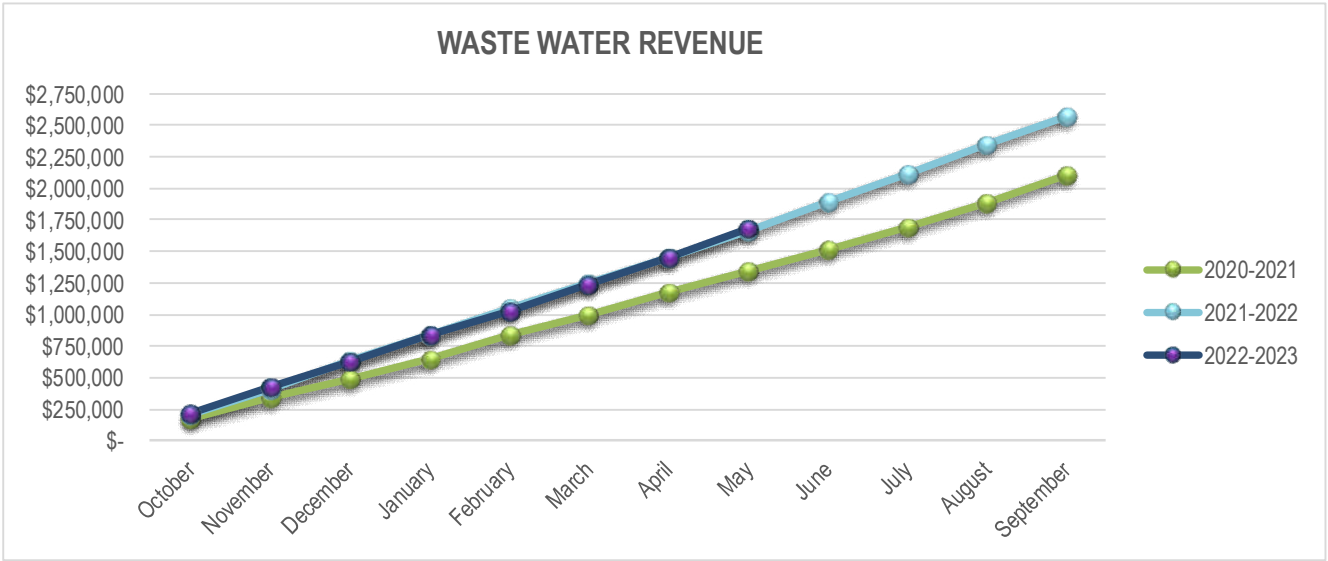

Enterprise Fund Revenues
Wastewater 20%
Water 18%
Other Revenues 3%
Electric 59%

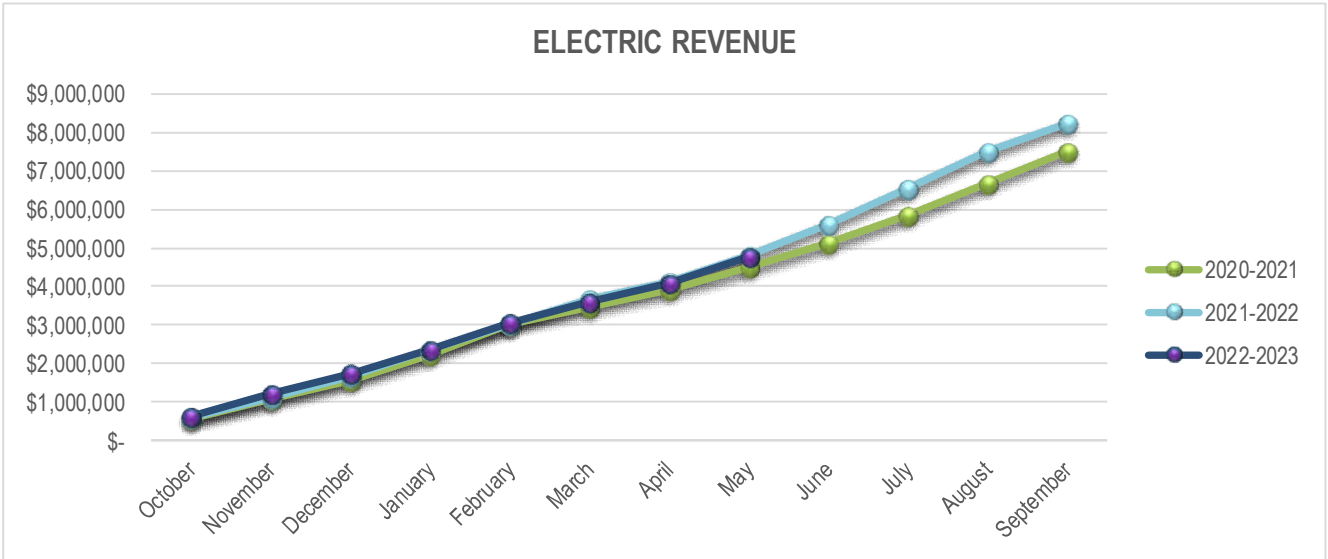

Enterprise Fund Expenditures
Water 14%
Wastewater 6%
Transfers 32%
Electric 48%


Enterprise Fund Revenues: Actual to Budget
Water
Wastewater
Electric
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


Enterprise Fund Expenditures: Actual to Budget
Water
Wastewater
Electric
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


WATER REVENUE
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

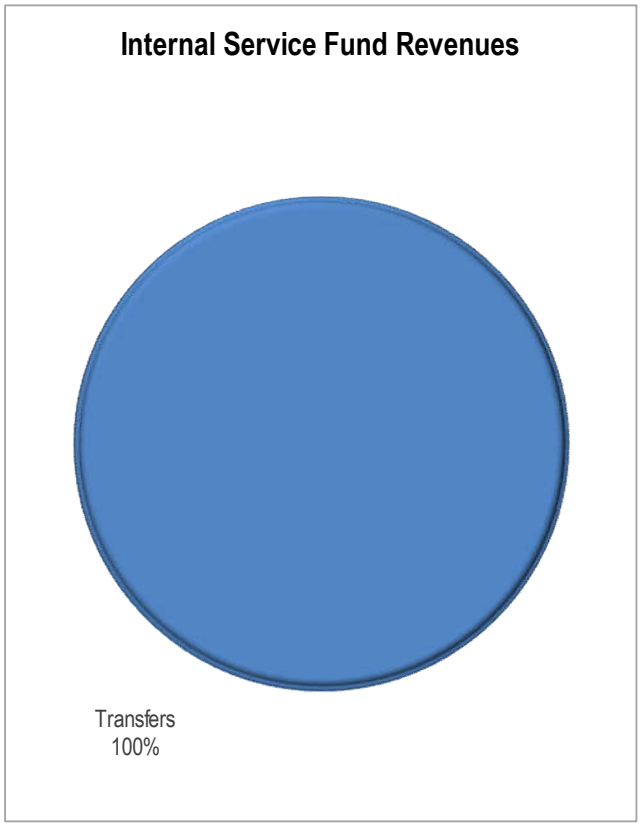

WASTE WATER REVENUE
$2,750,000
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

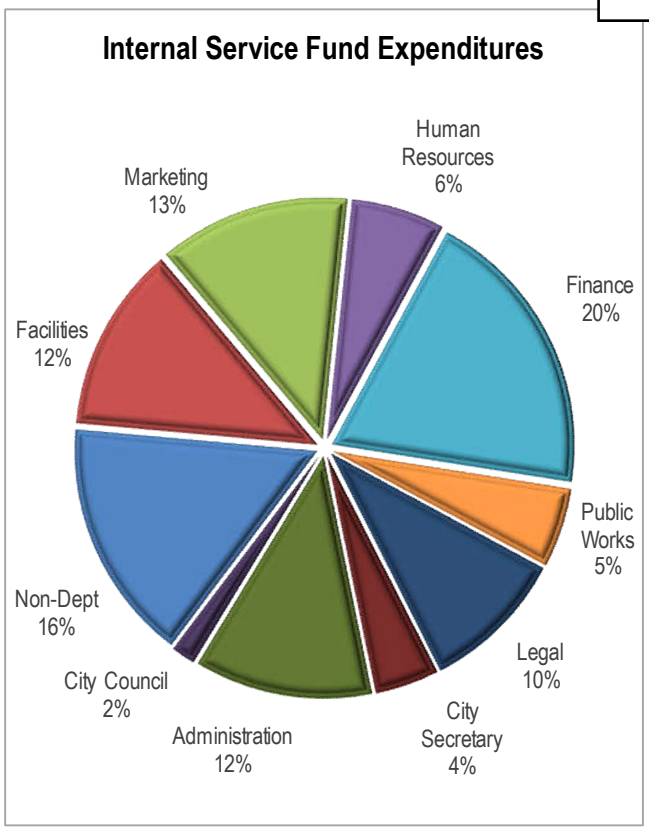

ELECTRIC REVENUE
$9,000,000
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

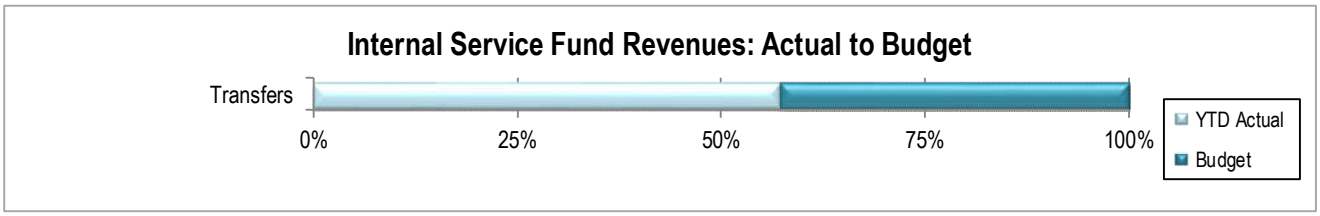
INTERNAL SERVICE FUND

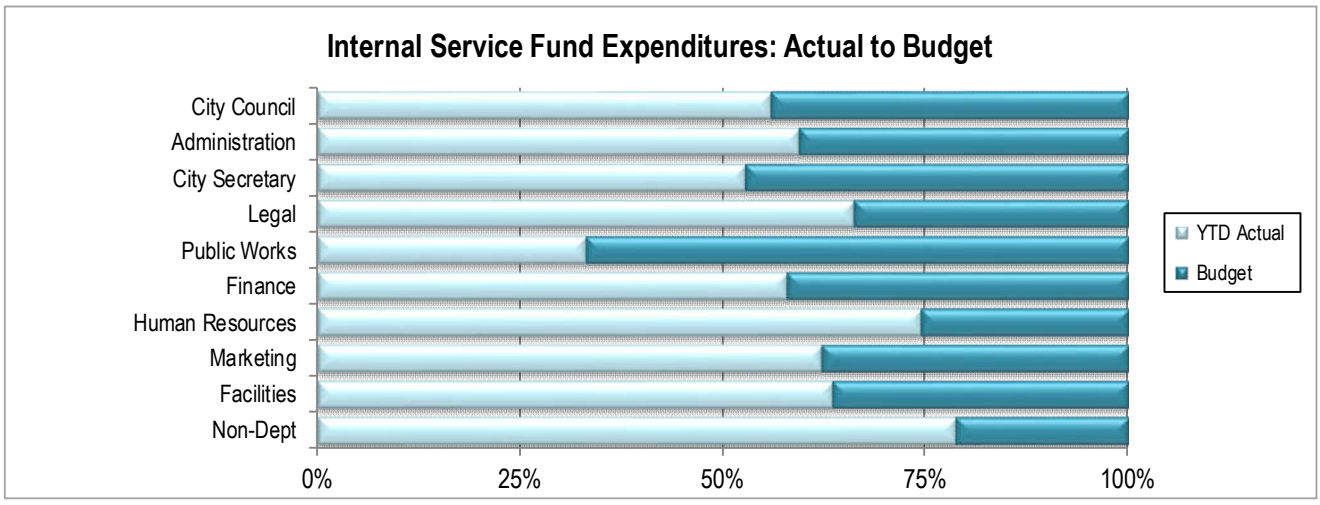
CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
May 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Transfers	$ 3,483,760	$ 1,994,152		57.2%	1,489,608
Total Revenues	**3,483,760**	**1,994,152**		**57.2%**	**1,489,608**
Operating Expenditures					
City Council	$ 60,800	$ 29,086	$ 4,864	55.8%	$ 26,850
Administration	423,800	251,109	-	59.3%	172,691
City Secretary	171,600	90,477	-	52.7%	81,123
Legal	310,205	204,990	-	66.1%	105,215
Public Works	338,850	111,382	1,050	33.2%	226,418
Finance	717,000	405,398	8,955	57.8%	302,647
Human Resources	177,700	123,825	8,000	74.2%	45,875
Marketing	435,760	219,371	50,958	62.0%	165,431
Facilities	413,645	241,445	21,036	63.5%	151,164
Non-Departmental	434,400	317,069	24,176	78.6%	93,155
Total Expenditures	**3,483,760**	**1,994,152**	**119,039**	**60.7%**	**1,370,569**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ (119,039)**		**$ 119,039**
Fund Balance - October 1, 2022	-				
Fund Balance - May 31, 2023	$ -				


Internal Service Fund Revenues
Transfers
100%


Internal Service Fund Expenditures
Human Resources 6%
Marketing 13%
Finance 20%
Facilities 12%
Public Works 5%
Non-Dept 16%
Legal 10%
City Council 2%
City Secretary 4%
Administration 12%

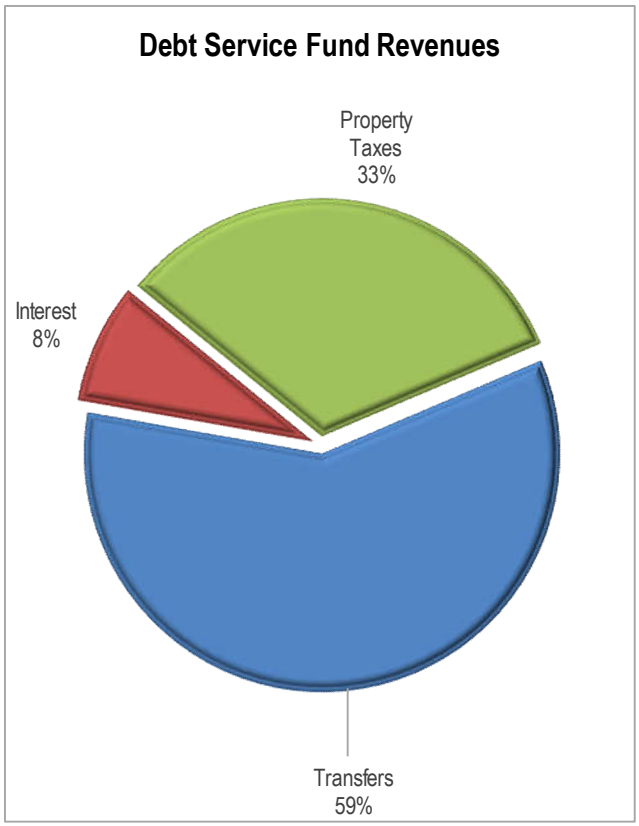

Internal Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

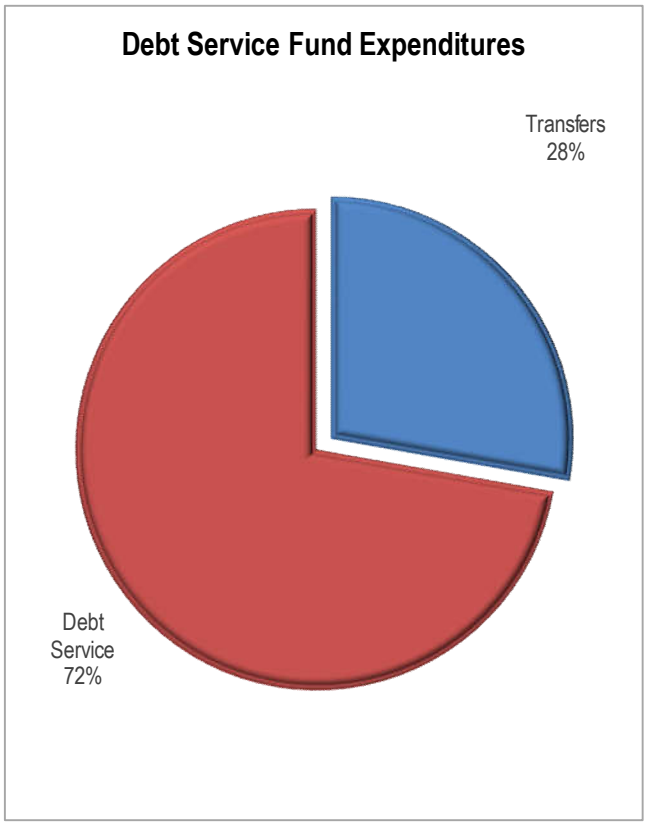

Internal Service Fund Expenditures: Actual to Budget
City Council
Administration
City Secretary
Legal
Public Works
Finance
Human Resources
Marketing
Facilities
Non-Dept
0%
25%
50%
75%
100%
YTD Actual
Budget

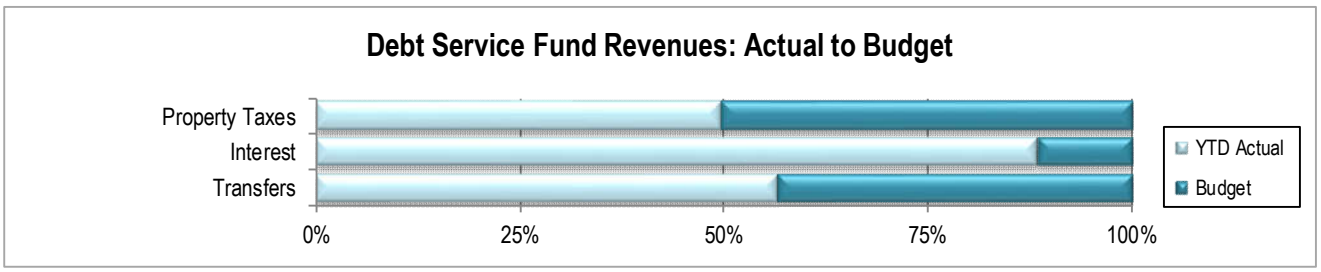
DEBT SERVICE FUND

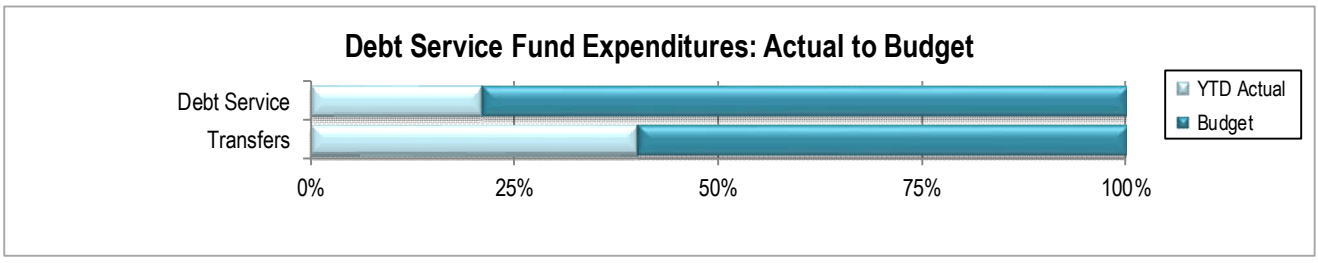
CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
May 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 154,485	$ 153,468		99.3%	$ 1,017
Interest	5,000	38,142		762.8%	(33,142)
Transfers	212,500	277,500		130.6%	(65,000)
Total Revenues	**$ 371,985**	**$ 469,110**		**126.1%**	**$ (97,125)**
Operating Expenditures					
Debt Service	336,554	89,277	-	26.5%	247,277
Transfers	51,535	34,357	-	66.7%	17,178
Total Expenditures	**388,089**	**123,634**	**-**	**31.9%**	**264,455**
Revenues Over (Under) Expenditures	**$ (16,104)**	**$ 345,476**	**$ -**		**$ (361,580)**
Fund Balance - October 1, 2022	457,598	457,598			
Fund Balance - May 31, 2023	$ 441,494	$ 803,074			


Debt Service Fund Revenues
Property Taxes 33%
Interest 8%
Transfers 59%


Debt Service Fund Expenditures
Transfers 28%
Debt Service 72%

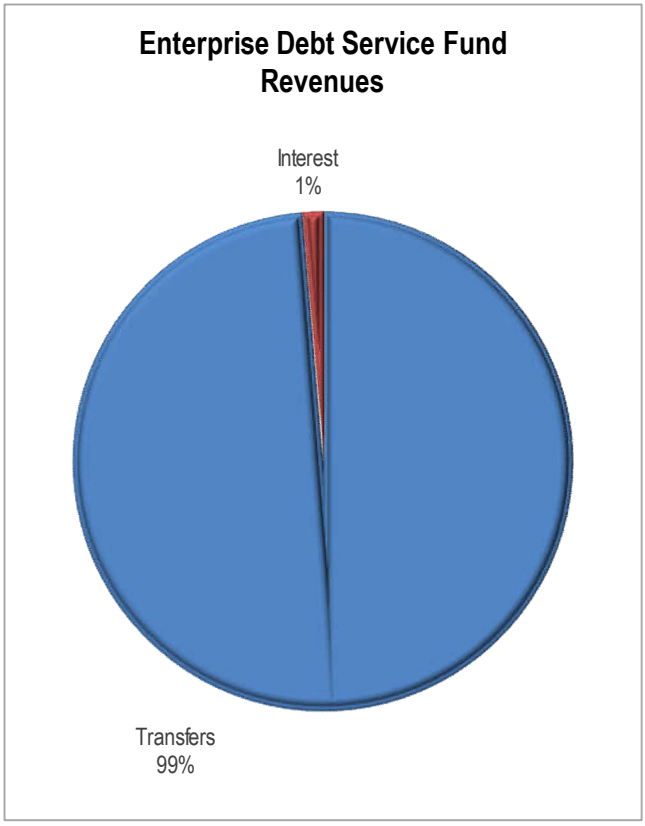

Debt Service Fund Revenues: Actual to Budget
Property Taxes
Interest
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

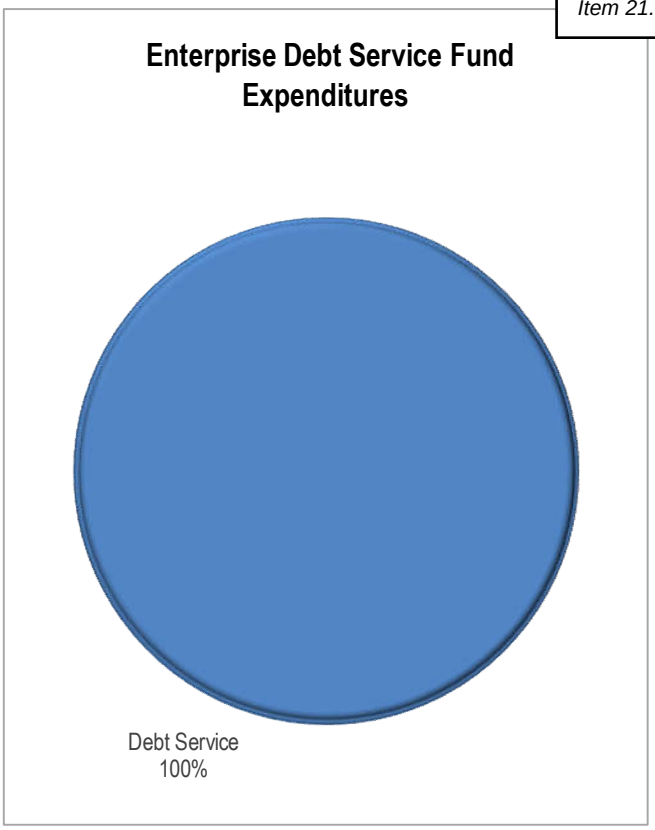

Debt Service Fund Expenditures: Actual to Budget
Debt Service
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

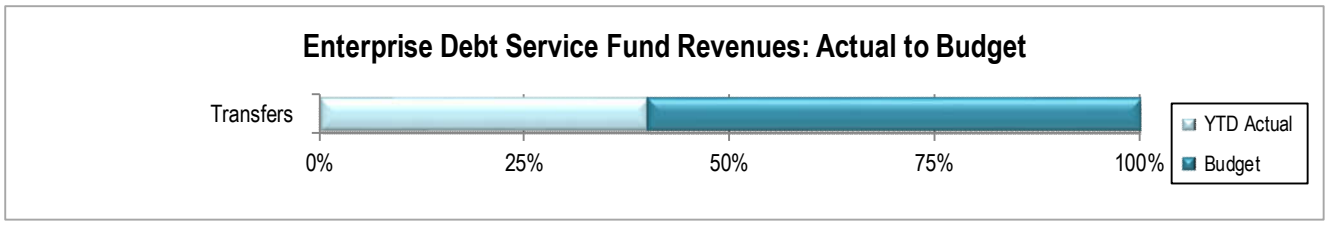
ENTERPRISE DEBT SERVICE FUND

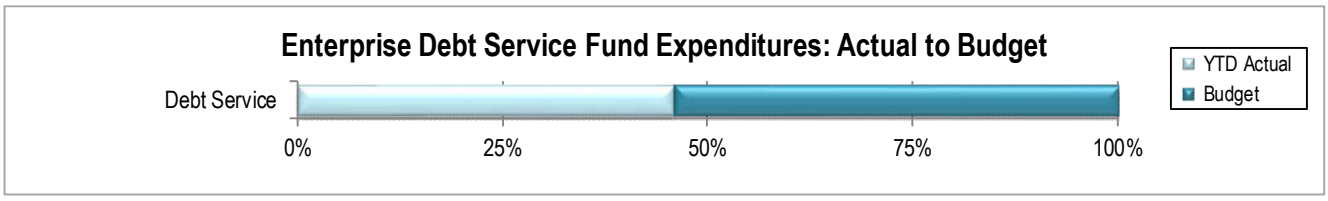
CITY OF SANGER, TEXAS
Enterprise Debt Service Fund
Revenue & Expense Report (Unaudited)
May 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Interest	$ -	$ 19,056		0.0%	(19,056)
Transfers	2,158,000	1,438,667		66.7%	719,333
Total Revenues	**2,158,000**	**1,457,723**		**0.9%**	**700,277**
Operating Expenditures					
Debt Service	2,132,761	1,805,017	-	84.6%	327,744
Total Expenditures	**2,132,761**	**1,805,017**	**-**	**84.6%**	**327,744**
Revenues Over (Under) Expenditures	**$ 25,239**	**$ (347,294)**	**$ -**	**$**	**372,533**
Fund Balance - October 1, 2022	1,865,486	1,865,486			
Fund Balance - May 31, 2023	$ 1,890,725	$ 1,518,192			


Enterprise Debt Service Fund Revenues
Interest 1%
Transfers 99%


Enterprise Debt Service Fund Expenditures
Debt Service 100%

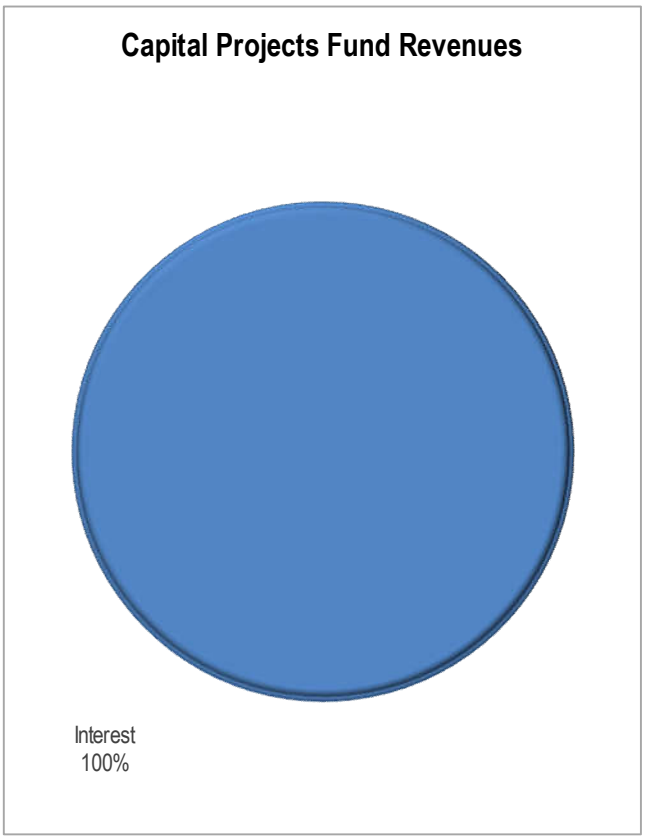

Enterprise Debt Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

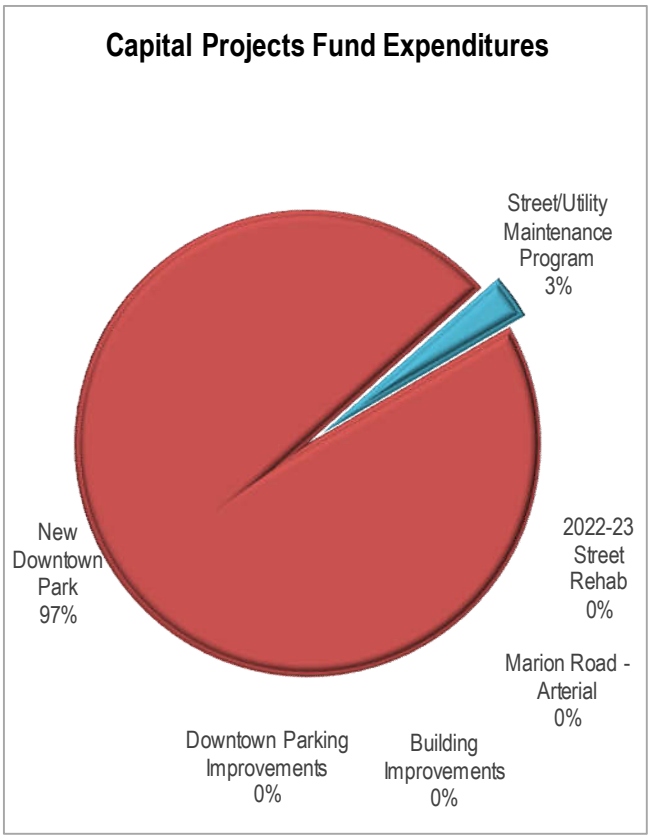

Enterprise Debt Service Fund Expenditures: Actual to Budget
Debt Service
0%
25%
50%
75%
100%
YTD Actual
Budget

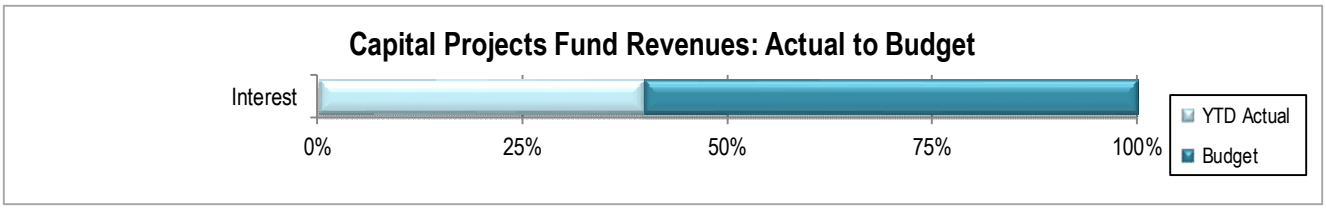
CAPITAL PROJECTS FUND

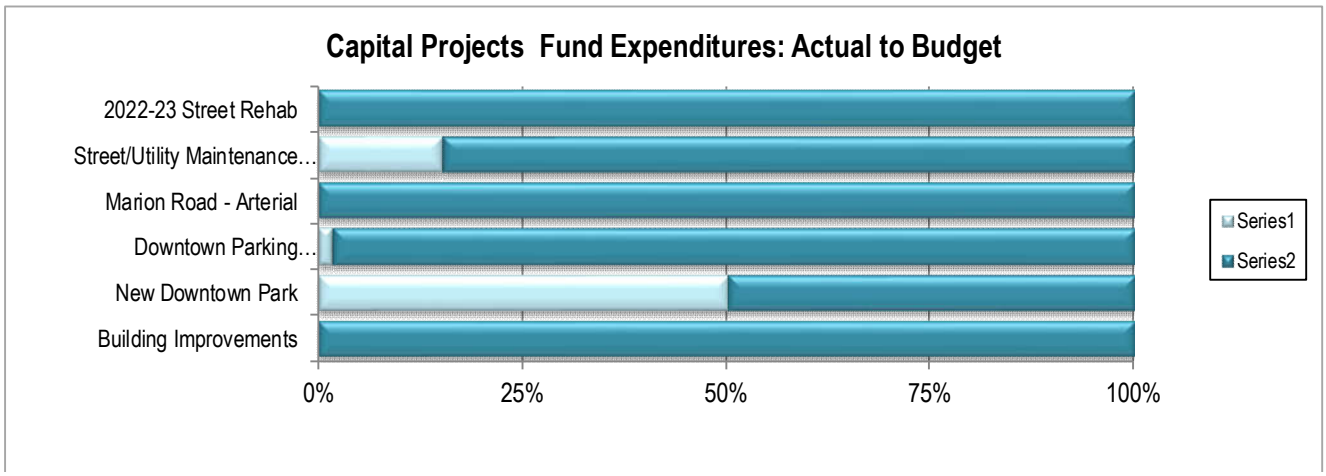
CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
May 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Interest	45,000	29,555		65.7%	15,445
2023 Tax Notes	$ 2,426,165	$ 2,426,165		100.0%	-
Total Revenues	**2,471,165**	**2,455,720**		**98.2%**	**15,445**
Operating Expenditures					
2022-23 Street Rehab	466,788	-	-	0.0%	466,788
Street/Utility Maintenance Program	306,237	23,897	31,104	18.0%	251,236
Marion Road - Arterial	750,000	-	-	0.0%	750,000
Downtown Parking Improvements	150,000	2,850	-	1.9%	147,150
I-35 Aesthetics	-	8,076	-	-	-
New Downtown Park	1,712,135	1,712,135	-	100.0%	-
Riley Property Purchase	-	769,586	10,250	0.0%	(779,836)
Building Improvements	418,763	-	-	0.0%	418,763
Total Expenditures	**3,803,923**	**2,516,544**	**41,354**	**67.0%**	**1,254,101**
Revenues Over (Under) Expenditures	**$ (1,332,758)**	**$ (60,824)**	**$ (41,354)**		**$ (1,238,656)**


Capital Projects Fund Revenues
Interest
100%


Capital Projects Fund Expenditures
Street/Utility Maintenance Program 3%
New Downtown Park 97%
2022-23 Street Rehab 0%
Marion Road - Arterial 0%
Downtown Parking Improvements 0%
Building Improvements 0%

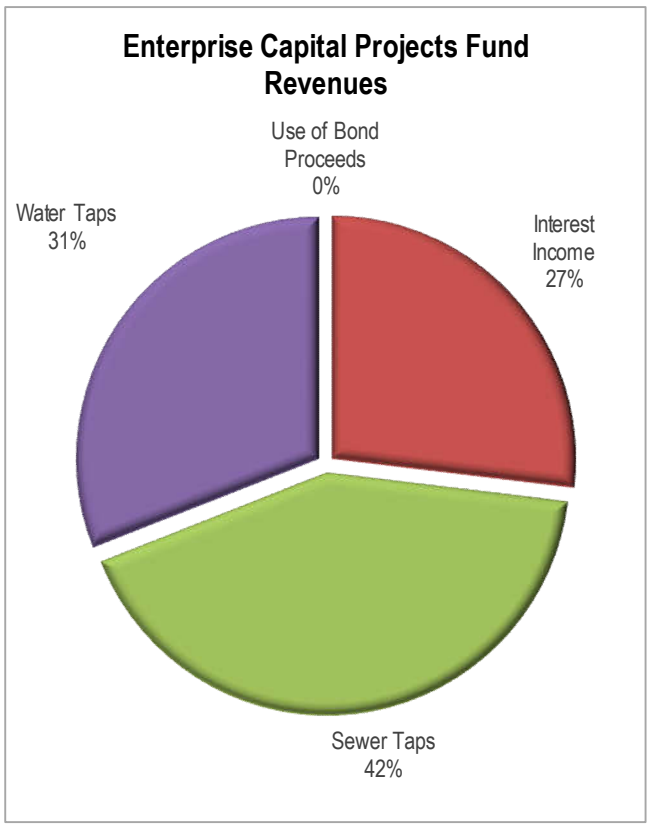

Capital Projects Fund Revenues: Actual to Budget
Interest
0%
25%
50%
75%
100%
YTD Actual
Budget

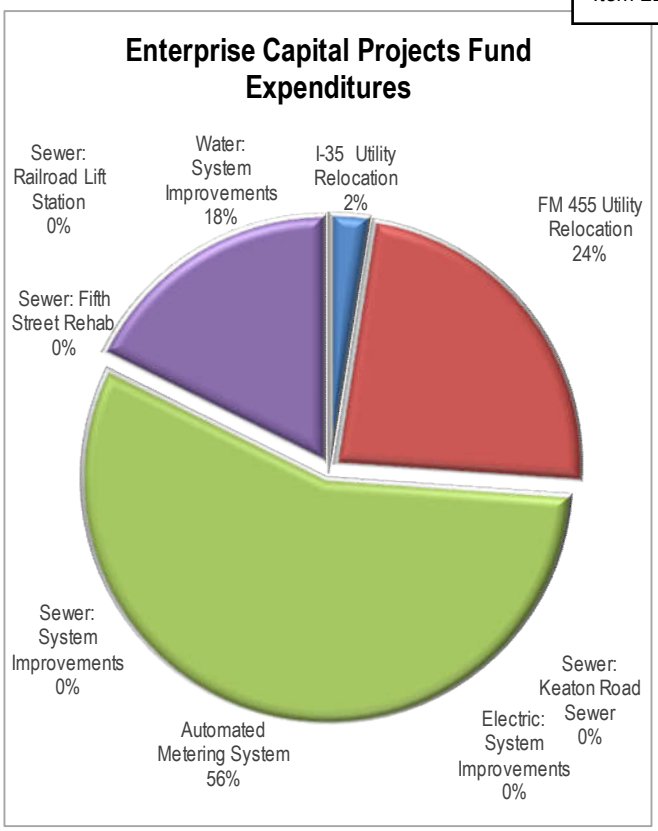

Capital Projects Fund Expenditures: Actual to Budget
2022-23 Street Rehab
Street/Utility Maintenance...
Marion Road - Arterial
Downtown Parking...
New Downtown Park
Building Improvements
0%
25%
50%
75%
100%
Series1
Series2

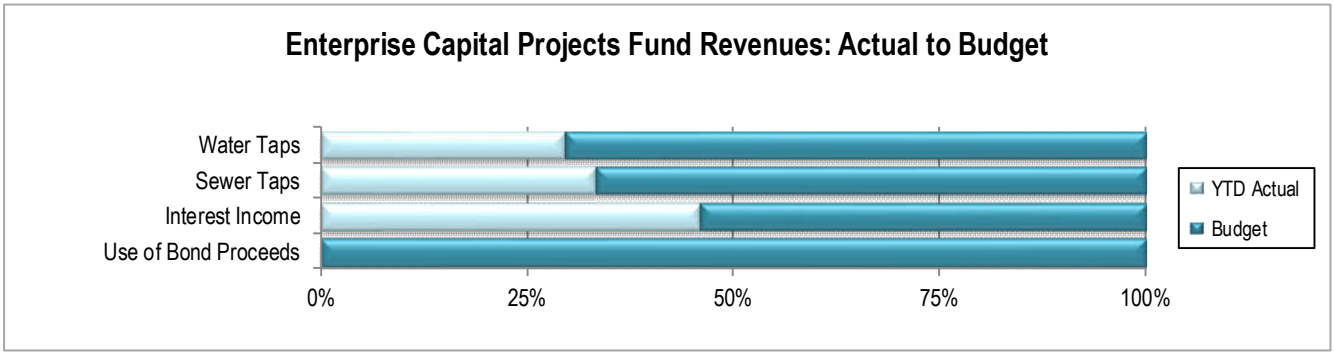
ENTERPRISE CAPITAL PROJECTS FUND

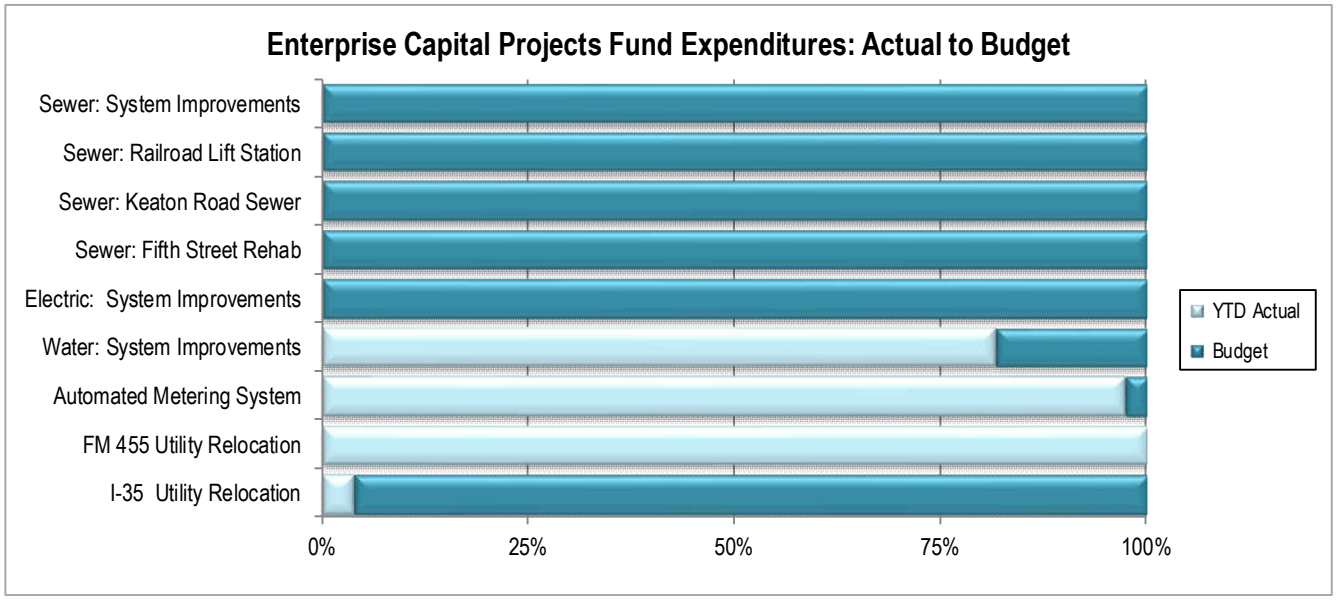
CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
May 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water Taps	$ 350,000	$ 147,100		42.0%	$ 202,900
Sewer Taps	400,000	200,000		50.0%	200,000
Interest	150,000	127,745		85.2%	22,255
Use of Bond Proceeds	14,000,000	-		0.0%	14,000,000
Total Revenues	**$ 14,900,000**	**$ 474,845**		**1.3%**	**$ 14,425,155**
Operating Expenditures					
Water: System Improvements	1,200,000	586,600	390,900	81.5%	222,500
Water: FM 455 Relocation	-	490,107	42,623	0.0%	(532,730)
Water: I-35 Relocation	3,597,732	87,638	(86,685)	0.0%	3,596,779
Automated Metering System	3,200,000	133,098	2,978,471	97.2%	88,431
Sewer: System Improvements	335,000	-	-	0.0%	335,000
Sewer: Railroad Lift Station	500,000	-	-	0.0%	500,000
Sewer: FM 455 Utility Relocation	-	486,312	42,623	0.0%	(528,935)
Sewer: I-35 Relocation	2,825,178	87,638	(86,685)	0.0%	2,824,225
Sewer: Keaton Road Sewer	320,000	-	-	0.0%	320,000
Sewer: Fifth Street Rehab	350,000	-	-	0.0%	350,000
Electric: System Improvements	350,000	-	-	0.0%	350,000
Electric: FM 455 Relocation	-	496,431	(252,671)	0.0%	(243,760)
Electric: I-35 Relocation	3,500,000	121,485	15,560	3.9%	3,362,955
Total Expenditures	**16,177,910**	**2,489,309**	**3,044,136**	**34.2%**	**10,644,465**
Revenues Over (Under) Expenditures	**$ (1,277,910)**	**$ (2,014,464)**	**$ (3,044,136)**		**$ 3,780,690**
Fund Balance - October 1, 2022	3,230,908	3,230,908			
Fund Balance - May 31, 2023	$ 1,952,998	$ 1,216,444			


Enterprise Capital Projects Fund Revenues
Use of Bond Proceeds 0%
Water Taps 31%
Interest Income 27%
Sewer Taps 42%


Enterprise Capital Projects Fund Expenditures
Sewer: Railroad Lift Station 0%
Water: System Improvements 18%
I-35 Utility Relocation 2%
FM 455 Utility Relocation 24%
Sewer: Fifth Street Rehab 0%
Sewer: System Improvements 0%
Automated Metering System 56%
Sewer: Keaton Road Sewer 0%
Electric: System Improvements 0%

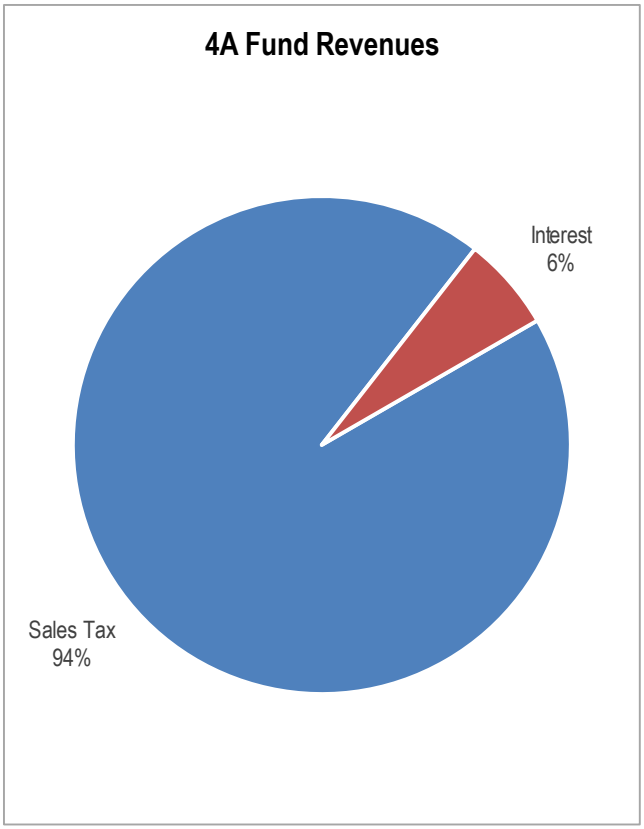

Enterprise Capital Projects Fund Revenues: Actual to Budget
Water Taps
Sewer Taps
Interest Income
Use of Bond Proceeds
0%
25%
50%
75%
100%
YTD Actual
Budget

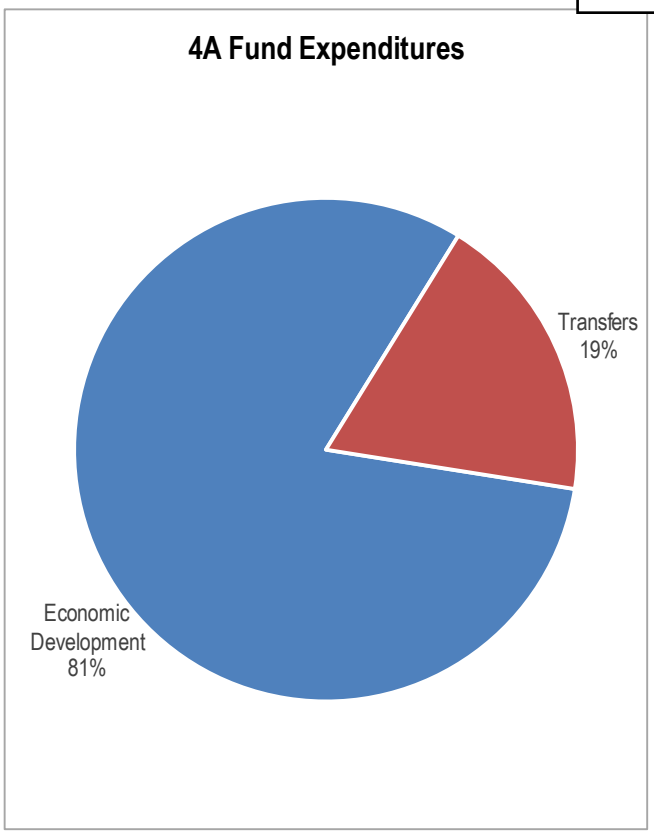

Enterprise Capital Projects Fund Expenditures: Actual to Budget
Sewer: System Improvements
Sewer: Railroad Lift Station
Sewer: Keaton Road Sewer
Sewer: Fifth Street Rehab
Electric: System Improvements
Water: System Improvements
Automated Metering System
FM 455 Utility Relocation
I-35 Utility Relocation
0%
25%
50%
75%
100%
YTD Actual
Budget

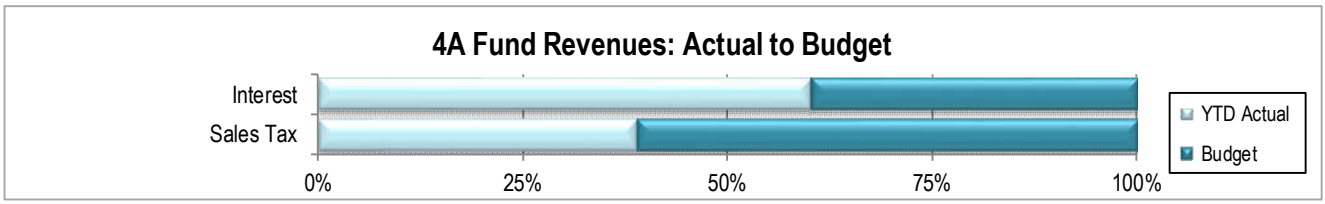
4A FUND

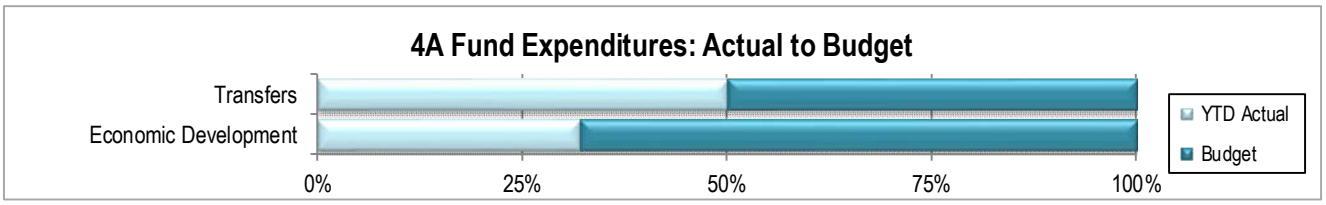
CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
May 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 507,780		63.5%	$ 292,220
Grants	$ -	$ 10,040		0.0%	$ (10,040)
Interest	22,000	33,067		150.3%	(11,067)
Total Revenues	**$ 822,000**	**$ 550,887**		**67.0%**	**$ 271,113**
Operating Expenditures					
Economic Development	$ 139,050	$ 76,655	$ (11,379)	46.9%	$ 73,774
Transfers	15,000	15,000	-	100.0%	-
Total Expenditures	**154,050**	**91,655**	**(11,379)**	**52.1%**	**73,774**
Revenues Over (Under) Expenditures	**$ 667,950**	**$ 459,232**	**$ 11,379**		**$ 197,339**
Fund Balance - October 1, 2022	3,381,095	3,381,095			
Fund Balance - May 31, 2023	$ 4,049,045	$ 3,840,327			


4A Fund Revenues
Interest
6%
Sales Tax
94%


4A Fund Expenditures
Transfers
19%
Economic
Development
81%

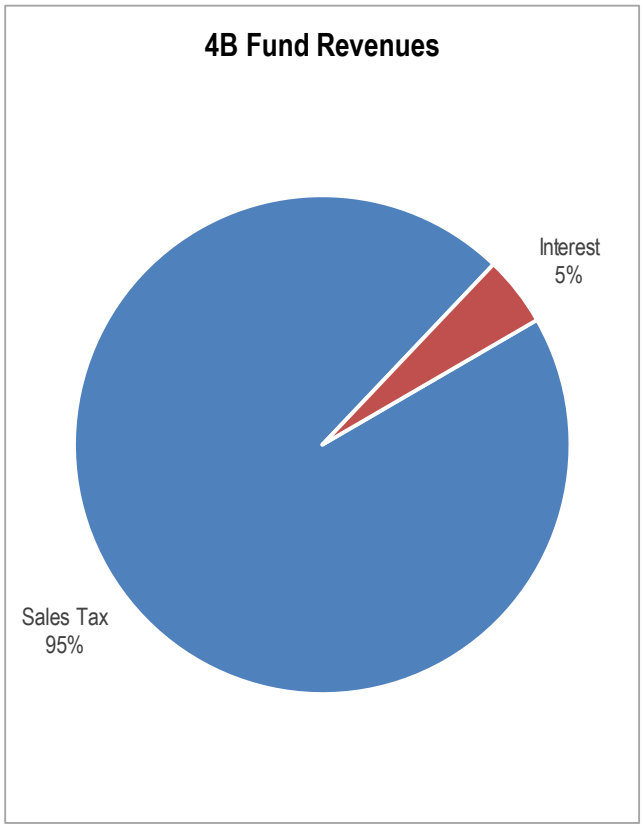

4A Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget

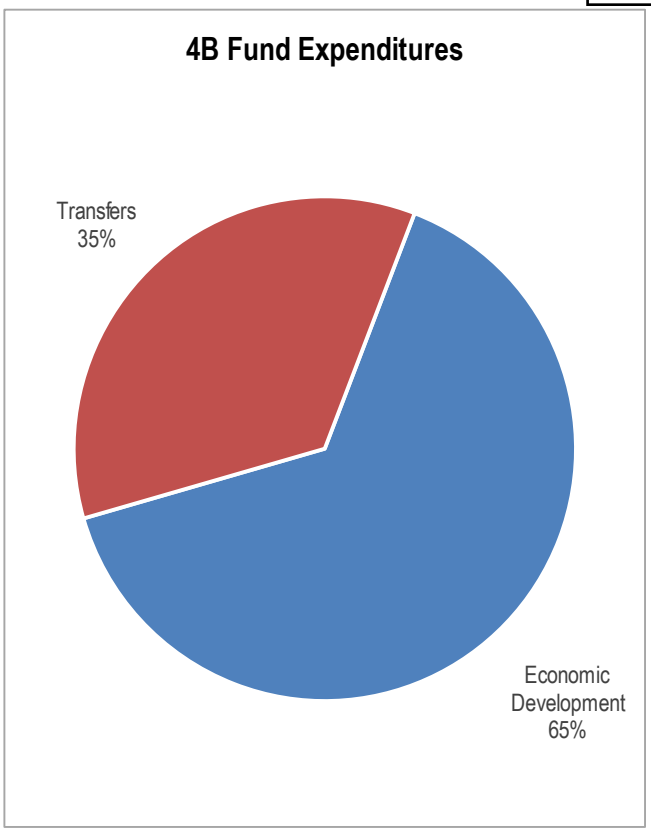

4A Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

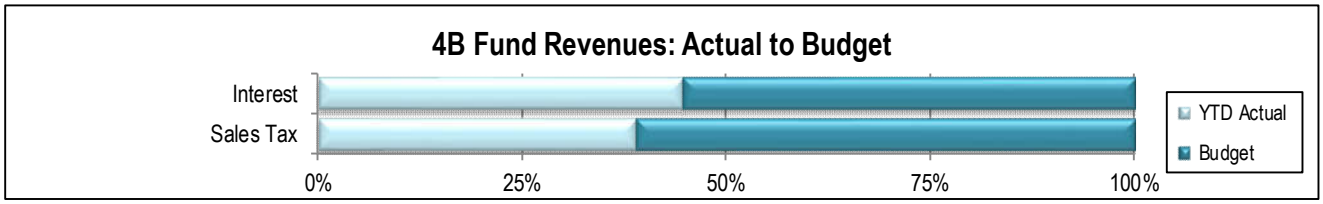
4B Fund

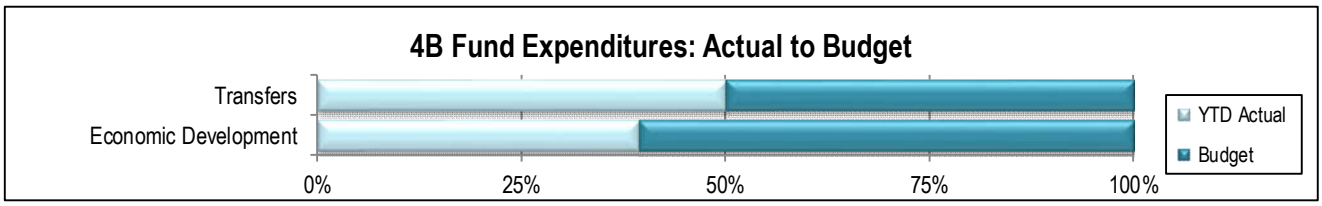
CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
May 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 507,780		63.5%	$ 292,220
Interest	30,000	24,120		80.4%	5,880
Total Revenues	**$ 830,000**	**$ 531,900**		**64.1%**	**$ 298,100**
Operating Expenditures					
Economic Development	$ 644,050	$ 337,851	$ 79,235	64.8%	$ 226,964
Transfers	227,500	227,500	-	100.0%	-
Total Expenditures	**871,550**	**565,351**	**79,235**	**74.0%**	**226,964**
Revenues Over (Under) Expenditures	**$ (41,550)**	**$ (33,451)**	**$ (79,235)**		**$ 71,136**
Fund Balance - October 1, 2022	2,391,482	2,391,482			
Fund Balance - May 31, 2023	$ 2,349,932	$ 2,358,031			


4B Fund Revenues
Interest
5%
Sales Tax
95%


4B Fund Expenditures
Transfers
35%
Economic
Development
65%

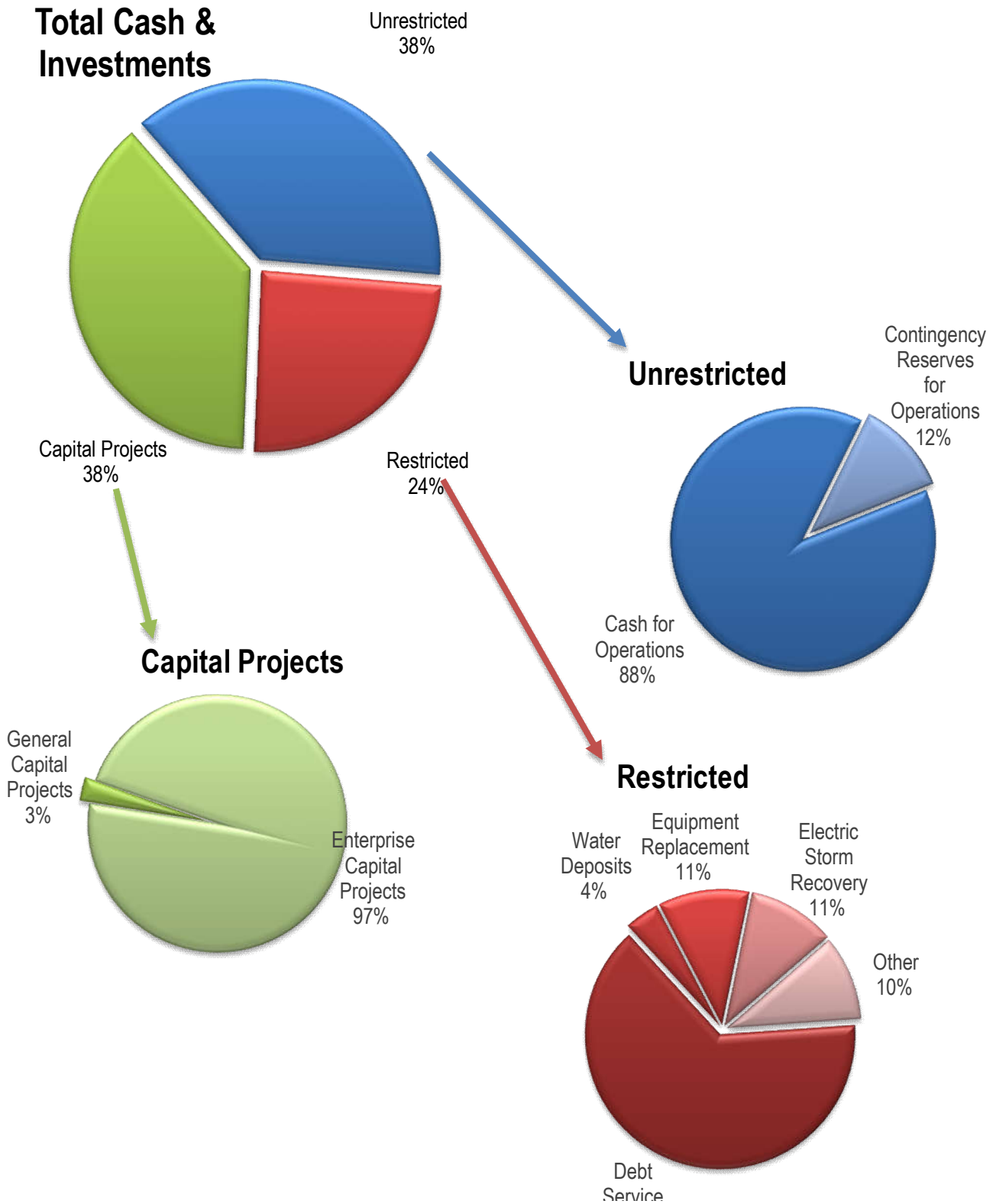

4B Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget


4B Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

CASH AND INVESTMENTS REPORT

CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
May 31, 2023

Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	$ 14,254,708	$ 2,083,945	$ -	$ -	$ 16,338,653
Contingency Reserves for Operations	1,071,477	1,067,002	-	-	2,138,479
TOTAL UNRESTRICTED	**$ 15,326,185**	**$ 3,150,947**	**$ -**	**$ -**	**$ 18,477,132**
RESTRICTED					
Debt Service	$ -	$ 1,854,521	$ 5,806,877	$ -	$ 7,661,398
Water Deposits	-	492,937	-	-	492,937
Equipment Replacement	1,153,206	145,032	-	-	1,298,238
Electric Storm Recovery	-	1,248,830	-	-	1,248,830
Hotel Occupancy Tax	2,172,682	-	-	-	2,172,682
Grant Funds	107,858	-	-	-	107,858
Keep Sanger Beautiful (KSB)	5,526	-	-	-	5,526
Library	98,789	-	-	-	98,789
Parkland Dedication	104,428	-	-	-	104,428
Roadway Impact	1,389,693	-	-	-	1,389,693
Court Security	16,315	-	-	-	16,315
Court Technology	740	-	-	-	740
Child Safety Fee	74,346	-	-	-	74,346
Forfeited Property	5,253	-	-	-	5,253
Donations	43,285	-	-	-	43,285
TOTAL RESTRICTED	**$ 5,172,121**	**$ 3,741,320**	**$ 5,806,877**	**$ -**	**$ 14,720,318**
CAPITAL PROJECTS					
General Capital Projects	$ -	$ -	$ -	$ 527,996	$ 527,996
Enterprise Capital Projects	-	-	-	18,084,462	18,084,462
TOTAL CAPITAL PROJECTS	**$ -**	**$ -**	**$ -**	**$ 18,612,458**	**$ 18,612,458**
TOTAL CASH AND INVESTMENTS	**$ 20,498,306**	**$ 6,892,267**	**$ 5,806,877**	**$ 18,612,458**	**$ 51,809,908**


Total Cash & Investments
Unrestricted 38%
Capital Projects 38%
Restricted 24%
Unrestricted
Contingency Reserves for Operations 12%
Cash for Operations 88%
Capital Projects
General Capital Projects 3%
Enterprise Capital Projects 97%
Restricted
Water Deposits 4%
Equipment Replacement 11%
Electric Storm Recovery 11%
Other 10%
Debt Service

GENERAL FUND
CASH AND INVESTMENTS
May 31, 2023

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	001-00-1000		0.05%	$ 14,097,046	$ 13,795,178
	Employee Benefits Cash	110-00-1000		0.20%	5,490	6,548
	Employee Benefits MM	110-00-1010		0.20%	113,681	175,825
	Internal Service Fund	180-00-1000		0.05%	284,159	277,157
	OPERATING ACCOUNTS				**$ 14,500,376**	**$ 14,254,708**
	GF Contingency Reserve MM 2487969	001-00-1031		0.20%	$ 637,839	$ 638,795
	GF Contingency Reserve CD Prosperity	001-00-1039	4/26/2024	0.55%	217,835	217,835
	GF Contingency Reserve CD 674907	001-00-1043	7/13/2023	0.45%	214,821	214,847
	CONTINGENCY RESERVE				**$ 1,070,495**	**$ 1,071,477**
*	GF Equipment Replacement MM 2376237	001-00-1032		0.20%	$ 187,945	$ 188,641
*	GF Equipment Replacement CD 719706	001-00-1033	7/6/2023	0.45%	$ 64,557	$ 64,565
*	General Storm Recovery Pooled Cash	201-00-1000		0.05%	875,000	900,000
	EQUIPMENT REPLACEMENT RESERVES				**$ 1,127,502**	**$ 1,153,206**
*	A R P Funds Cash	001-00-1034			$ 2,172,128	$ 2,172,682
*	Hotel Occupancy Tax	050-00-1000			202,759	173,503
*	Police Grant Fund	320-00-1000			4,780	4,780
*	Fire Grant Fund	324-00-1000			103,064	103,064
*	Library Grant Fund	342-00-1000			14	14
*	Beautification Board - KSB	432-00-1000			5,526	5,526
*	Library Restricted for Building Expansion	442-00-1000			46,204	46,204
*	Library Building Expansion CD 702994	442-00-1035	1/22/2024	0.45%	52,543	52,585
*	Parkland Dedication Fund	450-00-1000			104,428	104,428
*	Roadway Impact Fee Fund	451-00-1000			1,382,193	1,389,693
*	Court Security Restricted Fund	470-00-1000			16,277	16,315
*	Court Technology Restricted Fund	471-00-1000			611	740
*	Child Safety Fee Fund	475-00-1000			74,346	74,346
*	Forfeited Property Fund	480-00-1000			5,253	5,253
*	Police Donations	620-00-1000			78	78
*	Fire Donations	624-00-1000			16,038	16,038
*	Banner Account for Parks	632-00-1000			13,811	13,811
*	Library Donations	642-00-1000			13,358	13,358
	OTHER				**$ 4,213,411**	**$ 4,192,418**
	TOTAL CASH AND INVESTMENTS				**$ 20,911,784**	**$ 20,671,809**
	TOTAL UNRESTRICTED				**$ 15,570,871**	**$ 15,326,185**

**Restricted Funds*

ENTERPRISE FUND
CASH AND INVESTMENTS
May 31, 2023

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	008-00-1010		0.05%	$ 2,048,077	$ 2,083,945
	OPERATING ACCOUNTS				**$ 2,048,077**	**$ 2,083,945**
*	Pooled Cash	008-00-1010		0.05%	$ 191,000	$ 192,937
*	Water Deposit CD 2375850	008-00-1041	1/3/2024	0.45%	300,000	300,000
	WATER DEPOSIT REFUND ACCOUNT				**$ 491,000**	**$ 492,937**
*	Combined EF Debt Service MM 2376113	008-00-1039		0.20%	335,846	336,330
	BOND FUNDS				**$ 335,846**	**$ 336,330**
	EF Contingency Reserve MM 2809753	008-00-1012		0.20%	$ 636,262	$ 637,181
	EF Contingency Reserve CD 787860	008-00-1014	2/14/2024	0.45%	321,221	321,771
	EF Reserve CD 642541	008-00-1040	9/25/2023	0.45%	107,829	108,050
	CONTINGENCY RESERVES				**$ 1,065,312**	**$ 1,067,002**
*	EF Storm Recovery MM	208-00-1033		0.20%	$ 1,247,029	$ 1,248,830
*	EF Equipment Replacement MM 2376202	008-00-1034		0.20%	144,467	145,032
	OTHER				**$ 1,391,496**	**$ 1,393,862**
	TOTAL CASH AND INVESTMENTS				**$ 5,331,731**	**$ 5,374,076**
	TOTAL UNRESTRICTED				**$ 3,113,389**	**$ 3,150,947**

**Restricted Funds*

DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
May 31, 2023

DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Pooled Cash	003-00-1000		0.05%	$ 5,735,793	$ 5,745,564
*	DSF Money Market 2376105	003-00-1010		0.20%	61,139	61,313
	TOTAL RESTRICTED				**$ 5,796,932**	**$ 5,806,877**

ENTERPRISE DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	009-00-1000		0.05%	$ 1,701,567	$ 1,701,567
	TOTAL RESTRICTED				**$ 1,701,567**	**$ 1,518,191**

GENERAL CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	004-00-1000		0.05%	$ 2,820,660	$ 527,996
	TOTAL RESTRICTED				**$ 2,820,660**	**$ 527,996**

ENTERPRISE CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	$ 1,642,165	$ 1,644,536
*	Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	2,847,723	2,884,771
*	**SEWER CAPITAL RESERVE - TAP FEES**				**$ 4,489,888**	**$ 4,529,307**
*	Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	$ 2,246,870	$ 2,274,816
*	2021 CO MM	840-00-1039		0.20%	$ 11,090,272	$ 9,952,907
*	Pooled Cash	840-00-1000		0.05%	364,632	1,327,432
	TOTAL RESTRICTED				**$ 18,191,662**	**$ 18,084,462**

**Restricted Funds*

4A & 4B FUNDS
CASH AND INVESTMENTS
May 31, 2023

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	$ 2,183,439	$ 2,253,873
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	332,360	332,402
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	485,886	1,989,059
* Sanger TX Ind Corp CD 486639	41-00-1013	11/2/2023	0.25%	96,026	96,183
TOTAL CASH AND INVESTMENTS				**$ 3,097,711**	**$ 4,671,517**

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	$ 1,773,081	$ 1,821,943
* Cash MM 2379694	42-00-1010		0.05%	203,113	203,406
* 4B CD 653500	42-00-1013	4/3/2024	0.45%	22,180	22,225
* 4B CD 659924	42-00-1014	11/12/2023	0.45%	21,936	21,938
* 4B CD 664243	42-00-1015	6/5/2023	0.45%	22,031	22,034
* 4B CD 673277	42-00-1016	7/9/2023	0.45%	21,985	21,987
* 4B CD 686115	42-00-1017	8/4/2023	0.45%	22,040	22,047
* 4B CD 689521	42-00-1018	9/11/2023	0.45%	22,032	22,050
* 4B CD 694371	42-00-1019	11/14/2023	0.45%	22,102	22,120
* 4B CD 697230	42-00-1020	11/17/2023	0.45%	22,213	22,231
* 4B CD 699934	42-00-1021	12/18/2022	0.45%	22,120	22,138
* 4B CD 702285	42-00-1022	1/31/2024	0.45%	21,915	21,933
* 4B CD 706078	42-00-1023	2/19/2023	0.45%	21,847	21,884
* 4B CD 720097	42-00-1024	2/9/2024	0.45%	21,552	21,569
* 4B CD 720119	42-00-1025	11/9/2023	0.45%	21,539	21,583
TOTAL CASH AND INVESTMENTS				**$ 2,261,686**	**$ 2,311,088**

**Restricted Funds*

CITY OF SANGER, TEXAS
CASH AND INVESTMENT REPORT
CERTIFICATION
May 31, 2023

The Monthly Investment Report is in full compliance with the objectives, restrictions, and strategies as set forth in the City of Sanger's Investment Policy and Texas Government Code 2256.023, the Public Funds Investment Act (PFIA).

The City only invests in Money Market accounts and Certificates of Deposit. Interest is paid monthly on all accounts. Therefore, book value and market value are the same and the City does not have accrued interest on its investments.

Ethics Disclosure and Conflicts of Interest

In accordance with the PFIA, investment officers are required to file a disclosure statement with the Texas Ethics Commission and the governing body if:

a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or
b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).

Clayton Gray
Finance Director

John Noblitt
City Manager

CITY OF SANGER, TEXAS

MONTHLY FINANCIAL AND INVESTMENT REPORT

FOR THE MONTH ENDING JUNE 30, 2023

PREPARED BY THE FINANCE DEPARTMENT

TABLE OF CONTENTS

Introduction 3

Financial Report

- General Fund 4
- Enterprise Fund 7
- Internal Service Fund 10
- Debt Service Fund 12
- Enterprise Debt Service Fund 14
- Capital Projects Fund 16
- Enterprise Capital Projects Fund 18
- 4A Fund 20
- 4B Fund 22

Cash and Investment Report

- Total Cash and Investments 24
- General Fund 26
- Enterprise Fund 27
- Debt Service and Capital Projects Funds 28
- 4A and 4B Funds 29
- Certification 30

INTRODUCTION

This is the financial report for the period ending June 30, 2023. Revenues and expenditures reflect activity from October 1, 2022, through June 30, 2023, or seventy-five percent (75%) of the fiscal year.

GENERAL FUND

- The General Fund has collected 88.1% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 74.4% of the annual budget, which includes $2.17M encumbered for the new fire truck and ambulance.
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 64.7% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 66.5% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

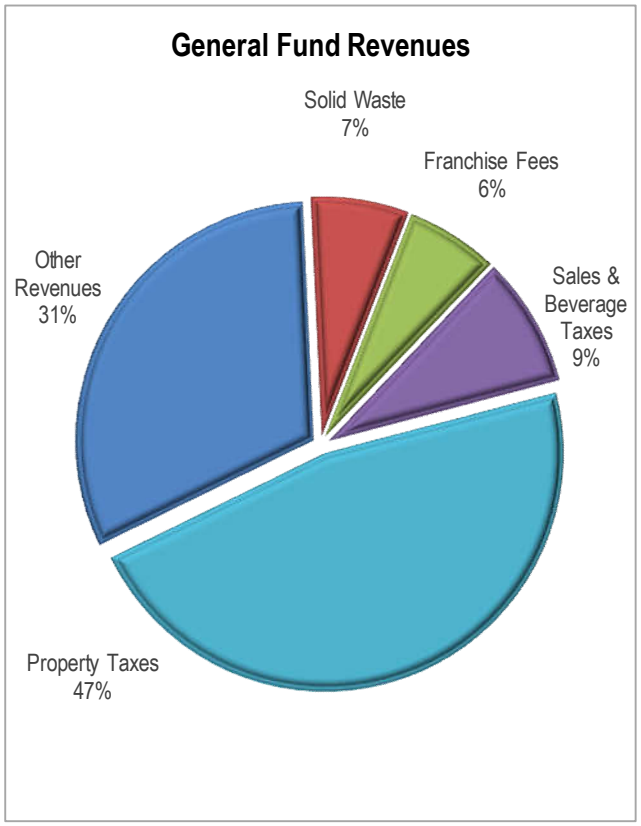
- The Internal Service Fund has collected 66.6% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 68.5% of the annual budget.
- All expenditure categories are within projections.

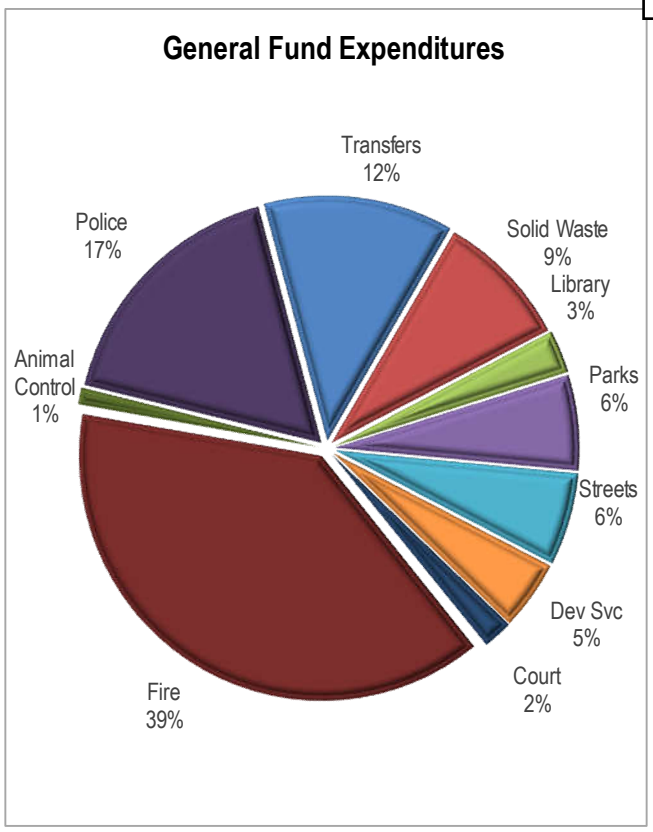
This unaudited report is designed for internal use and does not include all the funds and accounts in the City of Sanger's operations. For a complete report, refer to the City of Sanger Annual Financial Report, available at https://www.sangertexas.org/177/Financial-Transparency

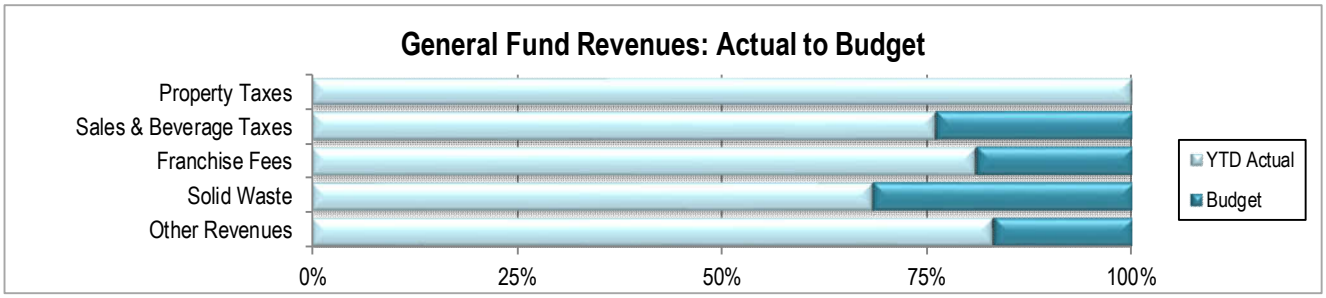
GENERAL FUND

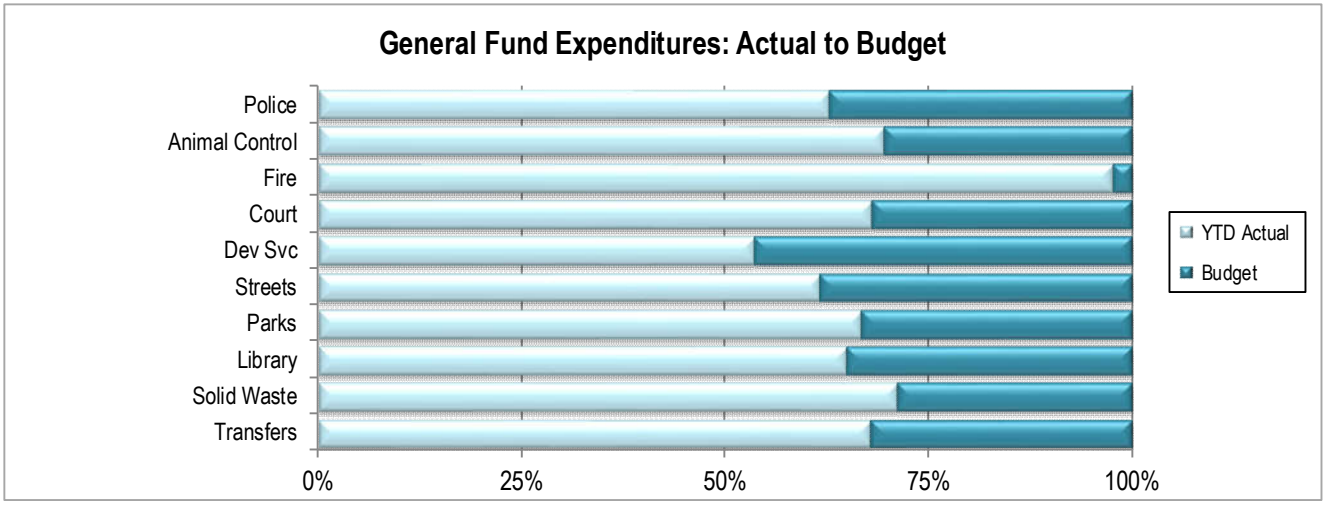
CITY OF SANGER, TEXAS
General Fund
Revenue & Expense Report (Unaudited)
June 30, 2023

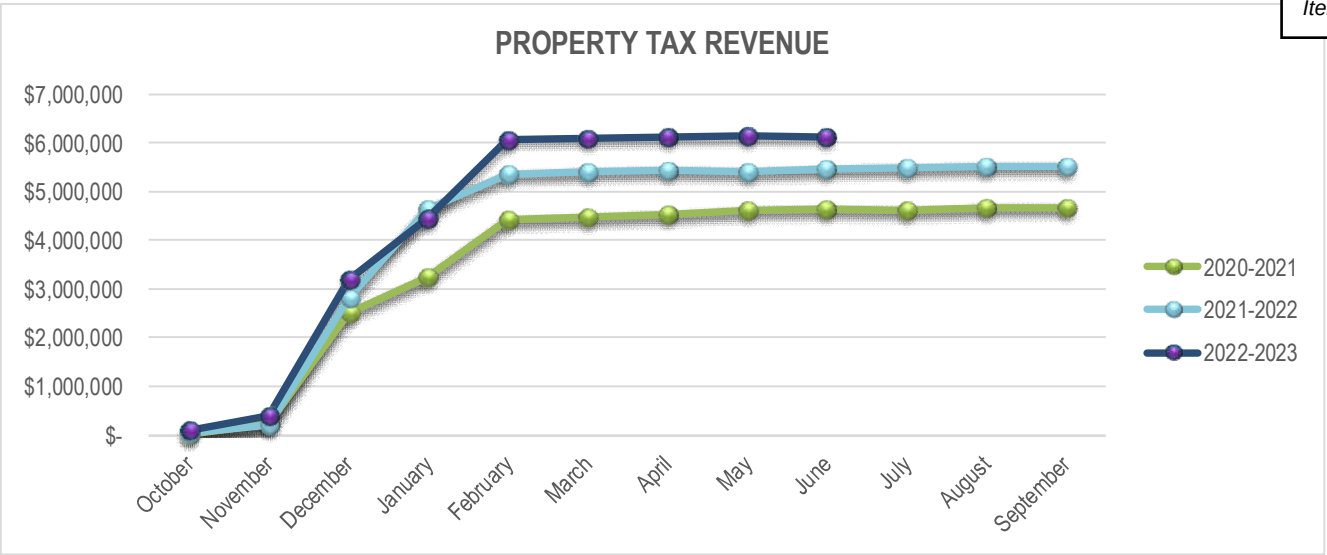
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 6,088,455	$ 6,114,942		100.4%	$ (26,487)
Sales & Beverage Taxes	1,511,000	1,148,016		76.0%	362,984
Franchise Fees	1,009,895	816,689		80.9%	193,206
Solid Waste	1,262,000	862,971		68.4%	399,029
Licenses & Permits	363,500	314,089		86.4%	49,411
Fines & Forfeitures	155,755	99,107		63.6%	56,648
Department Revenues	574,431	781,869		136.1%	(207,438)
Interest	225,000	175,561		78.0%	49,439
Miscellaneous	2,696,335	2,622,241		97.3%	74,094
Transfers	152,428	115,794		0.0%	36,634
Use of Fund Balance	782,761	-		0.0%	782,761
Total Revenues	**$ 14,821,560**	**$ 13,051,279**		**88.1%**	**$ 1,770,281**
Expenditures					
Police	$ 2,468,439	$ 1,486,547	$ 64,843	62.8%	$ 917,049
Animal Control	141,900	98,795	-	69.6%	43,105
Fire	3,598,446	1,408,860	2,103,169	97.6%	86,417
Municipal Court	262,490	176,376	2,597	68.2%	83,517
Development Services	783,500	456,380	(36,157)	53.6%	363,277
Streets	900,770	508,257	47,989	61.8%	344,524
Parks & Recreation	863,050	518,582	58,238	66.8%	286,230
Library	395,426	256,705	141	65.0%	138,580
Solid Waste	1,150,000	819,322	-	71.2%	330,678
Transfers	1,681,504	1,141,621	-	0.0%	539,883
Total Expenditures	**$ 12,245,525**	**$ 6,871,445**	**$ 2,240,820**	**74.4%**	**$ 3,133,260**
Revenues Over (Under) Expenditures	**$ 2,576,035**	**$ 6,179,834**	**$ (2,240,820)**		**$ (1,362,979)**
Fund Balance - October 1, 2022	13,046,973	13,046,973			
Fund Balance - June 30, 2023	$ 15,623,008	$ 19,226,807			

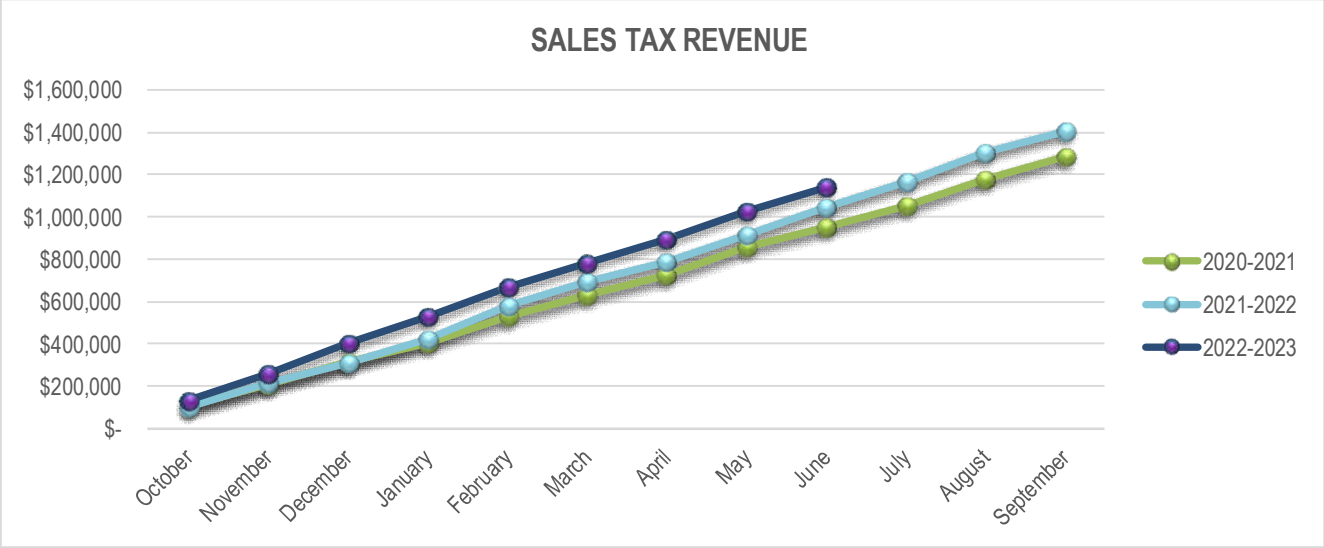

General Fund Revenues
Solid Waste 7%
Franchise Fees 6%
Sales & Beverage Taxes 9%
Other Revenues 31%
Property Taxes 47%

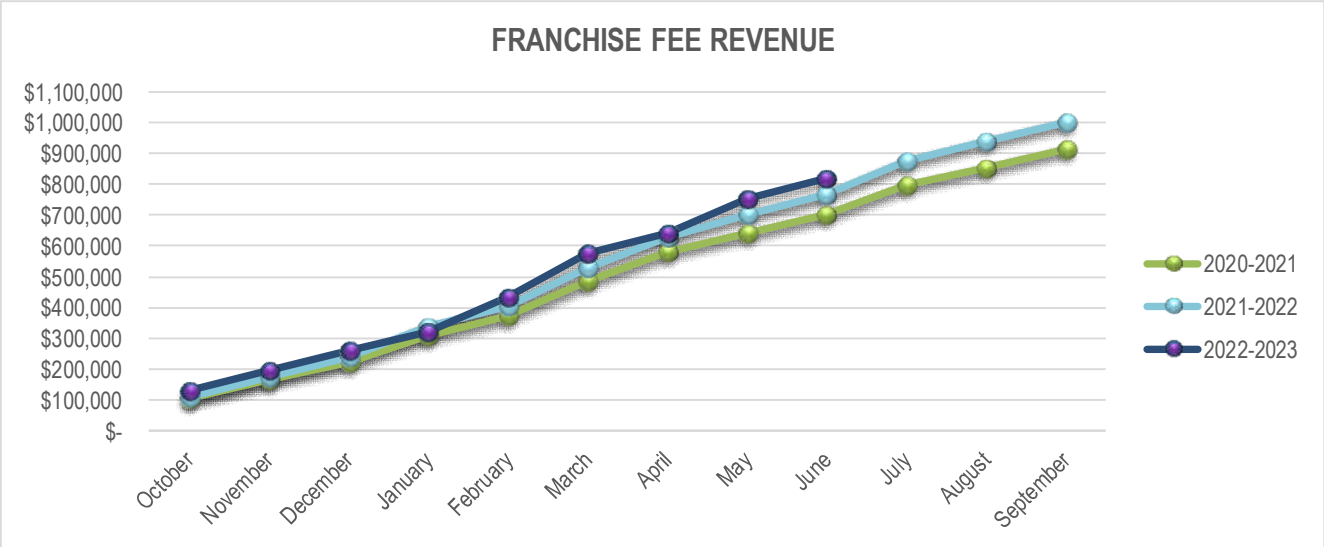

General Fund Expenditures
Transfers 12%
Police 17%
Solid Waste 9%
Library 3%
Animal Control 1%
Parks 6%
Streets 6%
Dev Svc 5%
Court 2%
Fire 39%


General Fund Revenues: Actual to Budget
Property Taxes
Sales & Beverage Taxes
Franchise Fees
Solid Waste
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


General Fund Expenditures: Actual to Budget
Police
Animal Control
Fire
Court
Dev Svc
Streets
Parks
Library
Solid Waste
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


PROPERTY TAX REVENUE
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

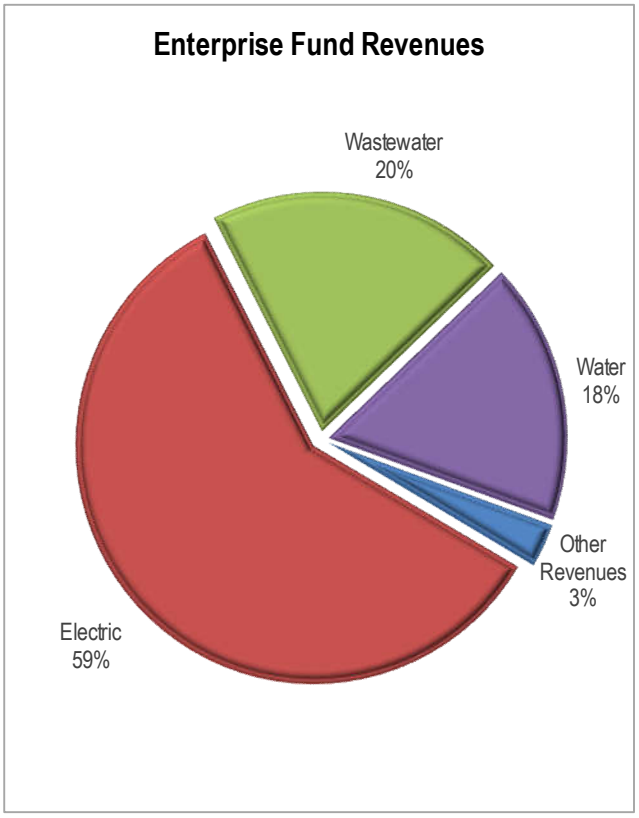

SALES TAX REVENUE
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

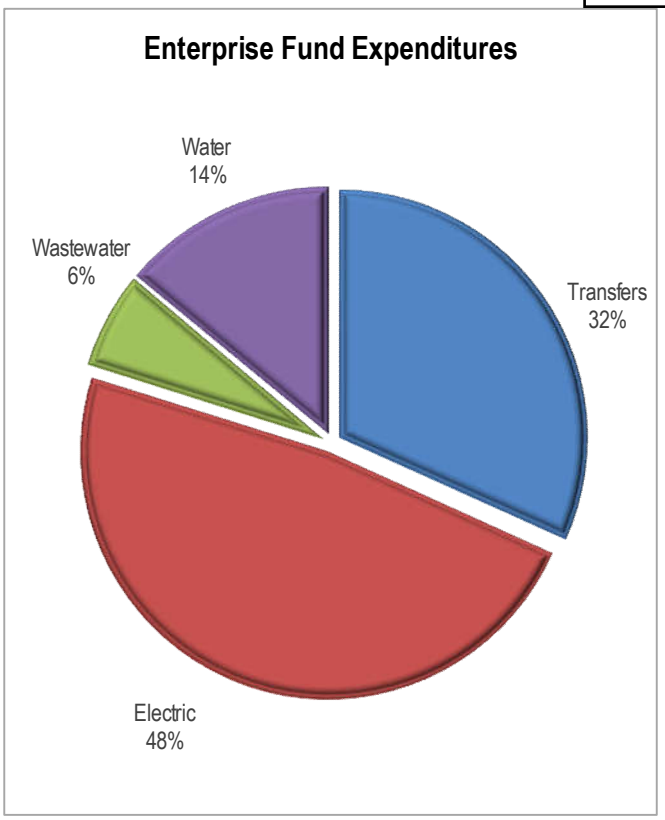

FRANCHISE FEE REVENUE
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

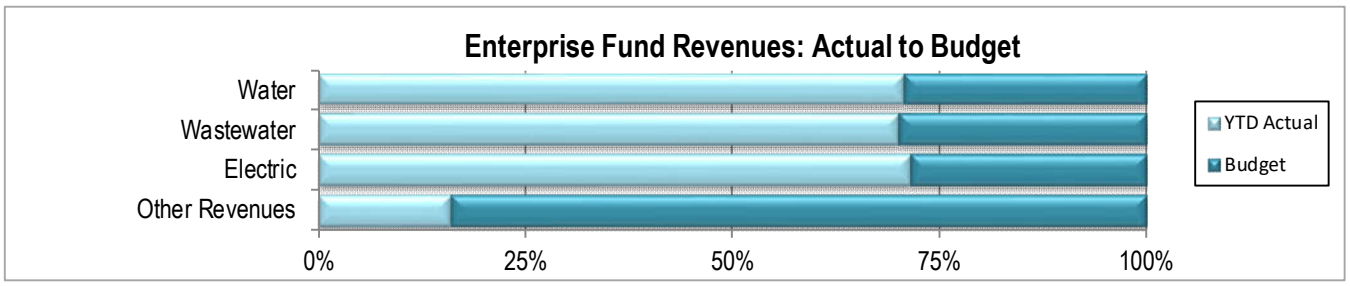
ENTERPRISE FUND

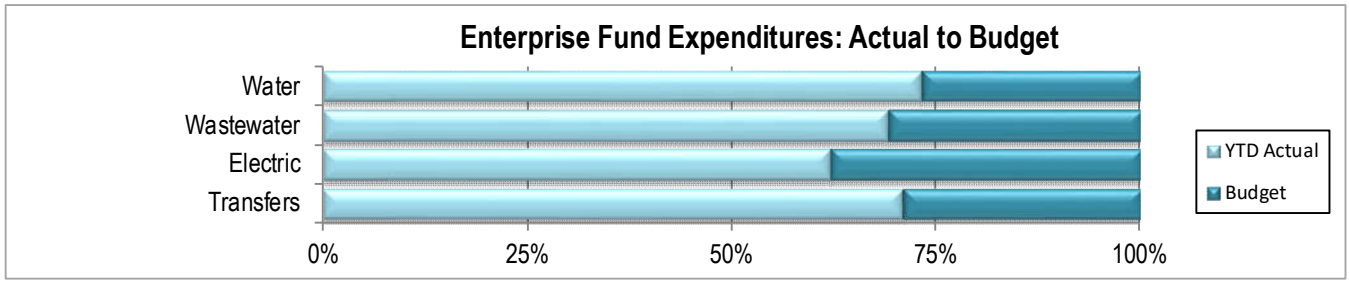
CITY OF SANGER, TEXAS
Enterprise Fund
Revenue & Expense Report (Unaudited)
June 30, 2023

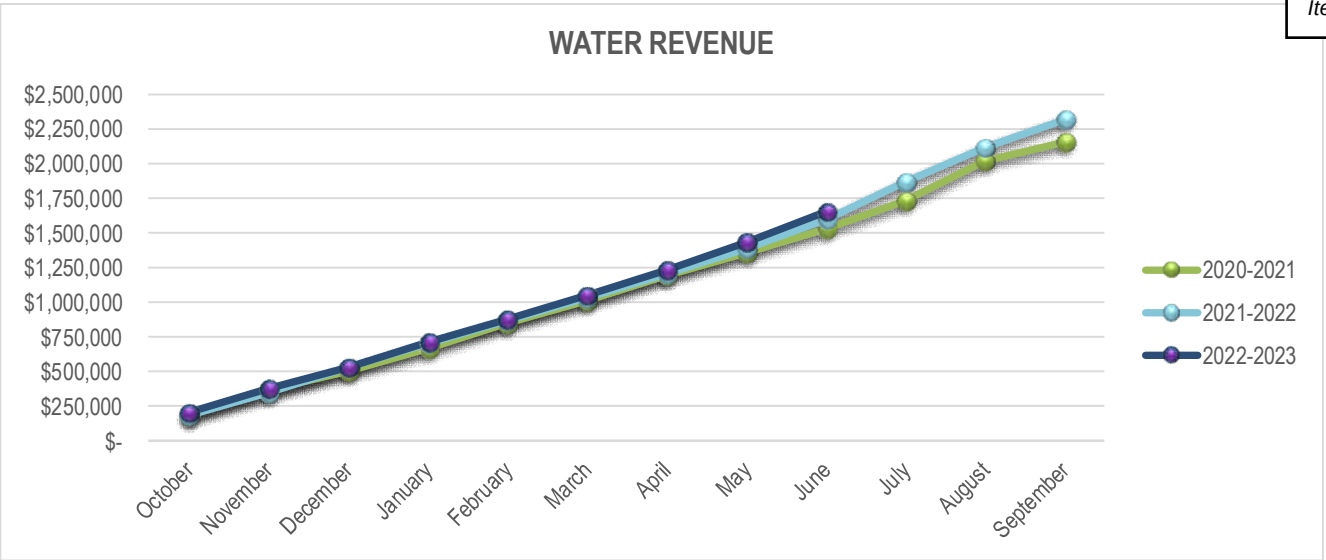
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water	$ 2,334,878	$ 1,651,698		70.7%	$ 683,180
Wastewater	2,715,028	1,901,524		70.0%	813,504
Electric	7,692,500	5,507,039		71.6%	2,185,461
Penalties & Fees	200,000	126,689		63.3%	73,311
Interest	60,000	63,611		106.0%	(3,611)
Miscellaneous	119,000	83,119		69.8%	35,881
Use of Fund Balance	1,311,192	-		0	1,311,192
Total Revenues	**$ 14,432,598**	**$ 9,333,680**		**64.7%**	**$ 5,098,918**
Expenditures					
Water	$ 1,843,315	$ 1,300,861	$ 47,171	73.1%	495,283
Wastewater	871,212	592,262	10,658	69.2%	268,292
Electric	7,472,488	4,667,918	(26,392)	62.1%	2,830,962
Transfers	4,325,256	3,064,682	-	70.9%	1,260,574
Total Expenditures	**14,512,271**	**9,625,723**	**31,437**	**66.5%**	**4,855,111**
Revenues Over (Under) Expenditures	**$ (79,673)**	**$ (292,043)**	**$ (31,437)**		**$ 243,807**
Fund Balance - October 1, 2022	18,567,858	18,567,858			
Fund Balance - June 30, 2023	$ 18,567,858	$ 18,275,815			

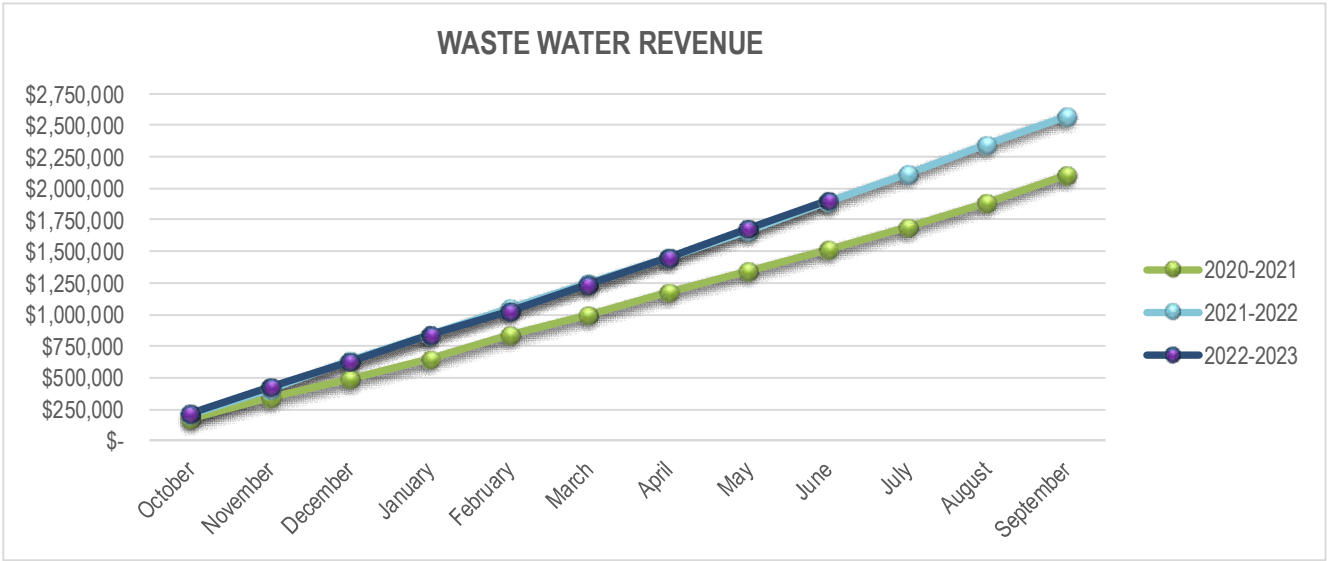

Enterprise Fund Revenues
Wastewater 20%
Water 18%
Other Revenues 3%
Electric 59%

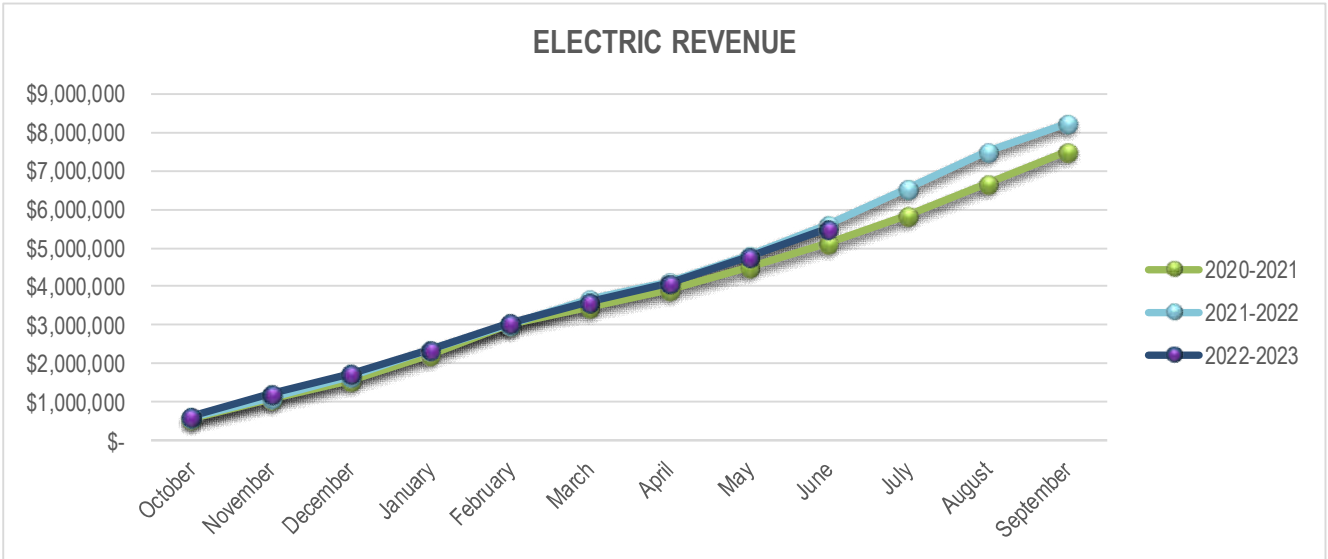

Enterprise Fund Expenditures
Water 14%
Wastewater 6%
Transfers 32%
Electric 48%


Enterprise Fund Revenues: Actual to Budget
Water
Wastewater
Electric
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


Enterprise Fund Expenditures: Actual to Budget
Water
Wastewater
Electric
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


WATER REVENUE
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

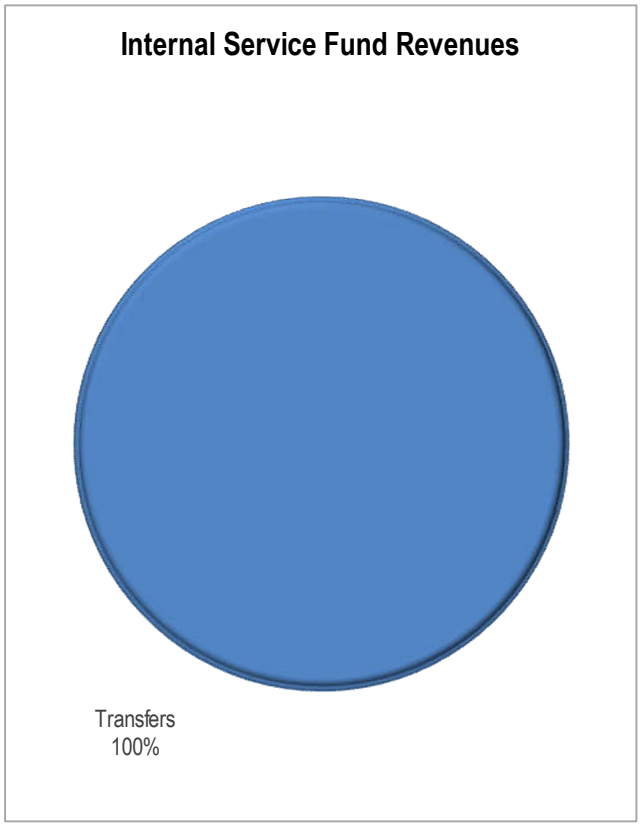

WASTE WATER REVENUE
$2,750,000
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

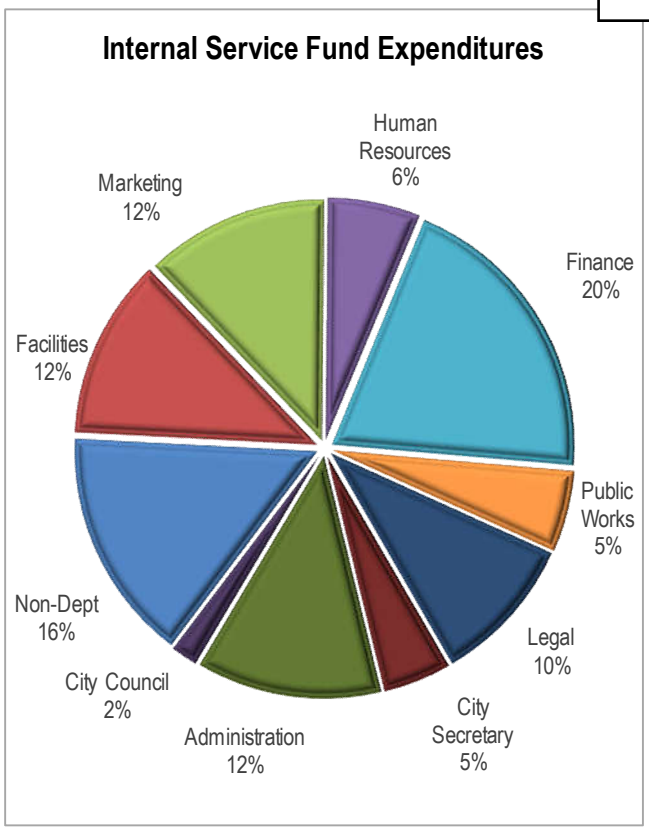

ELECTRIC REVENUE
$9,000,000
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

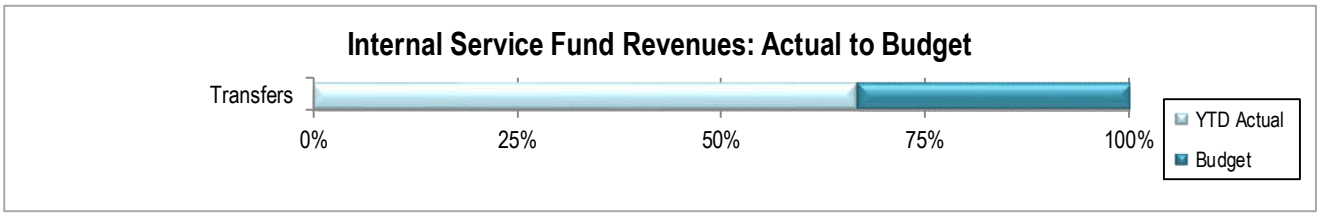
INTERNAL SERVICE FUND

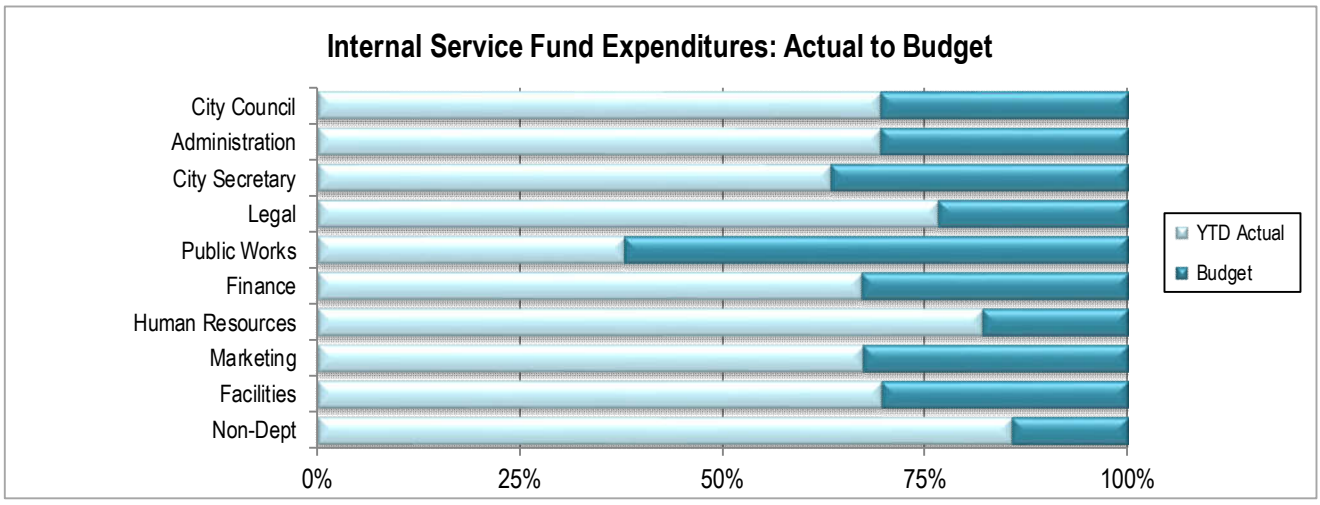
CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
June 30, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Transfers	$ 3,483,760	$ 2,321,553		66.6%	1,162,207
Total Revenues	**3,483,760**	**2,321,553**		**66.6%**	**1,162,207**
Operating Expenditures					
City Council	$ 60,800	$ 37,277	$ 4,864	69.3%	$ 18,659
Administration	423,800	293,648	-	69.3%	130,152
City Secretary	171,600	108,513	-	63.2%	63,087
Legal	310,205	236,756	-	76.3%	73,449
Public Works	338,850	128,546	-	37.9%	210,304
Finance	717,000	481,634	(1,295)	67.0%	236,661
Human Resources	177,700	139,427	6,000	81.8%	32,273
Marketing	435,760	269,779	22,960	67.2%	143,021
Facilities	413,645	265,354	22,058	69.5%	126,233
Non-Departmental	434,400	360,619	10,534	85.4%	63,247
Total Expenditures	**3,483,760**	**2,321,553**	**65,121**	**68.5%**	**1,097,086**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ (65,121)**		**$ 65,121**
Fund Balance - October 1, 2022	-				
Fund Balance - June 30, 2023	$ -				


Internal Service Fund Revenues
Transfers
100%


Internal Service Fund Expenditures
Human Resources 6%
Marketing 12%
Finance 20%
Facilities 12%
Public Works 5%
Non-Dept 16%
Legal 10%
City Council 2%
City Secretary 5%
Administration 12%

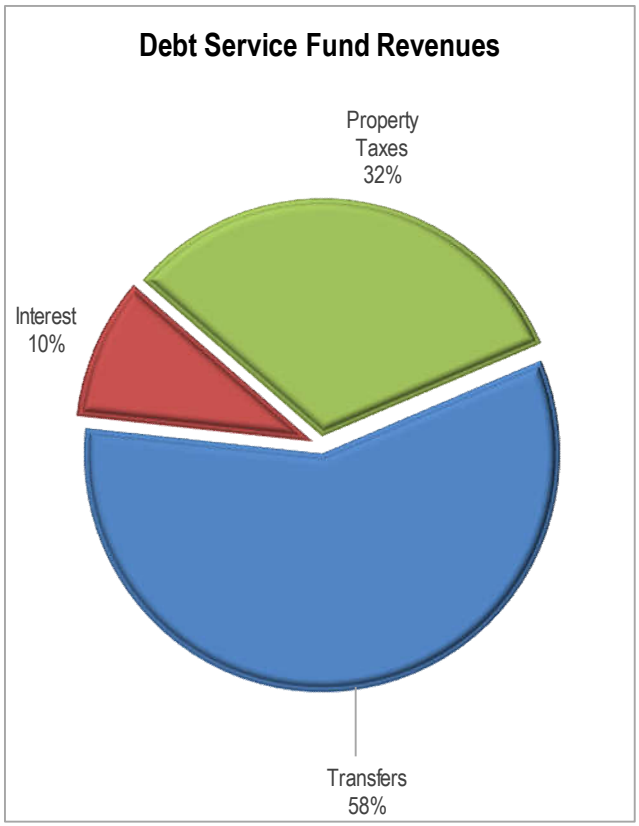

Internal Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

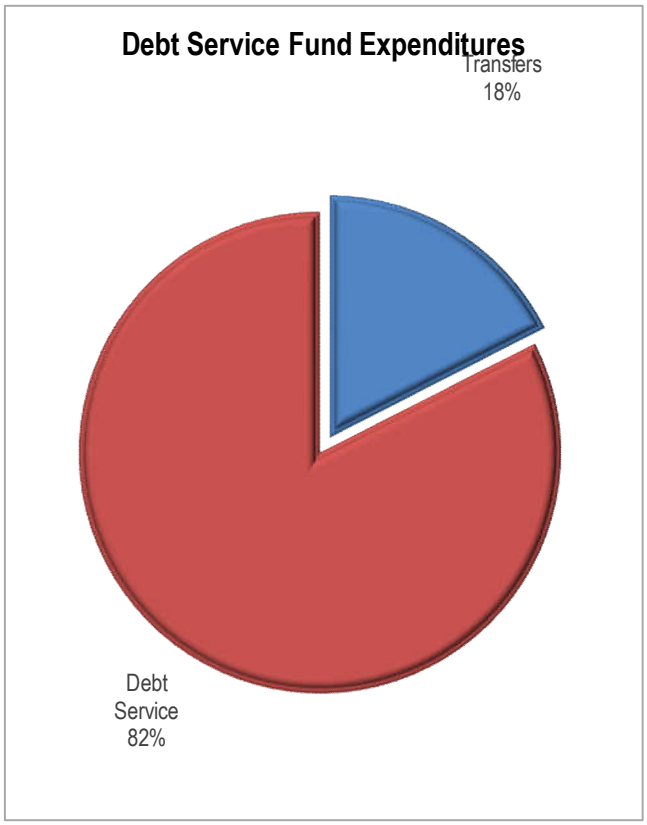

Internal Service Fund Expenditures: Actual to Budget
City Council
Administration
City Secretary
Legal
Public Works
Finance
Human Resources
Marketing
Facilities
Non-Dept
0%
25%
50%
75%
100%
YTD Actual
Budget

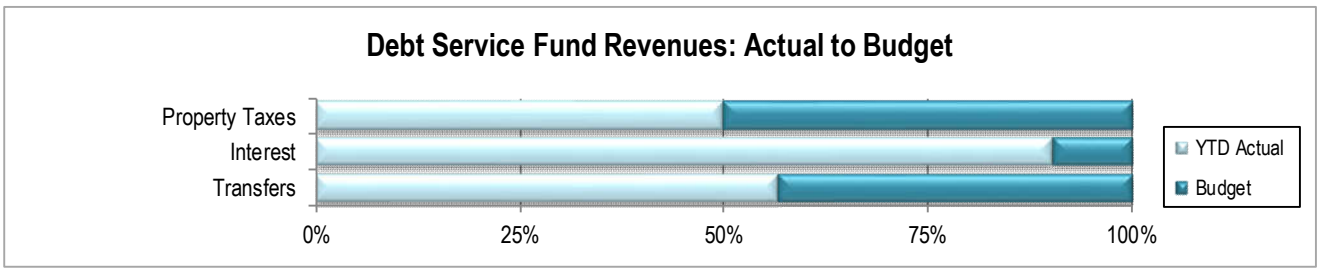
DEBT SERVICE FUND

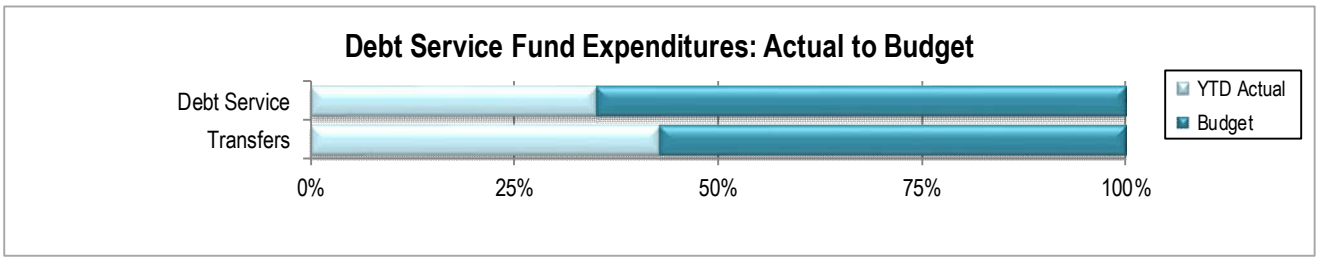
CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
June 30, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 154,485	$ 153,881		99.6%	$ 604
Interest	5,000	46,237		924.7%	(41,237)
Transfers	212,500	277,500		130.6%	(65,000)
Total Revenues	**$ 371,985**	**$ 477,618**		**128.4%**	**$ (105,633)**
Operating Expenditures					
Debt Service	336,554	181,938	-	54.1%	154,616
Transfers	51,535	38,651	-	75.0%	12,884
Total Expenditures	**388,089**	**220,589**	**-**	**56.8%**	**167,500**
Revenues Over (Under) Expenditures	**$ (16,104)**	**$ 257,029**	**$ -**		**$ (273,133)**
Fund Balance - October 1, 2022	457,598	457,598			
Fund Balance - June 30, 2023	$ 441,494	$ 714,627			


Debt Service Fund Revenues
Property Taxes 32%
Interest 10%
Transfers 58%


Debt Service Fund Expenditures
Transfers 18%
Debt Service 82%

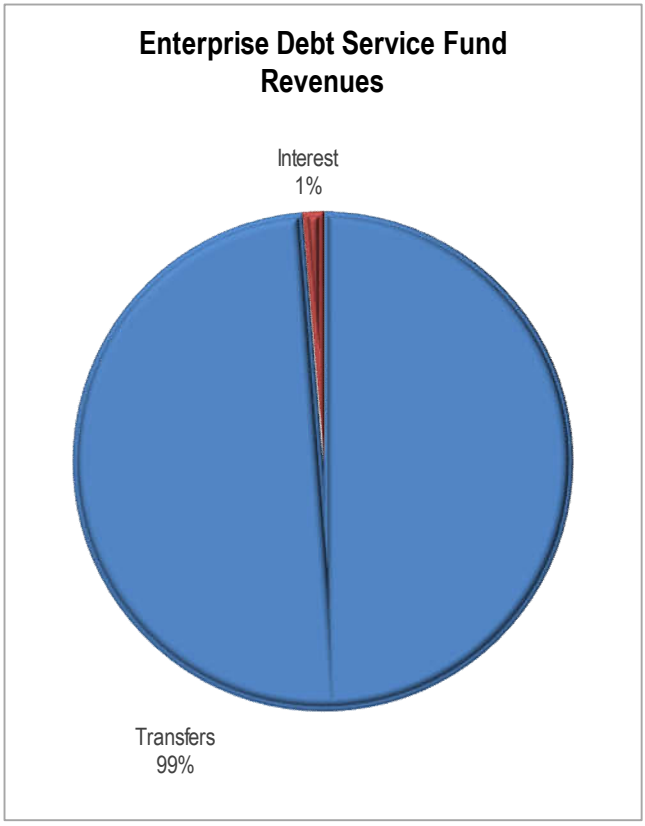

Debt Service Fund Revenues: Actual to Budget
Property Taxes
Interest
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

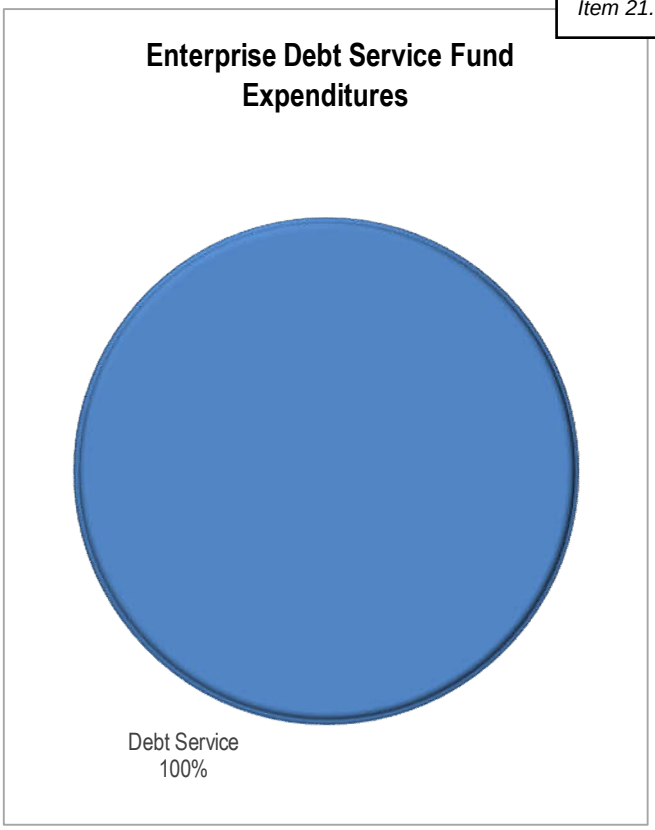

Debt Service Fund Expenditures: Actual to Budget
Debt Service
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

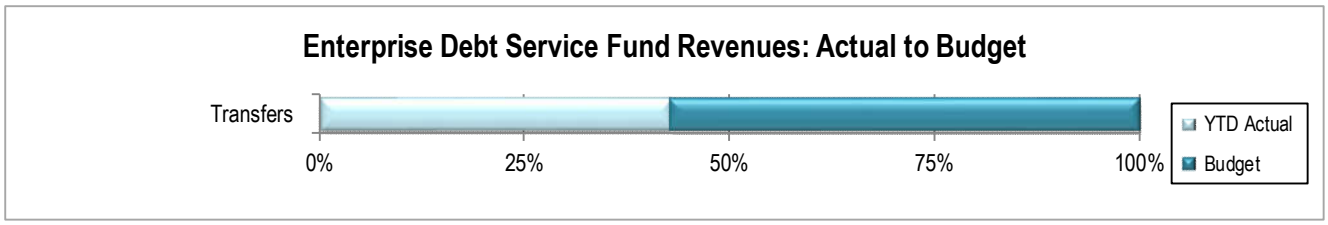
ENTERPRISE DEBT SERVICE FUND

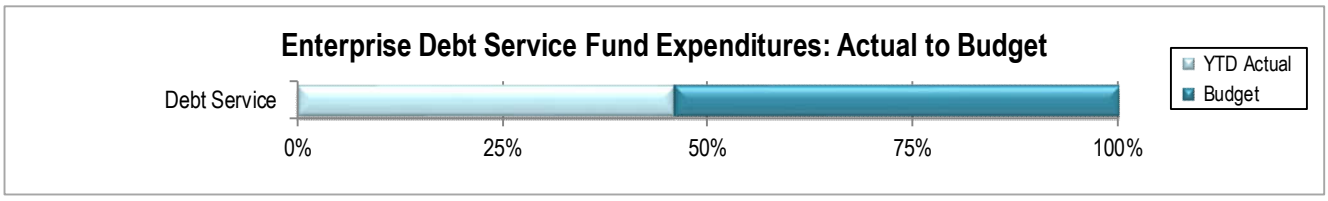
CITY OF SANGER, TEXAS
Enterprise Debt Service Fund
Revenue & Expense Report (Unaudited)
June 30, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Interest	$ -	$ 21,172		0.0%	(21,172)
Transfers	2,158,000	1,618,500		75.0%	539,500
Total Revenues	**2,158,000**	**1,639,672**		**1.0%**	**518,328**
Operating Expenditures					
Debt Service	2,132,761	1,805,017	-	84.6%	327,744
Total Expenditures	**2,132,761**	**1,805,017**	**-**	**84.6%**	**327,744**
Revenues Over (Under) Expenditures	**$ 25,239**	**$ (165,345)**	**$ -**		**$ 190,584**
Fund Balance - October 1, 2022	1,865,486	1,865,486			
Fund Balance - June 30, 2023	$ 1,890,725	$ 1,700,141			


Enterprise Debt Service Fund Revenues
Interest 1%
Transfers 99%


Enterprise Debt Service Fund Expenditures
Debt Service 100%

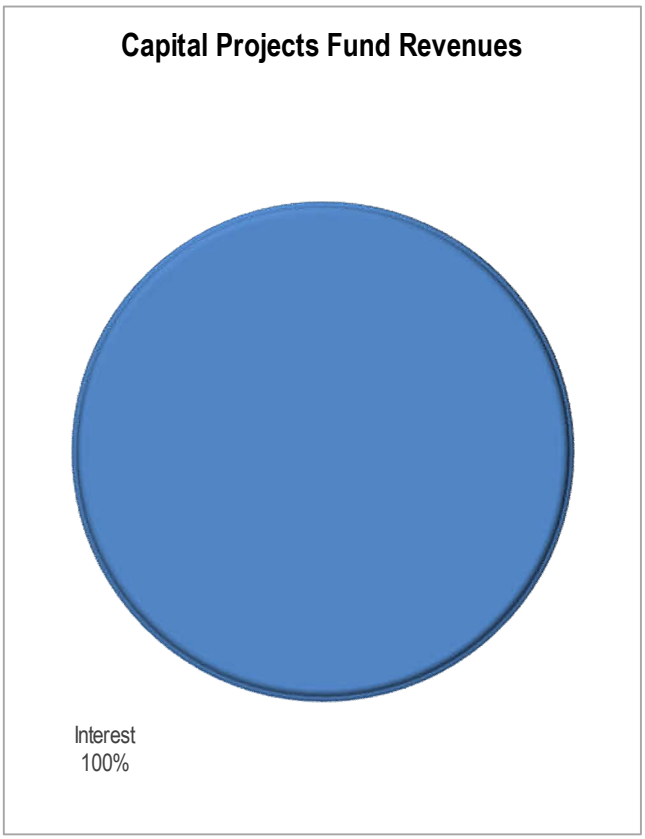

Enterprise Debt Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

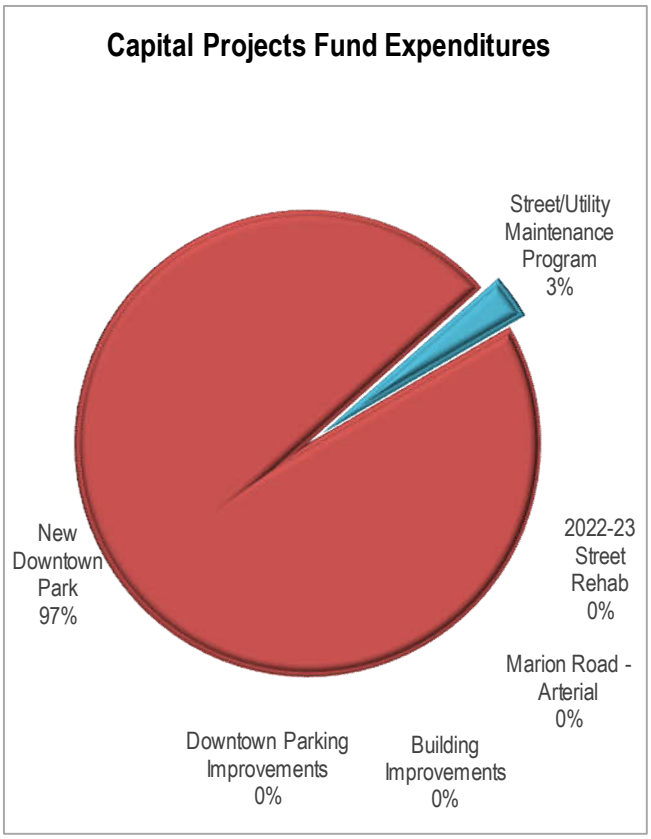

Enterprise Debt Service Fund Expenditures: Actual to Budget
Debt Service
0%
25%
50%
75%
100%
YTD Actual
Budget

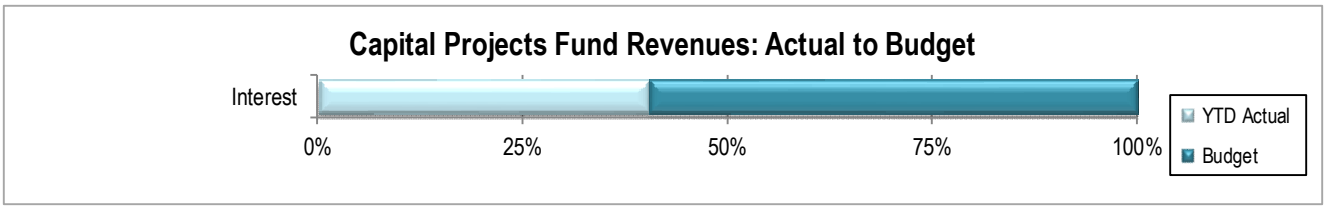
CAPITAL PROJECTS FUND

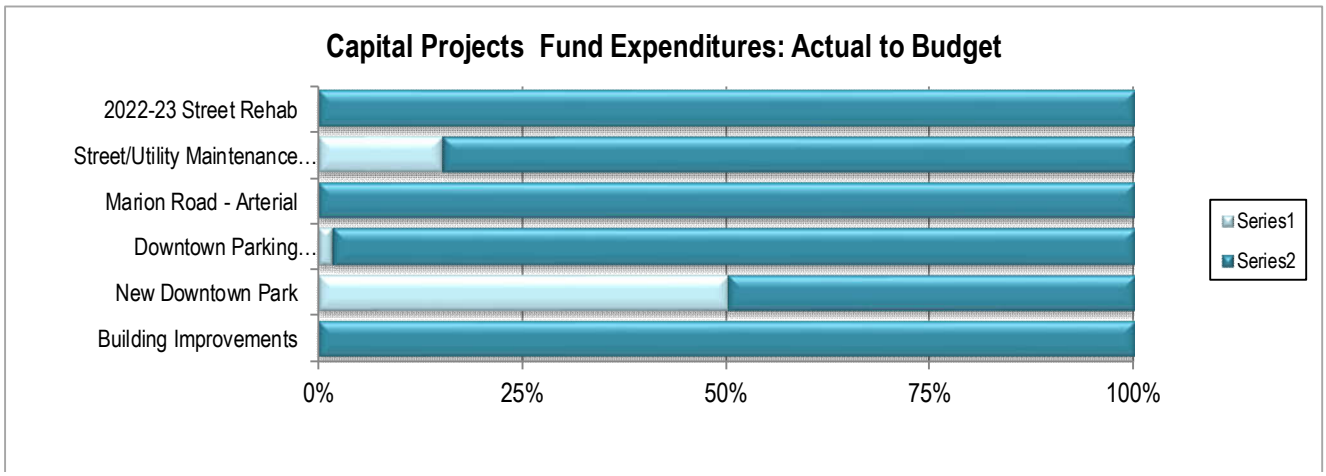
CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
June 30, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Interest	45,000	30,290		67.3%	14,710
2023 Tax Notes	$ 2,426,165	$ 2,426,165		100.0%	-
Total Revenues	**2,471,165**	**2,456,455**		**98.2%**	**14,710**
Operating Expenditures					
2022-23 Street Rehab	466,788	-	-	0.0%	466,788
Street/Utility Maintenance Program	306,237	28,498	26,503	18.0%	251,236
Marion Road - Arterial	750,000	-	-	0.0%	750,000
Downtown Parking Improvements	150,000	2,850	-	1.9%	147,150
I-35 Aesthetics	-	46,326	32,750	-	-
New Downtown Park	1,712,135	1,712,135	-	100.0%	-
Riley Property Purchase	-	779,836	10,250	0.0%	(790,086)
Building Improvements	418,763	-	-	0.0%	418,763
Total Expenditures	**3,803,923**	**2,569,645**	**69,503**	**67.3%**	**1,243,851**
Revenues Over (Under) Expenditures	**$ (1,332,758)**	**$ (113,190)**	**$ (69,503)**		**$ (1,229,141)**


Capital Projects Fund Revenues
Interest
100%


Capital Projects Fund Expenditures
Street/Utility Maintenance Program 3%
New Downtown Park 97%
2022-23 Street Rehab 0%
Marion Road - Arterial 0%
Downtown Parking Improvements 0%
Building Improvements 0%

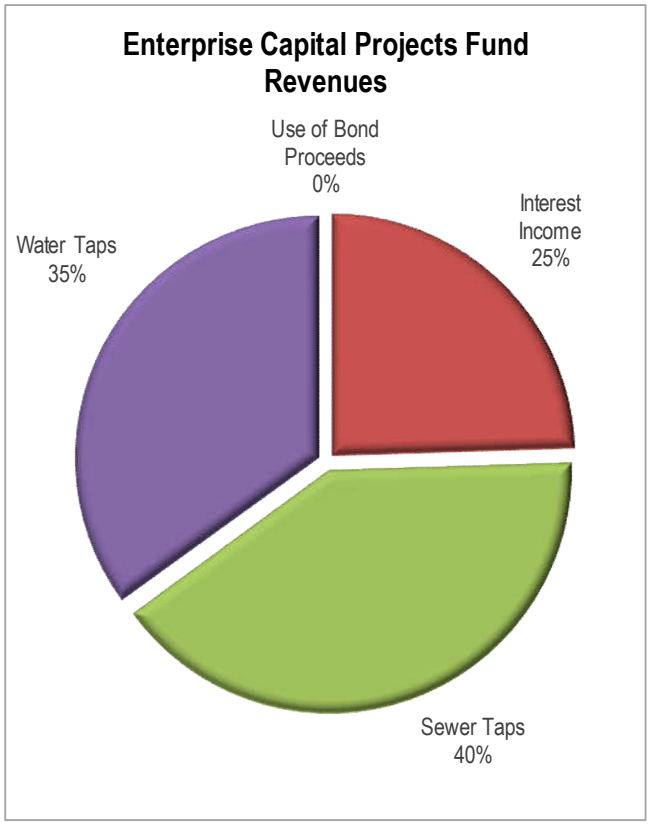

Capital Projects Fund Revenues: Actual to Budget
Interest
0%
25%
50%
75%
100%
YTD Actual
Budget

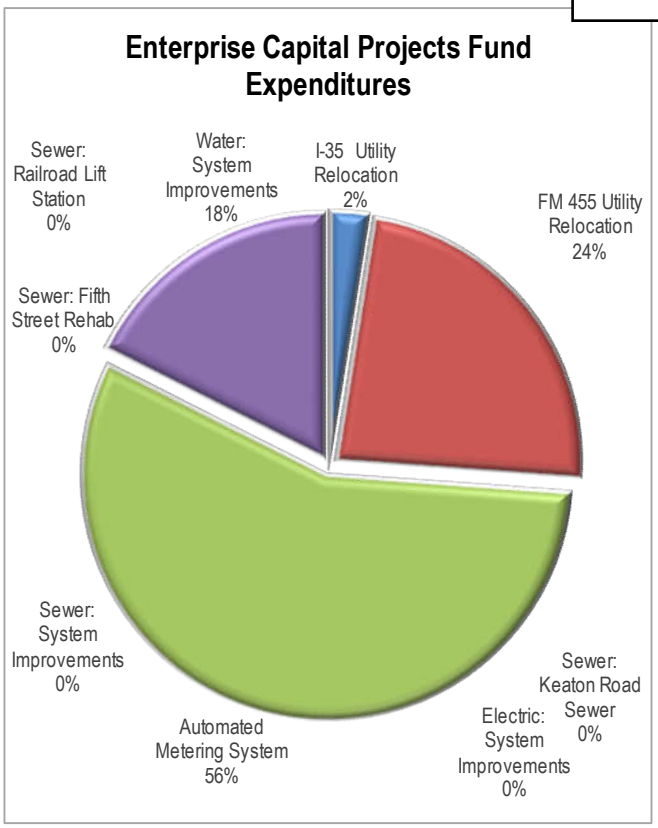

Capital Projects Fund Expenditures: Actual to Budget
2022-23 Street Rehab
Street/Utility Maintenance...
Marion Road - Arterial
Downtown Parking...
New Downtown Park
Building Improvements
0%
25%
50%
75%
100%
Series1
Series2

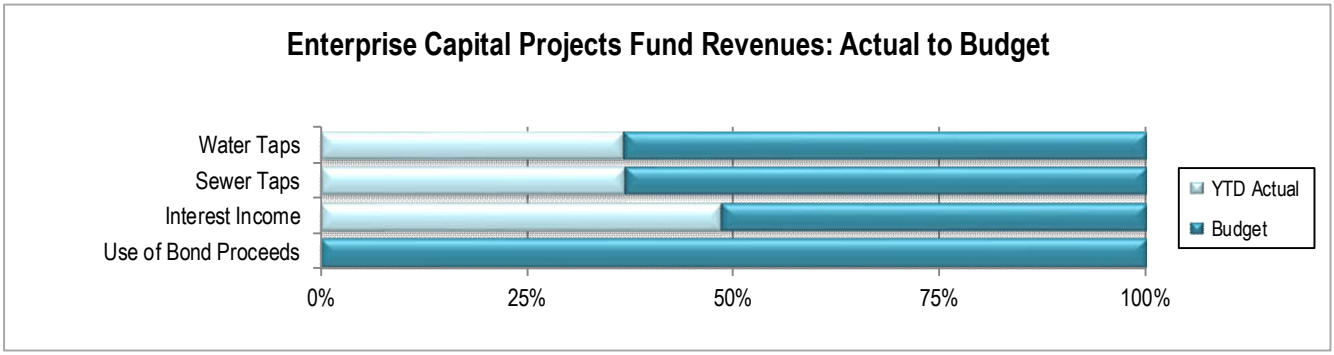
ENTERPRISE CAPITAL PROJECTS FUND

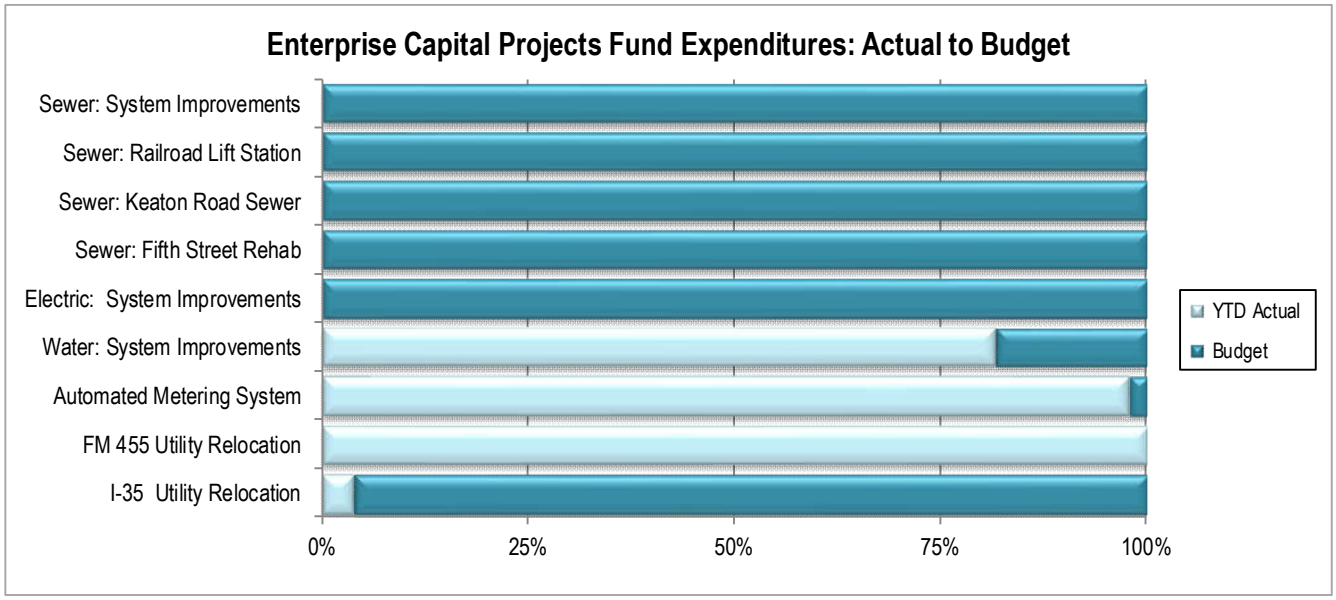
CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
June 30, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water Taps	$ 350,000	$ 202,450		57.8%	$ 147,550
Sewer Taps	400,000	234,000		58.5%	166,000
Interest	150,000	141,647		94.4%	8,353
Use of Bond Proceeds	14,000,000	-		0.0%	14,000,000
Total Revenues	**$ 14,900,000**	**$ 578,097**		**1.6%**	**$ 14,321,903**
Operating Expenditures					
Water: System Improvements	1,200,000	586,600	390,900	81.5%	222,500
Water: FM 455 Relocation	-	502,093	30,637	0.0%	(532,730)
Water: I-35 Relocation	3,597,732	98,636	(97,683)	0.0%	3,596,779
Automated Metering System	3,200,000	342,685	2,782,613	97.7%	74,702
Sewer: System Improvements	335,000	-	-	0.0%	335,000
Sewer: Railroad Lift Station	500,000	-	-	0.0%	500,000
Sewer: FM 455 Utility Relocation	-	498,298	30,637	0.0%	(528,935)
Sewer: I-35 Relocation	2,825,178	98,626	(97,683)	0.0%	2,824,235
Sewer: Keaton Road Sewer	320,000	-	-	0.0%	320,000
Sewer: Fifth Street Rehab	350,000	-	-	0.0%	350,000
Electric: System Improvements	350,000	-	-	0.0%	350,000
Electric: FM 455 Relocation	-	507,389	(255,867)	0.0%	(251,522)
Electric: I-35 Relocation	3,500,000	126,735	10,310	3.9%	3,362,955
Total Expenditures	**16,177,910**	**2,761,062**	**2,793,864**	**34.3%**	**10,622,984**
Revenues Over (Under) Expenditures	**$ (1,277,910)**	**$ (2,182,965)**	**$ (2,793,864)**		**$ 3,698,919**
Fund Balance - October 1, 2022	3,230,908	3,230,908			
Fund Balance - June 30, 2023	$ 1,952,998	$ 1,047,943			


Enterprise Capital Projects Fund Revenues
Use of Bond Proceeds 0%
Interest Income 25%
Water Taps 35%
Sewer Taps 40%


Enterprise Capital Projects Fund Expenditures
Sewer: Railroad Lift Station 0%
Water: System Improvements 18%
I-35 Utility Relocation 2%
FM 455 Utility Relocation 24%
Sewer: Fifth Street Rehab 0%
Sewer: System Improvements 0%
Sewer: Keaton Road Sewer 0%
Electric: System Improvements 0%
Automated Metering System 56%

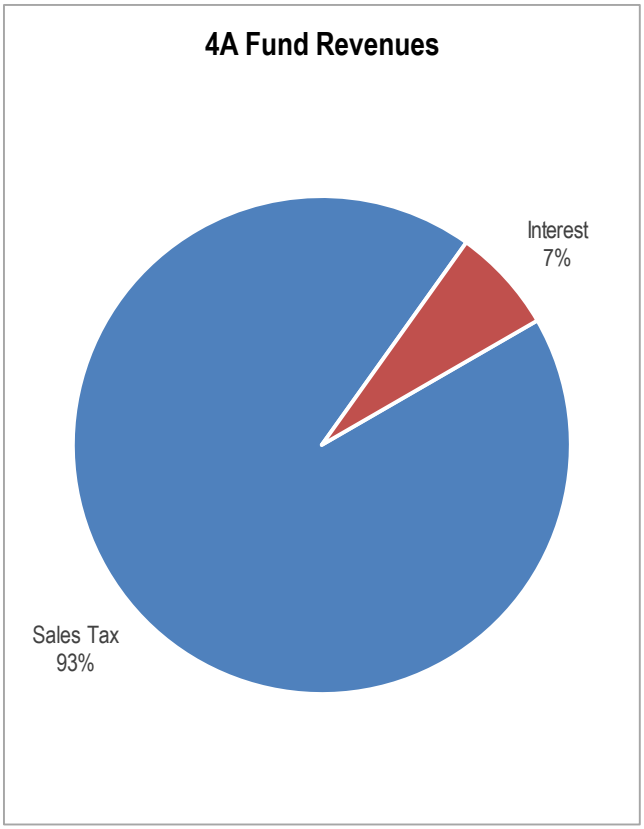

Enterprise Capital Projects Fund Revenues: Actual to Budget
Water Taps
Sewer Taps
Interest Income
Use of Bond Proceeds
0%
25%
50%
75%
100%
YTD Actual
Budget

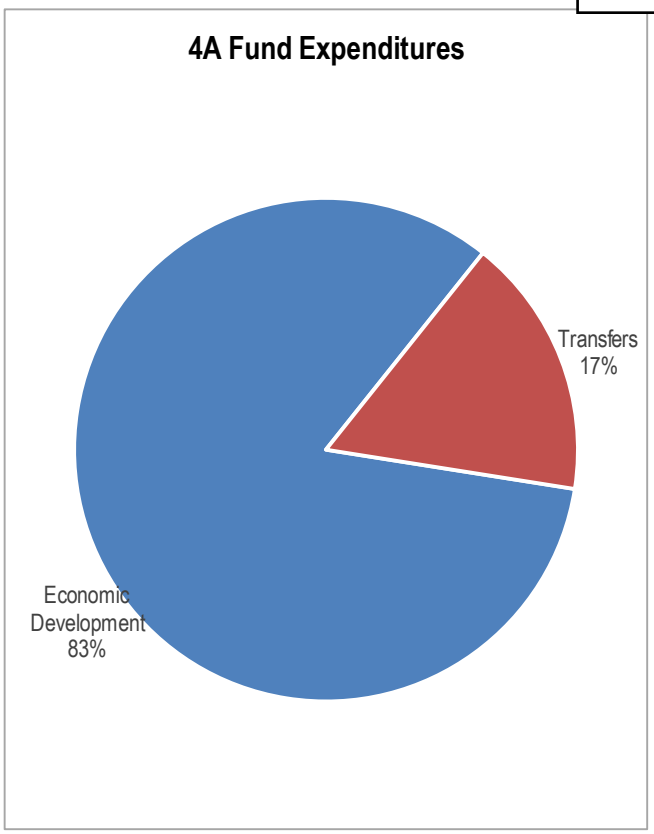

Enterprise Capital Projects Fund Expenditures: Actual to Budget
Sewer: System Improvements
Sewer: Railroad Lift Station
Sewer: Keaton Road Sewer
Sewer: Fifth Street Rehab
Electric: System Improvements
Water: System Improvements
Automated Metering System
FM 455 Utility Relocation
I-35 Utility Relocation
0%
25%
50%
75%
100%
YTD Actual
Budget

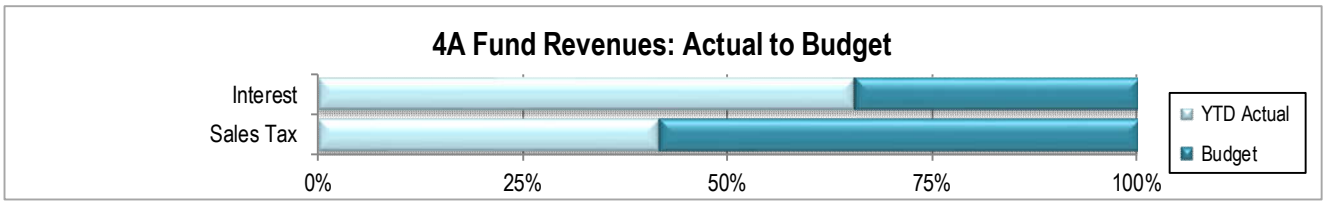
4A FUND

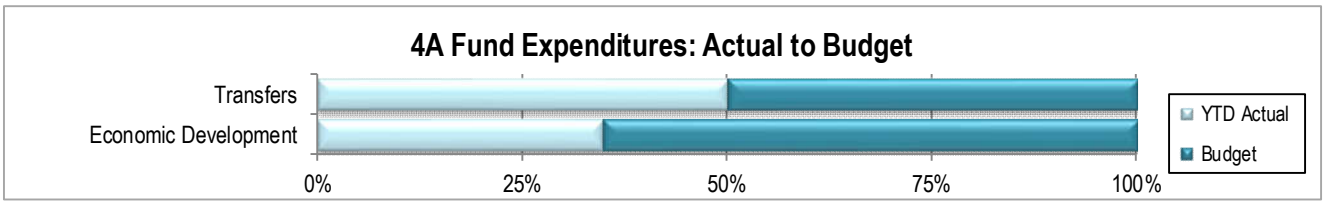
CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
June 30, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 567,967		71.0%	$ 232,033
Grants	$ -	$ 15,040		0.0%	$ (15,040)
Interest	22,000	41,479		188.5%	(19,479)
Total Revenues	**$ 822,000**	**$ 624,486**		**76.0%**	**$ 197,514**
Operating Expenditures					
Economic Development	$ 139,050	$ 85,804	$ (11,373)	53.5%	$ 64,619
Transfers	15,000	15,000	-	100.0%	-
Total Expenditures	**154,050**	**100,804**	**(11,373)**	**58.1%**	**64,619**
Revenues Over (Under) Expenditures	**$ 667,950**	**$ 523,682**	**$ 11,373**		**$ 132,895**
Fund Balance - October 1, 2022	3,381,095	3,381,095			
Fund Balance - June 30, 2023	$ 4,049,045	$ 3,904,777			


4A Fund Revenues
Interest
7%
Sales Tax
93%


4A Fund Expenditures
Transfers
17%
Economic
Development
83%

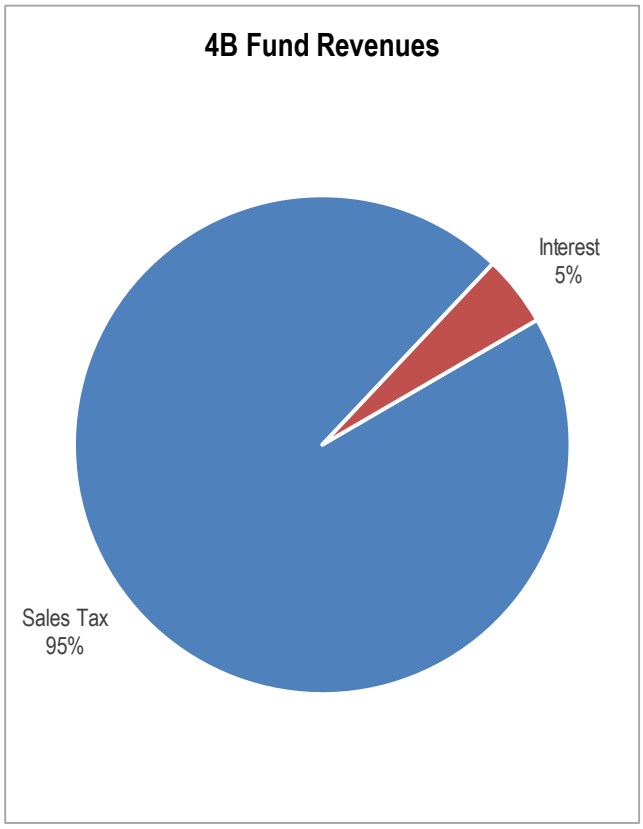

4A Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget

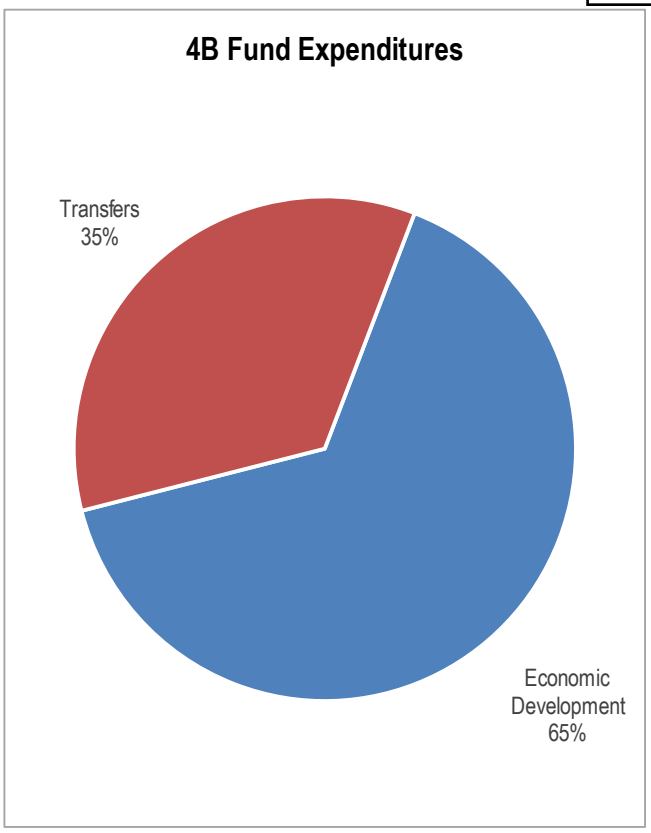

4A Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

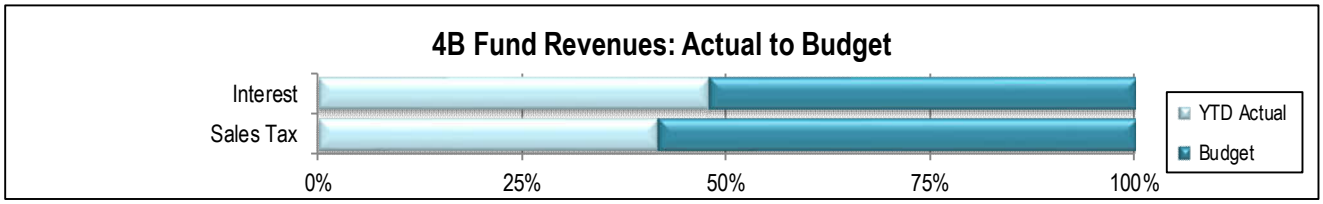
4B Fund

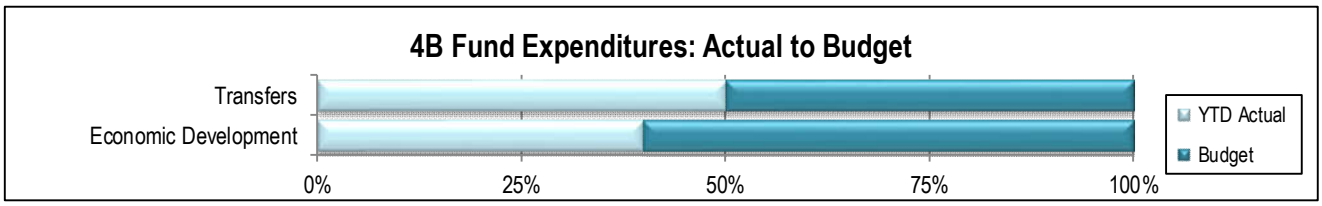
CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
June 30, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 567,967		71.0%	$ 232,033
Interest	30,000	27,326		91.1%	2,674
Total Revenues	**$ 830,000**	**$ 595,293**		**71.7%**	**$ 234,707**
Operating Expenditures					
Economic Development	$ 644,050	$ 357,505	$ 68,831	66.2%	$ 217,714
Transfers	227,500	227,500	-	100.0%	-
Total Expenditures	**871,550**	**585,005**	**68,831**	**75.0%**	**217,714**
Revenues Over (Under) Expenditures	**$ (41,550)**	**$ 10,288**	**$ (68,831)**		**$ 16,993**
Fund Balance - October 1, 2022	2,391,482	2,391,482			
Fund Balance - June 30, 2023	$ 2,349,932	$ 2,401,770			


4B Fund Revenues
Interest
5%
Sales Tax
95%


4B Fund Expenditures
Transfers
35%
Economic
Development
65%

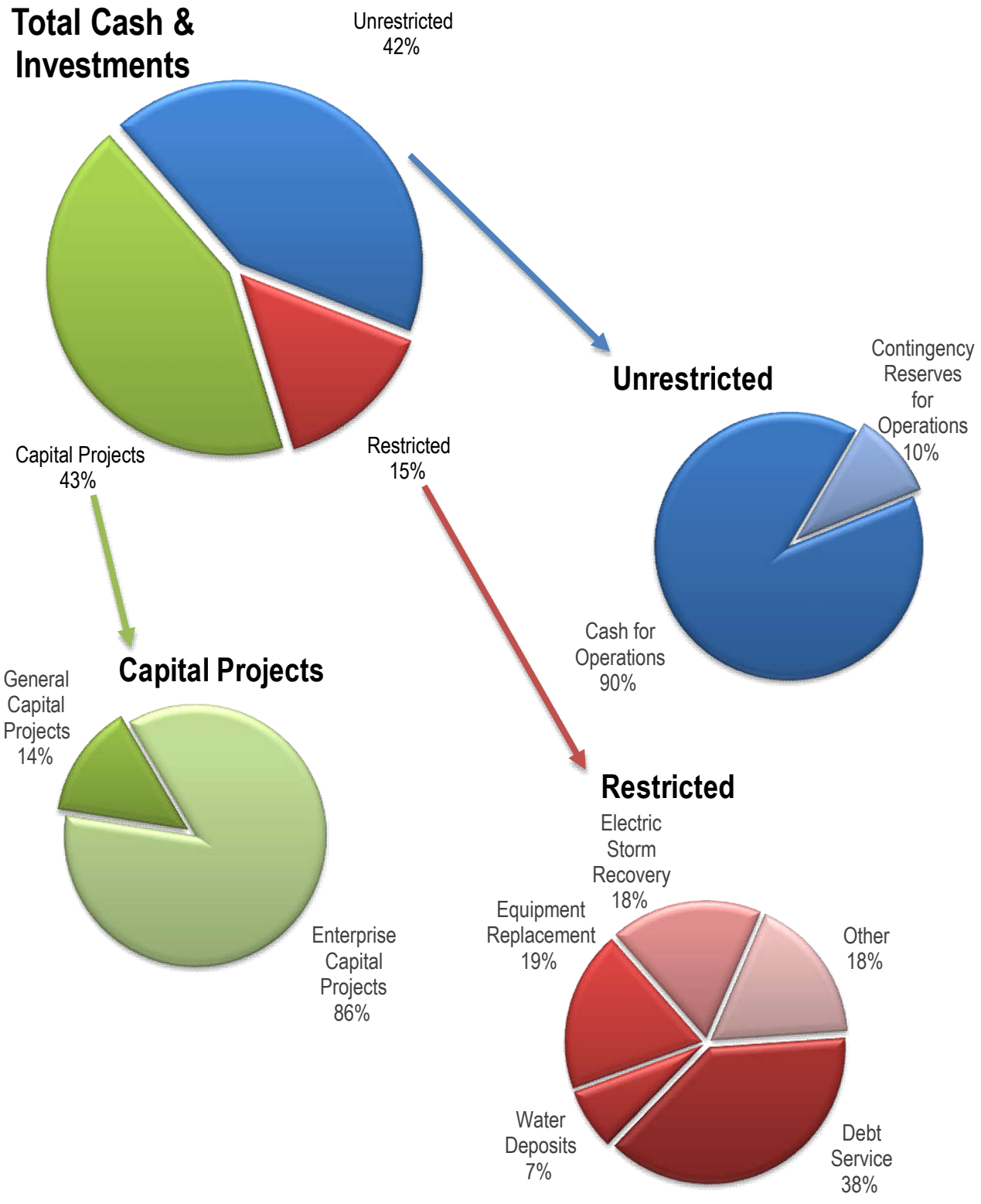

4B Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget


4B Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

CASH AND INVESTMENTS REPORT

CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
June 30, 2023

Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	$ 16,367,804	$ 2,001,746	$ -	$ -	$ 18,369,550
Contingency Reserves for Operations	1,072,362	1,068,688	-	-	2,141,050
TOTAL UNRESTRICTED	**$ 17,440,166**	**$ 3,070,434**	**$ -**	**$ -**	**$ 20,510,600**
RESTRICTED					
Debt Service	$ -	$ 1,854,991	$ 811,091	$ -	$ 2,666,082
Water Deposits	-	504,358	-	-	504,358
Equipment Replacement	1,180,157	145,591	-	-	1,325,748
Electric Storm Recovery	-	1,250,575	-	-	1,250,575
Hotel Occupancy Tax	2,173,217	-	-	-	2,173,217
Grant Funds	108,009	-	-	-	108,009
Keep Sanger Beautiful (KSB)	5,533	-	-	-	5,533
Library	98,899	-	-	-	98,899
Parkland Dedication	104,574	-	-	-	104,574
Roadway Impact	1,428,147	-	-	-	1,428,147
Court Security	16,409	-	-	-	16,409
Court Technology	610	-	-	-	610
Child Safety Fee	74,449	-	-	-	74,449
Forfeited Property	5,260	-	-	-	5,260
Donations	37,644	-	-	-	37,644
TOTAL RESTRICTED	**$ 5,232,908**	**$ 3,755,515**	**$ 811,091**	**$ -**	**$ 9,799,514**
CAPITAL PROJECTS					
General Capital Projects	$ -	$ -	$ -	$ 2,940,759	$ 2,940,759
Enterprise Capital Projects	-	-	-	18,041,539	18,041,539
TOTAL CAPITAL PROJECTS	**$ -**	**$ -**	**$ -**	**$ 20,982,298**	**$ 20,982,298**
TOTAL CASH AND INVESTMENTS	**$ 22,673,074**	**$ 6,825,949**	**$ 811,091**	**$ 20,982,298**	**$ 51,292,412**


Total Cash & Investments
Unrestricted 42%
Capital Projects 43%
Restricted 15%
Unrestricted
Contingency Reserves for Operations 10%
Cash for Operations 90%
Capital Projects
General Capital Projects 14%
Enterprise Capital Projects 86%
Restricted
Electric Storm Recovery 18%
Equipment Replacement 19%
Other 18%
Water Deposits 7%
Debt Service 38%

GENERAL FUND
CASH AND INVESTMENTS
June 30, 2023

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	001-00-1000		0.05%	$ 13,795,178	$ 15,970,009
	Employee Benefits Cash	110-00-1000		0.20%	5,490	6,548
	Employee Benefits MM	110-00-1010		0.20%	113,681	114,590
	Internal Service Fund	180-00-1000		0.05%	284,159	276,657
	OPERATING ACCOUNTS				**$ 14,198,508**	**$ 16,367,804**
	GF Contingency Reserve MM 2487969	001-00-1031		0.20%	$ 637,839	$ 639,652
	GF Contingency Reserve CD Prosperity	001-00-1039	4/26/2024	0.55%	217,835	217,835
	GF Contingency Reserve CD 674907	001-00-1043	7/13/2023	0.45%	214,821	214,875
	CONTINGENCY RESERVE				**$ 1,070,495**	**$ 1,072,362**
*	GF Equipment Replacement MM 2376237	001-00-1032		0.20%	$ 187,945	$ 189,329
*	GF Equipment Replacement CD 719706	001-00-1033	7/6/2023	0.45%	$ 64,557	$ 64,573
*	General Storm Recovery Pooled Cash	201-00-1000		0.05%	875,000	926,255
	EQUIPMENT REPLACEMENT RESERVES				**$ 1,127,502**	**$ 1,180,157**
*	A R P Funds Cash	001-00-1034			$ 2,172,128	$ 2,173,217
*	Hotel Occupancy Tax	050-00-1000			202,759	173,745
*	Police Grant Fund	320-00-1000			4,780	4,787
*	Fire Grant Fund	324-00-1000			103,064	103,208
*	Library Grant Fund	342-00-1000			14	14
*	Beautification Board - KSB	432-00-1000			5,526	5,533
*	Library Restricted for Building Expansion	442-00-1000			46,204	46,268
*	Library Building Expansion CD 702994	442-00-1035	1/22/2024	0.45%	52,543	52,631
*	Parkland Dedication Fund	450-00-1000			104,428	104,574
*	Roadway Impact Fee Fund	451-00-1000			1,382,193	1,428,147
*	Court Security Restricted Fund	470-00-1000			16,277	16,409
*	Court Technology Restricted Fund	471-00-1000			611	610
*	Child Safety Fee Fund	475-00-1000			74,346	74,449
*	Forfeited Property Fund	480-00-1000			5,253	5,260
*	Police Donations	620-00-1000			78	78
*	Fire Donations	624-00-1000			16,038	16,560
*	Banner Account for Parks	632-00-1000			13,811	13,830
*	Library Donations	642-00-1000			13,358	7,176
	OTHER				**$ 4,213,411**	**$ 4,226,496**
	TOTAL CASH AND INVESTMENTS				**$ 20,609,916**	**$ 22,846,819**
	TOTAL UNRESTRICTED				**$ 15,269,003**	**$ 17,440,166**

**Restricted Funds*

ENTERPRISE FUND
CASH AND INVESTMENTS
June 30, 2023

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	008-00-1010		0.05%	$ 2,083,945	$ 2,001,746
	OPERATING ACCOUNTS				**$ 2,083,945**	**$ 2,001,746**
*	Pooled Cash	008-00-1010		0.05%	$ 192,937	$ 204,358
*	Water Deposit CD 2375850	008-00-1041	1/3/2024	0.45%	300,000	300,000
	WATER DEPOSIT REFUND ACCOUNT				**$ 492,937**	**$ 504,358**
*	Combined EF Debt Service MM 2376113	008-00-1039		0.20%	336,330	336,800
	BOND FUNDS				**$ 336,330**	**$ 336,800**
	EF Contingency Reserve MM 2809753	008-00-1012		0.20%	$ 637,181	$ 638,071
	EF Contingency Reserve CD 787860	008-00-1014	2/14/2024	0.45%	321,771	322,339
	EF Reserve CD 642541	008-00-1040	9/25/2023	0.45%	108,050	108,278
	CONTINGENCY RESERVES				**$ 1,067,002**	**$ 1,068,688**
*	EF Storm Recovery MM	208-00-1033		0.20%	$ 1,248,830	$ 1,250,575
*	EF Equipment Replacement MM 2376202	008-00-1034		0.20%	145,032	145,591
	OTHER				**$ 1,393,862**	**$ 1,396,166**
	TOTAL CASH AND INVESTMENTS				**$ 5,374,076**	**$ 5,307,758**
	TOTAL UNRESTRICTED				**$ 3,150,947**	**$ 3,070,434**

**Restricted Funds*

DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
June 30, 2023

DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Pooled Cash	003-00-1000		0.05%	$ 5,745,564	$ 749,692
*	DSF Money Market 2376105	003-00-1010		0.20%	61,313	61,399
	TOTAL RESTRICTED				**$ 5,806,877**	**$ 811,091**

ENTERPRISE DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	009-00-1000		0.05%	$ 1,701,567	$ 1,700,141
	TOTAL RESTRICTED				**$ 1,701,567**	**$ 1,518,191**

GENERAL CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	004-00-1000		0.05%	$ 527,996	$ 2,940,759
	TOTAL RESTRICTED				**$ 527,996**	**$ 2,940,759**

ENTERPRISE CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	$ 1,644,536	$ 1,646,834
*	Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	2,884,771	2,922,766
*	**SEWER CAPITAL RESERVE - TAP FEES**				**$ 4,529,307**	**$ 4,569,600**
*	Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	$ 2,274,816	$ 2,333,319
*	2021 CO MM	840-00-1039		0.20%	$ 9,952,907	$ 9,955,513
*	Pooled Cash	840-00-1000		0.05%	1,327,432	1,183,107
	TOTAL RESTRICTED				**$ 18,084,462**	**$ 18,041,539**

**Restricted Funds*

4A & 4B FUNDS
CASH AND INVESTMENTS
June 30, 2023

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	$ 2,253,873	$ 2,313,857
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	332,402	332,443
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	1,989,059	1,994,127
* Sanger TX Ind Corp CD 486639	41-00-1013	11/2/2023	0.25%	96,183	96,344
TOTAL CASH AND INVESTMENTS				**$ 4,671,517**	**$ 4,736,771**

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	$ 1,821,943	$ 1,865,269
* Cash MM 2379694	42-00-1010		0.05%	203,406	203,690
* 4B CD 653500	42-00-1013	4/3/2024	0.45%	22,225	22,272
* 4B CD 659924	42-00-1014	11/12/2023	0.45%	21,938	21,996
* 4B CD 664243	42-00-1015	6/5/2023	0.45%	22,034	22,037
* 4B CD 673277	42-00-1016	7/9/2023	0.45%	21,987	21,990
* 4B CD 686115	42-00-1017	8/4/2023	0.45%	22,047	22,055
* 4B CD 689521	42-00-1018	9/11/2023	0.45%	22,050	22,069
* 4B CD 694371	42-00-1019	11/14/2023	0.45%	22,120	22,139
* 4B CD 697230	42-00-1020	11/17/2023	0.45%	22,231	22,250
* 4B CD 699934	42-00-1021	12/18/2022	0.45%	22,138	22,157
* 4B CD 702285	42-00-1022	1/31/2024	0.45%	21,933	21,951
* 4B CD 706078	42-00-1023	2/19/2023	0.45%	21,884	21,923
* 4B CD 720097	42-00-1024	2/9/2024	0.45%	21,569	21,626
* 4B CD 720119	42-00-1025	11/9/2023	0.45%	21,583	21,628
TOTAL CASH AND INVESTMENTS				**$ 2,311,088**	**$ 2,355,052**

**Restricted Funds*

CITY OF SANGER, TEXAS
CASH AND INVESTMENT REPORT
CERTIFICATION
June 30, 2023

The Monthly Investment Report is in full compliance with the objectives, restrictions, and strategies as set forth in the City of Sanger's Investment Policy and Texas Government Code 2256.023, the Public Funds Investment Act (PFIA).

The City only invests in Money Market accounts and Certificates of Deposit. Interest is paid monthly on all accounts. Therefore, book value and market value are the same and the City does not have accrued interest on its investments.

Ethics Disclosure and Conflicts of Interest

In accordance with the PFIA, investment officers are required to file a disclosure statement with the Texas Ethics Commission and the governing body if:

a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or
b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).

Clayton Gray
Finance Director

John Noblitt
City Manager

CITY OF SANGER, TEXAS

MONTHLY FINANCIAL AND INVESTMENT REPORT

FOR THE MONTH ENDING JULY 31, 2023

PREPARED BY THE FINANCE DEPARTMENT

TABLE OF CONTENTS

Introduction 3

Financial Report

- General Fund 4
- Enterprise Fund 7
- Internal Service Fund 10
- Debt Service Fund 12
- Enterprise Debt Service Fund 14
- Capital Projects Fund 16
- Enterprise Capital Projects Fund 18
- 4A Fund 20
- 4B Fund 22

Cash and Investment Report

- Total Cash and Investments 24
- General Fund 26
- Enterprise Fund 27
- Debt Service and Capital Projects Funds 28
- 4A and 4B Funds 29
- Certification 30

INTRODUCTION

This is the financial report for the period ending July 31, 2023. Revenues and expenditures reflect activity from October 1, 2022, through June 30, 2023, or seventy-five percent (75%) of the fiscal year.

GENERAL FUND

- The General Fund has collected 91.3% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 79.8% of the annual budget, which includes $2.17M encumbered for the new fire truck and ambulance.
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 74.3% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 74.5% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

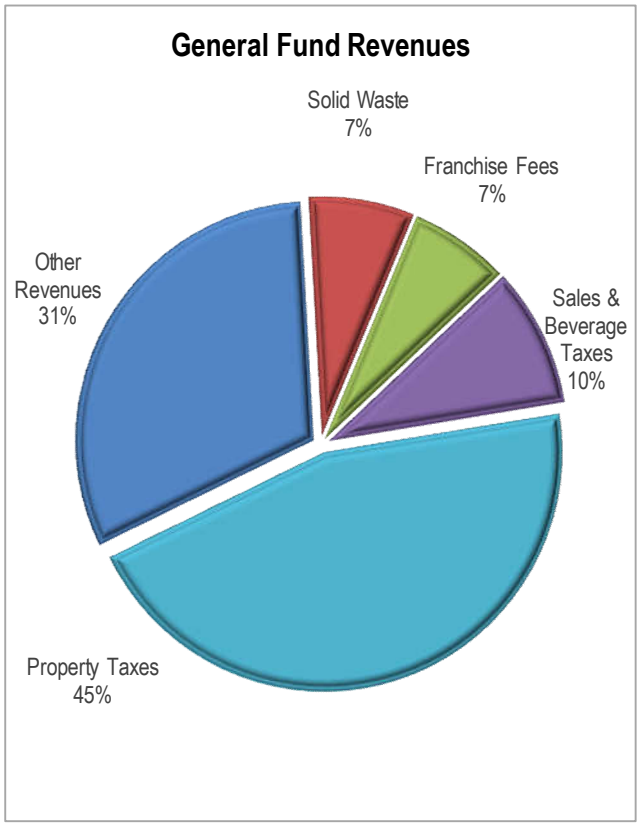
- The Internal Service Fund has collected 74.4% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 78.9% of the annual budget.
- All expenditure categories are within projections.

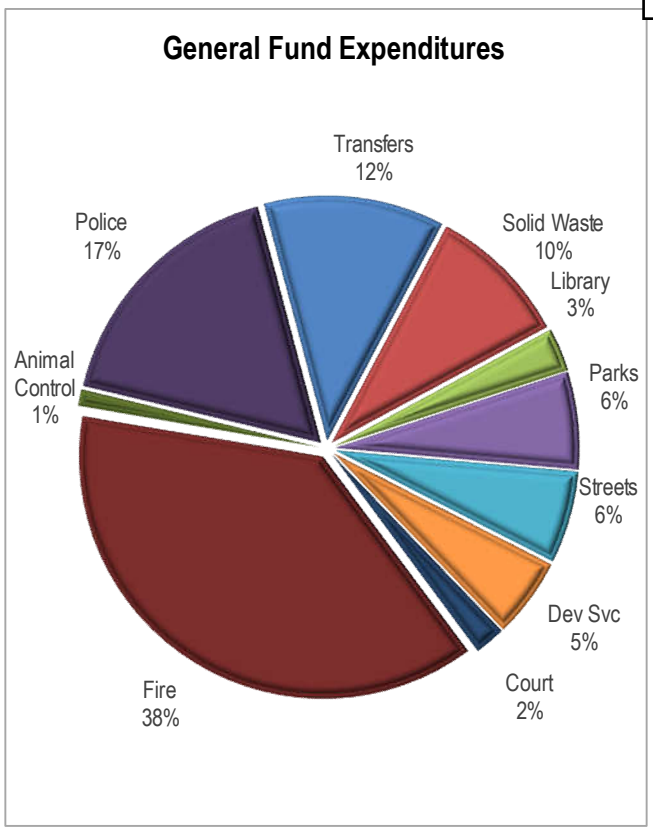
This unaudited report is designed for internal use and does not include all the funds and accounts in the City of Sanger's operations. For a complete report, refer to the City of Sanger Annual Financial Report, available at https://www.sangertexas.org/177/Financial-Transparency

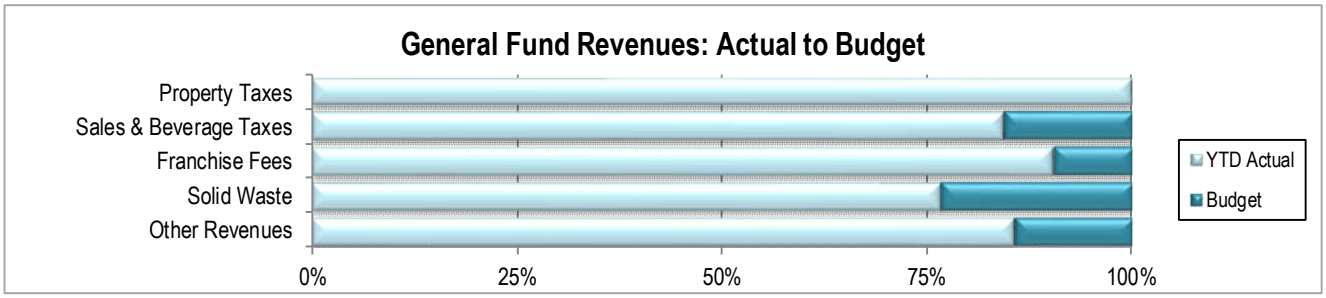
GENERAL FUND

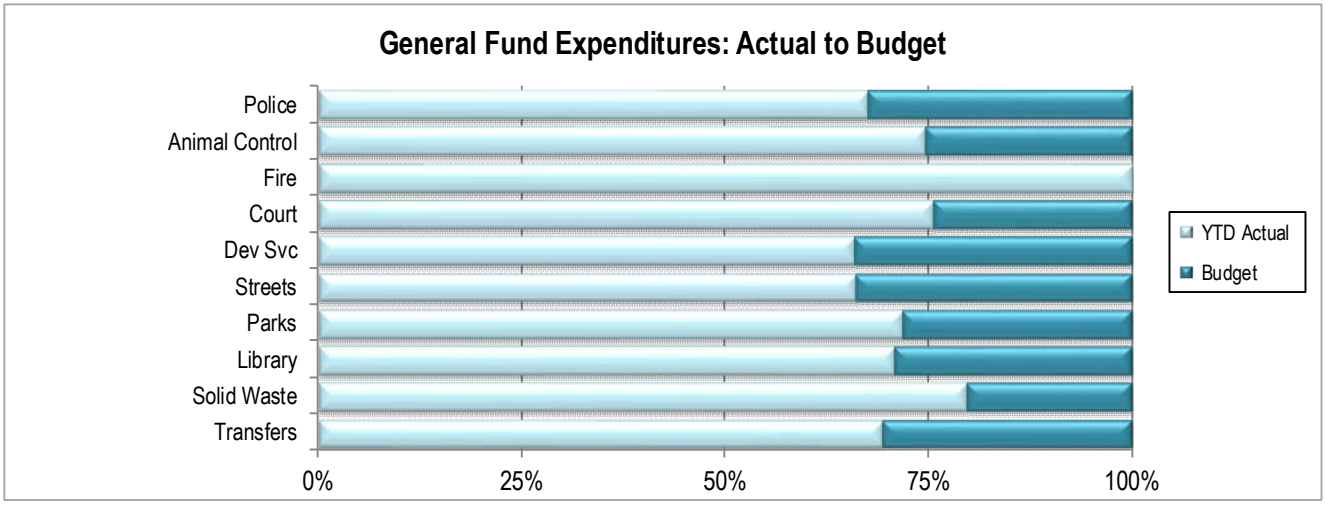
CITY OF SANGER, TEXAS
General Fund
Revenue & Expense Report (Unaudited)
July 31, 2023

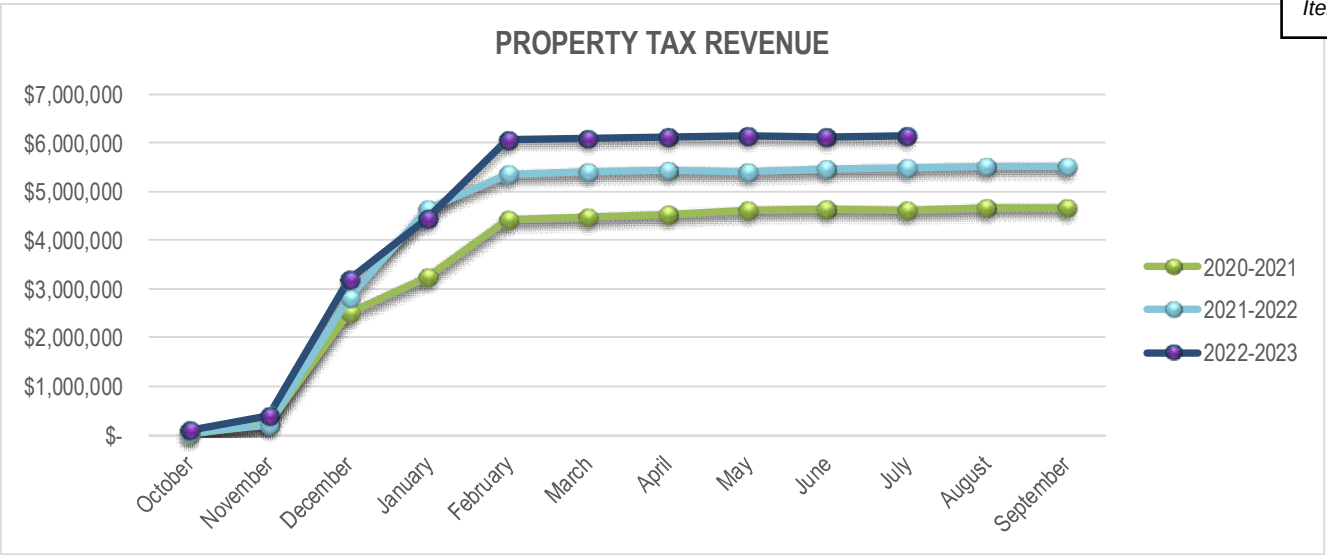
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 6,088,455	$ 6,136,517		100.8%	$ (48,062)
Sales & Beverage Taxes	1,511,000	1,272,964		84.2%	238,036
Franchise Fees	1,009,895	911,773		90.3%	98,122
Solid Waste	1,262,000	966,582		76.6%	295,418
Licenses & Permits	363,500	365,323		100.5%	(1,823)
Fines & Forfeitures	155,755	109,113		70.1%	46,642
Department Revenues	574,431	814,224		141.7%	(239,793)
Interest	225,000	194,342		86.4%	30,658
Miscellaneous	2,696,335	2,626,056		97.4%	70,279
Transfers	152,428	128,006		0.0%	24,422
Use of Fund Balance	782,761	-		0.0%	782,761
Total Revenues	**$ 14,821,560**	**$ 13,524,900**		**91.3%**	**$ 1,296,660**
Expenditures					
Police	$ 2,468,439	$ 1,607,637	$ 61,491	67.6%	$ 799,311
Animal Control	141,900	105,955	-	74.7%	35,945
Fire	3,598,446	1,558,398	2,136,025	102.7%	(95,977)
Municipal Court	262,490	196,034	2,597	75.7%	63,859
Development Services	783,500	519,804	(2,446)	66.0%	266,142
Streets	900,770	554,274	42,014	66.2%	304,482
Parks & Recreation	863,050	586,957	33,229	71.9%	242,864
Library	395,426	279,398	1,082	70.9%	114,946
Solid Waste	1,150,000	917,165	-	79.8%	232,835
Transfers	1,681,504	1,166,621	-	0.0%	514,883
Total Expenditures	**$ 12,245,525**	**$ 7,492,243**	**$ 2,273,992**	**79.8%**	**$ 2,479,290**
Revenues Over (Under) Expenditures	**$ 2,576,035**	**$ 6,032,657**	**$ (2,273,992)**		**$ (1,182,630)**
Fund Balance - October 1, 2022	13,046,973	13,046,973			
Fund Balance - July 31, 2023	$ 15,623,008	$ 19,079,630			

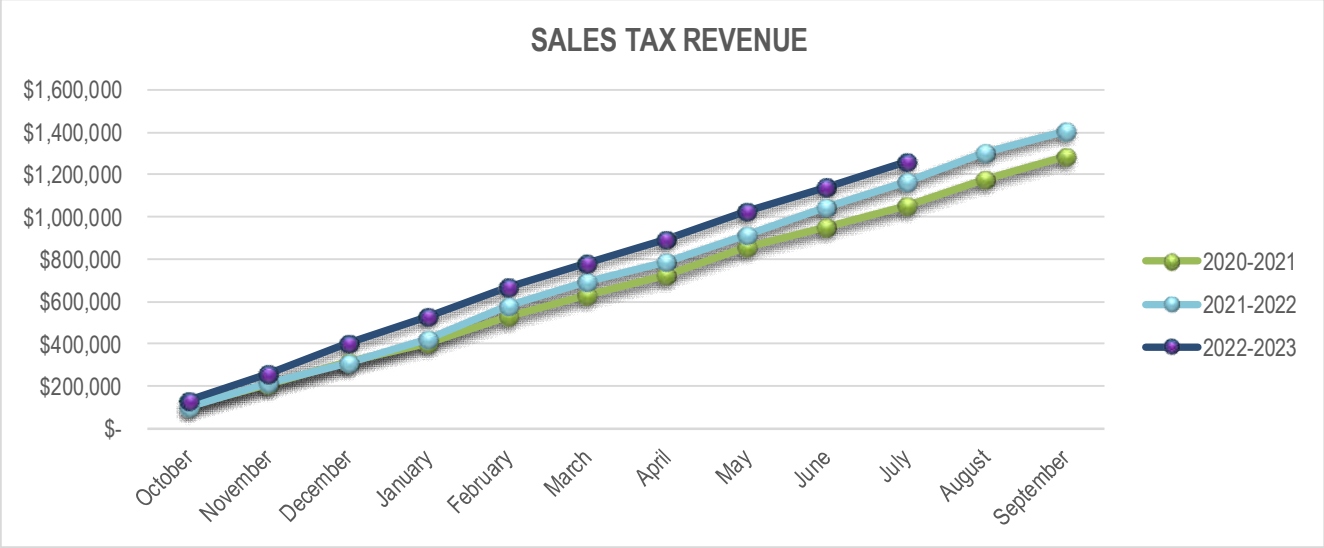

General Fund Revenues
Solid Waste 7%
Franchise Fees 7%
Sales & Beverage Taxes 10%
Other Revenues 31%
Property Taxes 45%

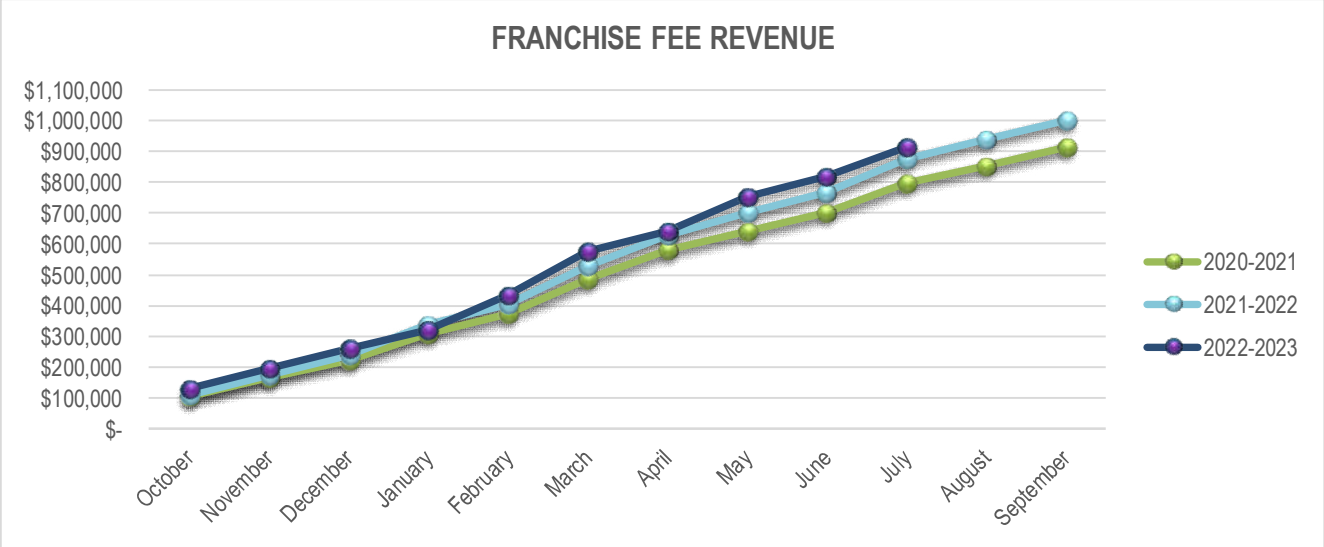

General Fund Expenditures
Transfers 12%
Police 17%
Solid Waste 10%
Library 3%
Animal Control 1%
Parks 6%
Streets 6%
Dev Svc 5%
Court 2%
Fire 38%


General Fund Revenues: Actual to Budget
Property Taxes
Sales & Beverage Taxes
Franchise Fees
Solid Waste
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


General Fund Expenditures: Actual to Budget
Police
Animal Control
Fire
Court
Dev Svc
Streets
Parks
Library
Solid Waste
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


PROPERTY TAX REVENUE
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

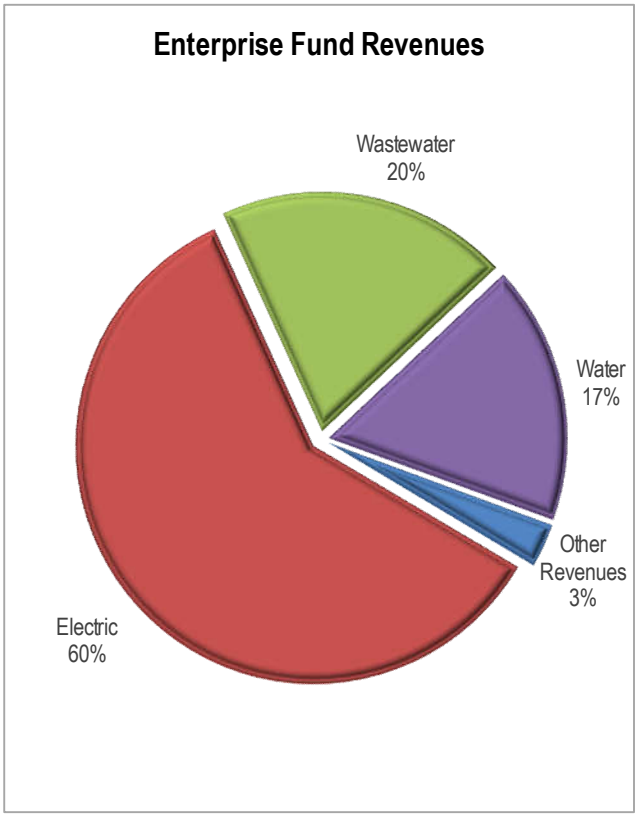

SALES TAX REVENUE
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

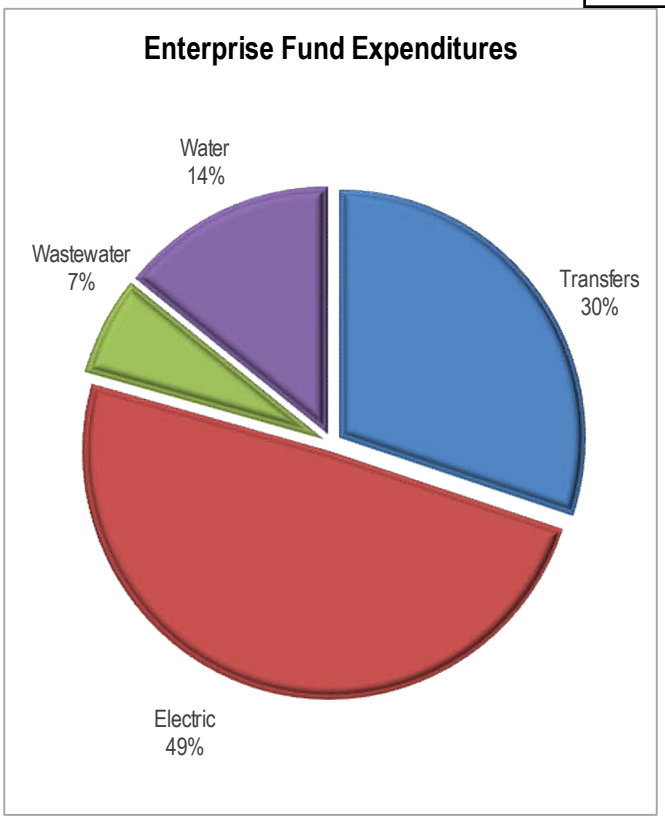

FRANCHISE FEE REVENUE
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

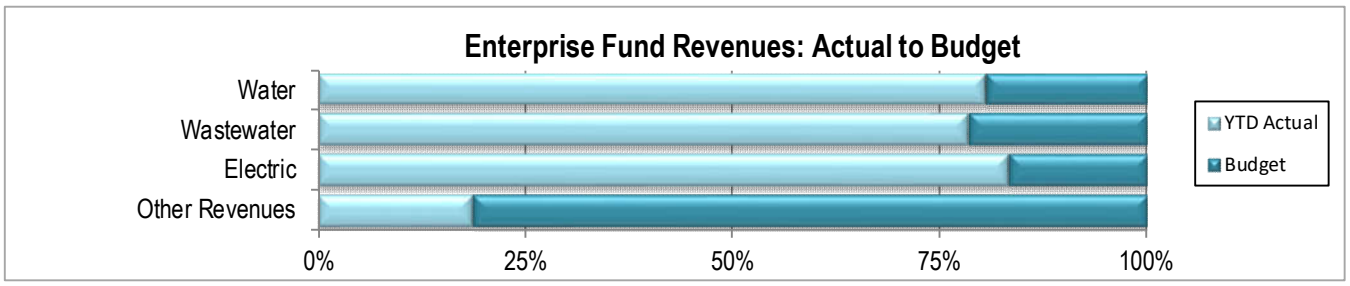
ENTERPRISE FUND

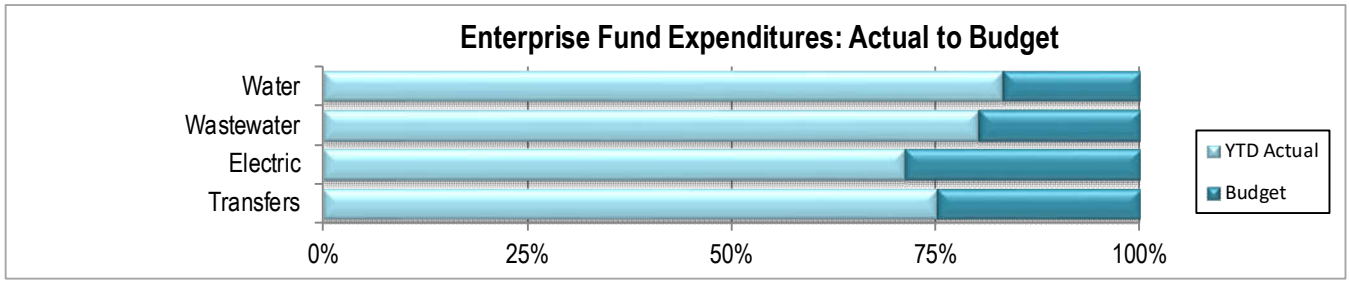
CITY OF SANGER, TEXAS
Enterprise Fund
Revenue & Expense Report (Unaudited)
July 31, 2023

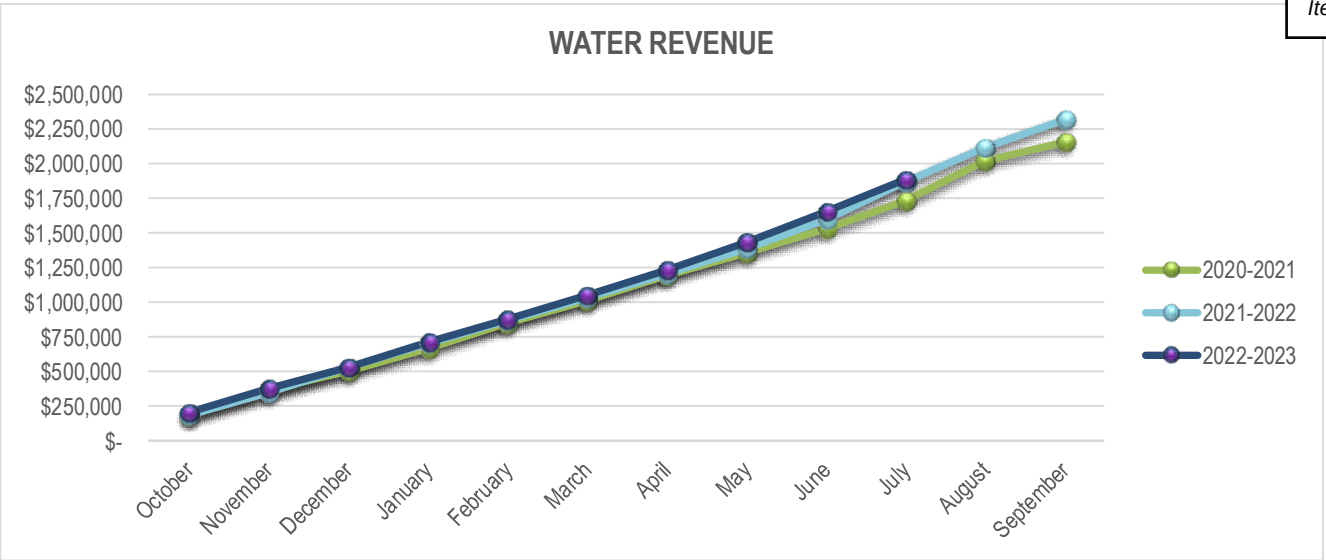
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water	$ 2,334,878	$ 1,880,681		80.5%	$ 454,197
Wastewater	2,715,028	2,129,496		78.4%	585,532
Electric	7,692,500	6,401,889		83.2%	1,290,611
Penalties & Fees	200,000	142,753		71.4%	57,247
Interest	60,000	81,118		135.2%	(21,118)
Miscellaneous	119,000	91,103		76.6%	27,897
Use of Fund Balance	1,311,192	-		0	1,311,192
Total Revenues	**$ 14,432,598**	**$ 10,727,040**		**74.3%**	**$ 3,705,558**
Expenditures					
Water	$ 1,843,315	$ 1,434,148	$ 98,170	83.1%	310,997
Wastewater	871,212	690,298	8,763	80.2%	172,151
Electric	7,472,488	5,347,501	(25,507)	71.2%	2,150,494
Transfers	4,325,256	3,252,432	-	75.2%	1,072,824
Total Expenditures	**14,512,271**	**10,724,379**	**81,426**	**74.5%**	**3,706,466**
Revenues Over (Under) Expenditures	**$ (79,673)**	**$ 2,661**	**$ (81,426)**		**$ (908)**
Fund Balance - October 1, 2022	18,567,858	18,567,858			
Fund Balance - July 31, 2023	$ 18,567,858	$ 18,570,519			

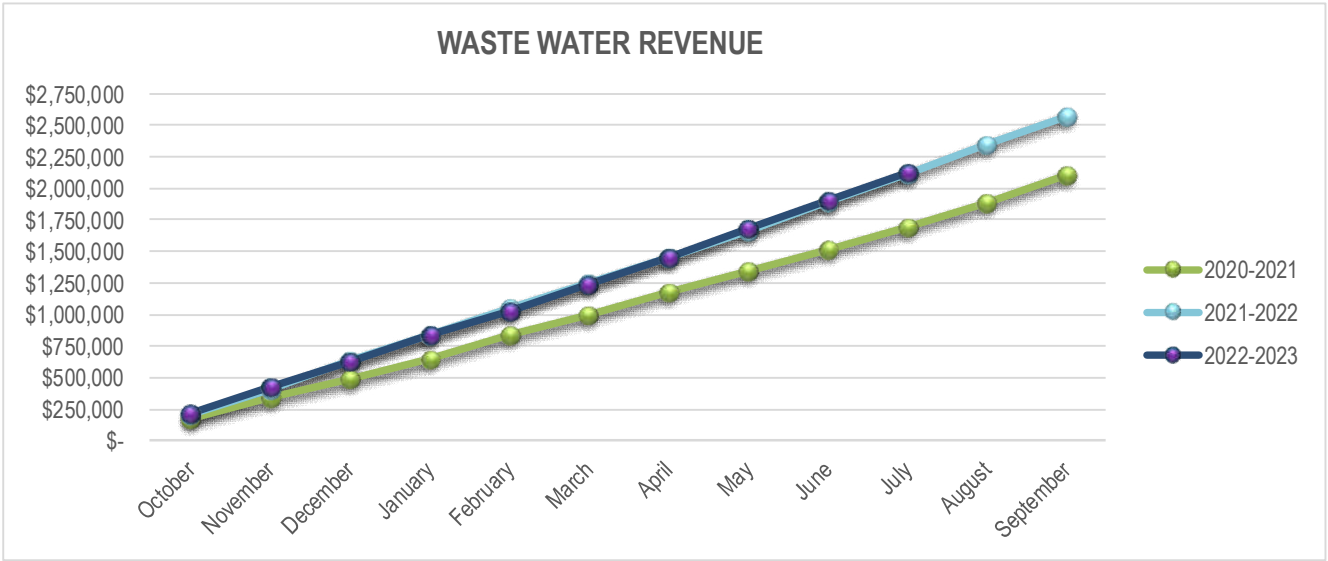

Enterprise Fund Revenues
Wastewater 20%
Water 17%
Other Revenues 3%
Electric 60%

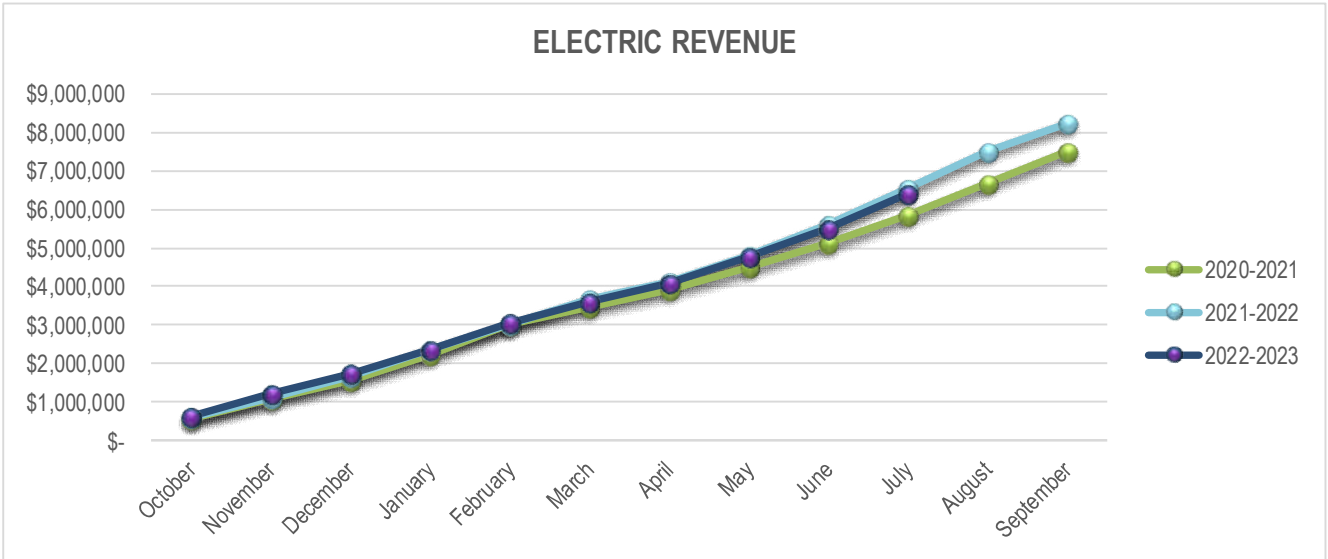

Enterprise Fund Expenditures
Water 14%
Wastewater 7%
Transfers 30%
Electric 49%


Enterprise Fund Revenues: Actual to Budget
Water
Wastewater
Electric
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


Enterprise Fund Expenditures: Actual to Budget
Water
Wastewater
Electric
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


WATER REVENUE
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

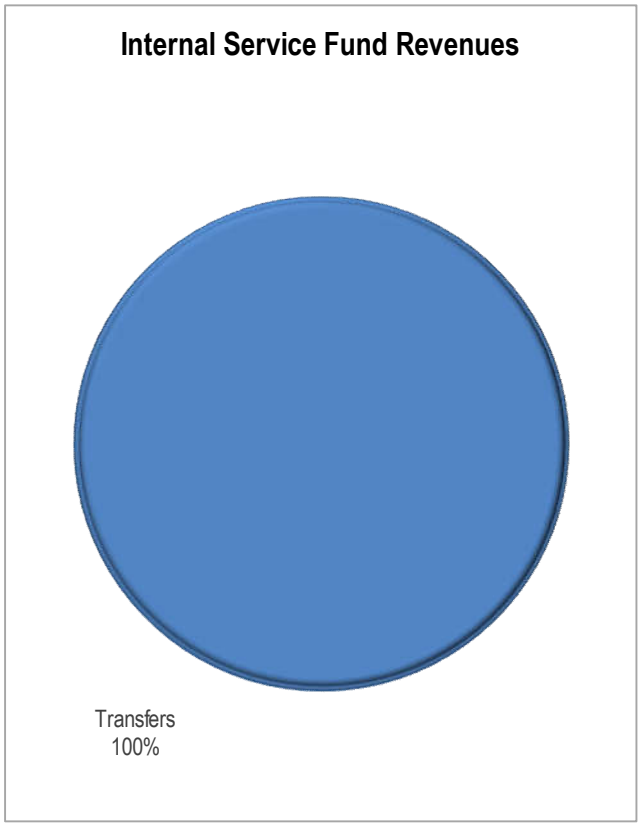

WASTE WATER REVENUE
$2,750,000
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

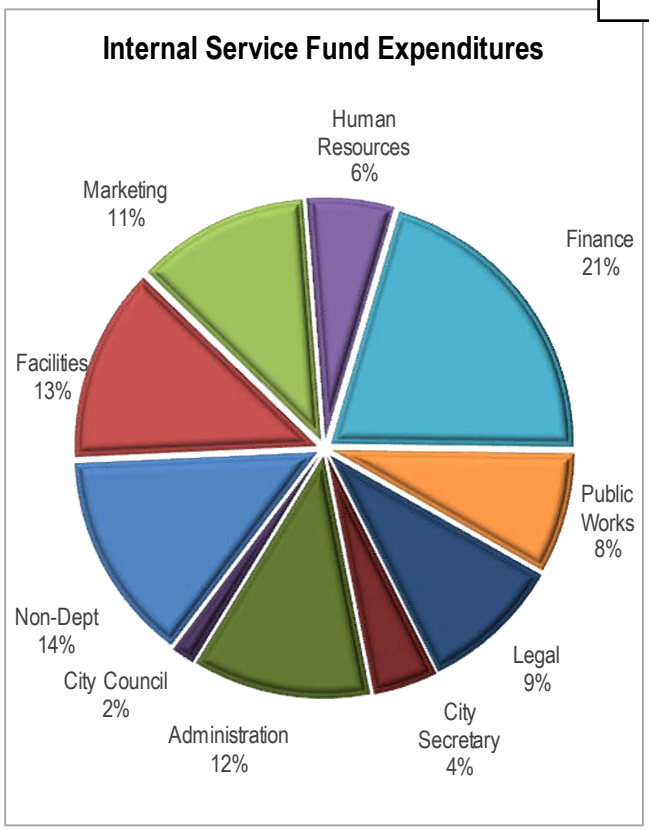

ELECTRIC REVENUE
$9,000,000
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

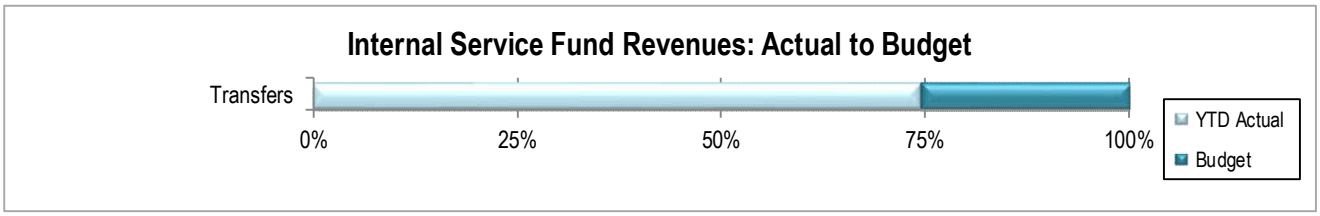
INTERNAL SERVICE FUND

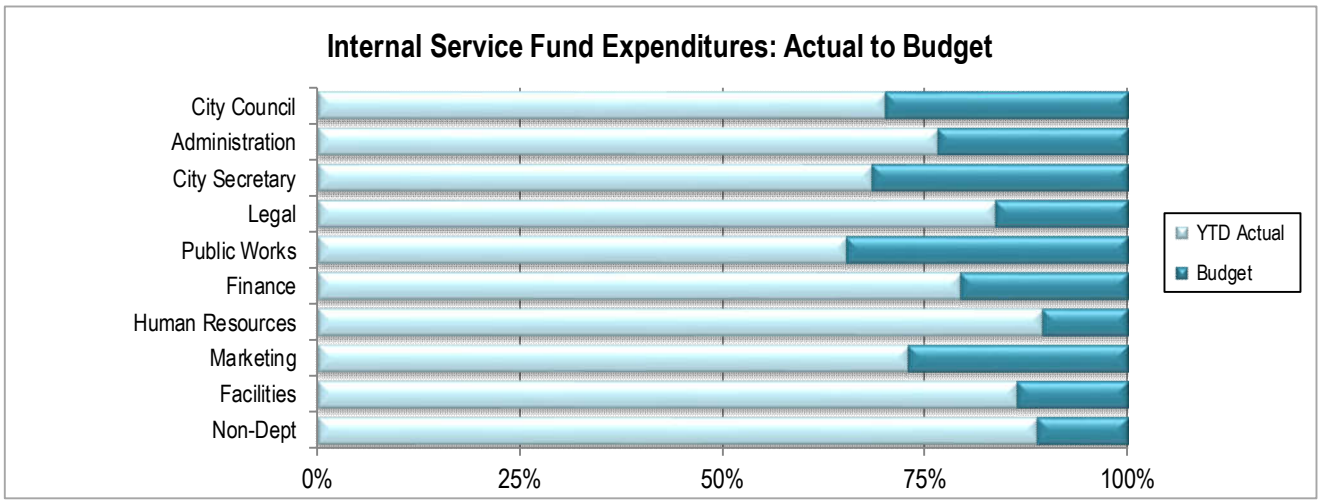
CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
July 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Transfers	$ 3,483,760	$ 2,592,884		74.4%	890,876
Total Revenues	**3,483,760**	**2,592,884**		**74.4%**	**890,876**
Operating Expenditures					
City Council	$ 60,800	$ 37,698	$ 4,864	70.0%	$ 18,238
Administration	423,800	323,857	-	76.4%	99,943
City Secretary	171,600	117,159	-	68.3%	54,441
Legal	310,205	259,184	-	83.6%	51,021
Public Works	338,850	144,266	76,717	65.2%	117,867
Finance	717,000	569,352	(1,295)	79.2%	148,943
Human Resources	177,700	154,469	4,000	89.2%	19,231
Marketing	435,760	315,245	1,552	72.7%	118,963
Facilities	413,645	297,507	58,993	86.2%	57,145
Non-Departmental	434,400	374,147	10,534	88.6%	49,719
Total Expenditures	**3,483,760**	**2,592,884**	**155,365**	**78.9%**	**735,511**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ (155,365)**		**$ 155,365**
Fund Balance - October 1, 2022	-				
Fund Balance - July 31, 2023	$ -				


Internal Service Fund Revenues
Transfers
100%


Internal Service Fund Expenditures
Human Resources 6%
Marketing 11%
Finance 21%
Facilities 13%
Public Works 8%
Non-Dept 14%
Legal 9%
City Council 2%
City Secretary 4%
Administration 12%

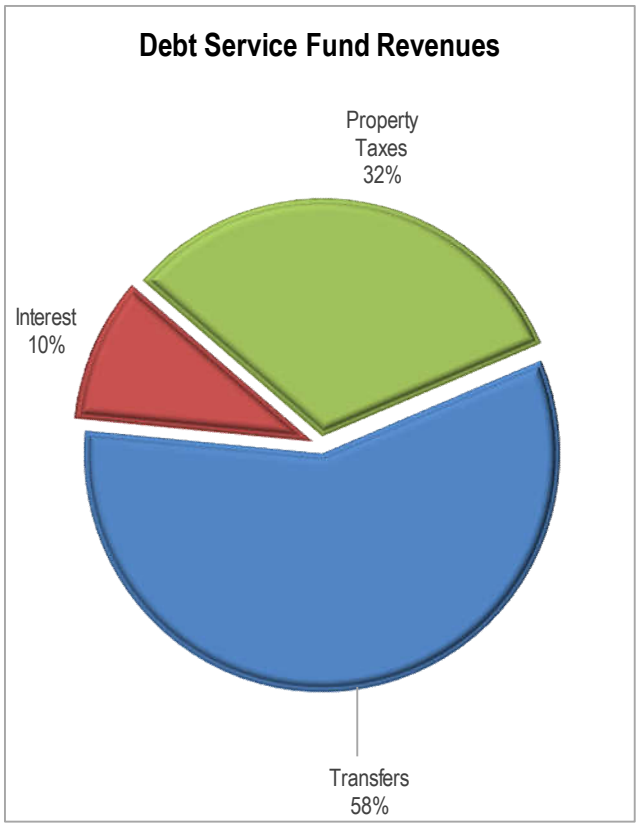

Internal Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

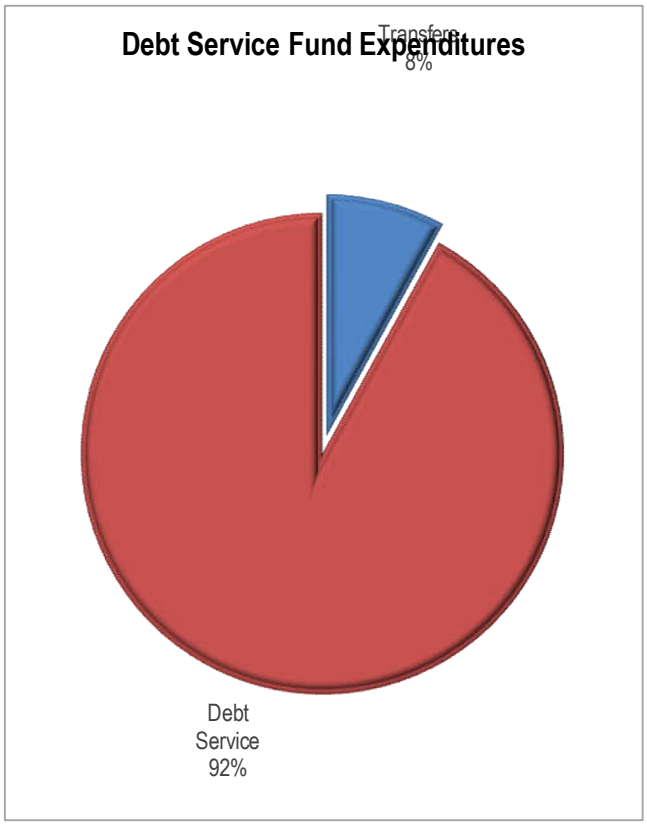

Internal Service Fund Expenditures: Actual to Budget
City Council
Administration
City Secretary
Legal
Public Works
Finance
Human Resources
Marketing
Facilities
Non-Dept
0%
25%
50%
75%
100%
YTD Actual
Budget

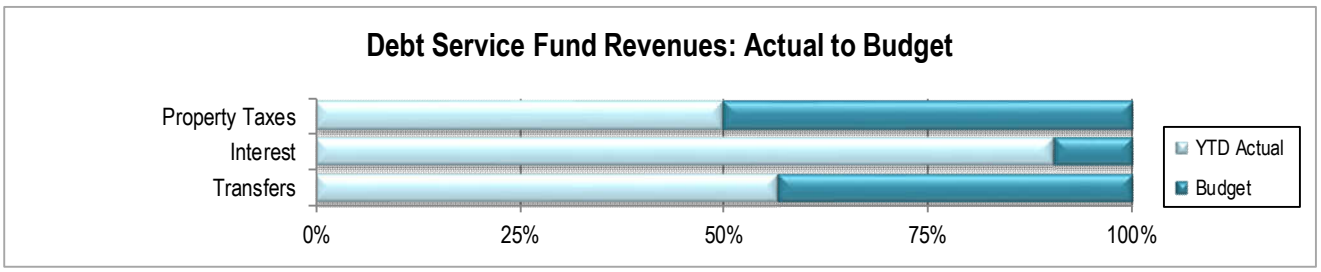
DEBT SERVICE FUND

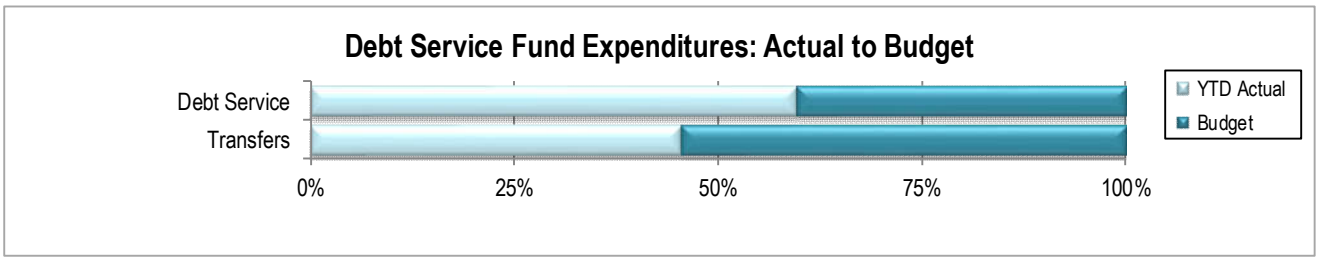
CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
July 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 154,485	$ 154,479		100.0%	$ 6
Interest	5,000	47,034		940.7%	(42,034)
Transfers	212,500	277,500		130.6%	(65,000)
Total Revenues	**$ 371,985**	**$ 479,013**		**128.8%**	**$ (107,028)**
Operating Expenditures					
Debt Service	336,554	493,465	-	146.6%	(156,911)
Transfers	51,535	42,946	-	83.3%	8,589
Total Expenditures	**388,089**	**536,411**	**-**	**138.2%**	**(148,322)**
Revenues Over (Under) Expenditures	**$ (16,104)**	**$ (57,398)**	**$ -**		**$ 41,294**
Fund Balance - October 1, 2022	457,598	457,598			
Fund Balance - July 31, 2023	$ 441,494	$ 400,200			


Debt Service Fund Revenues
Property Taxes 32%
Interest 10%
Transfers 58%


Debt Service Fund Expenditures
Transfers 8%
Debt Service 92%

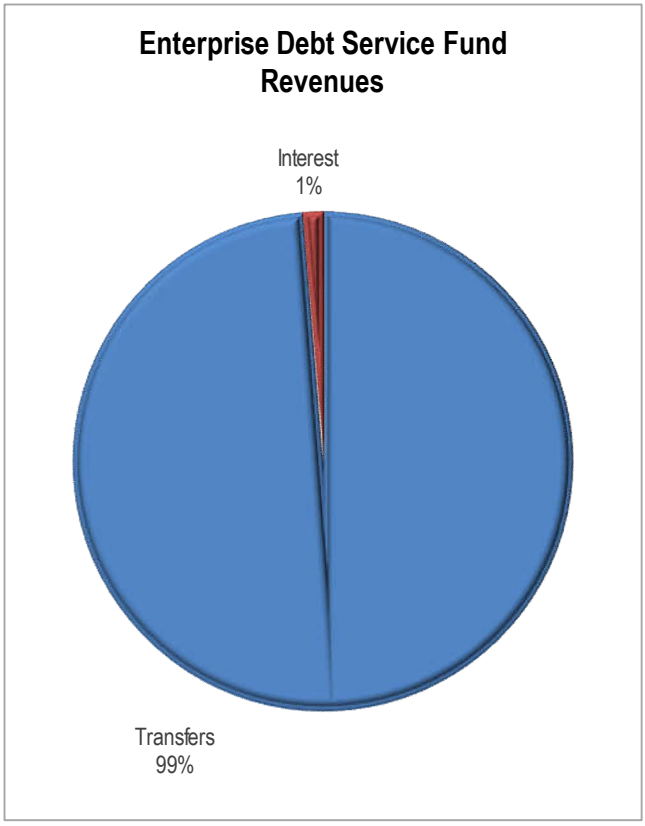

Debt Service Fund Revenues: Actual to Budget
Property Taxes
Interest
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

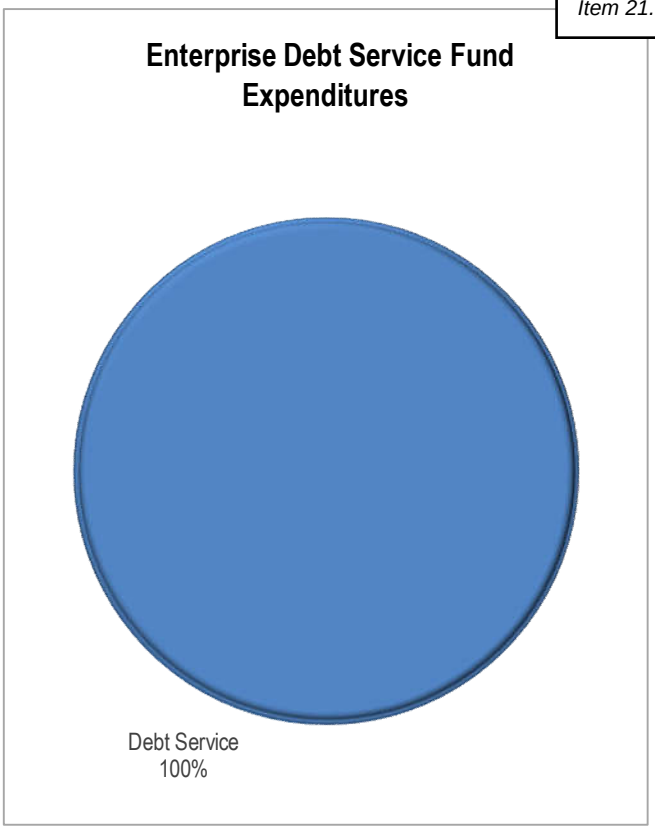

Debt Service Fund Expenditures: Actual to Budget
Debt Service
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

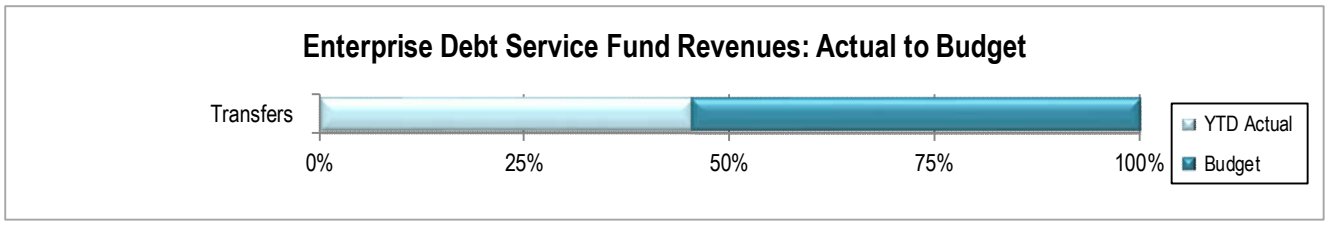
ENTERPRISE DEBT SERVICE FUND

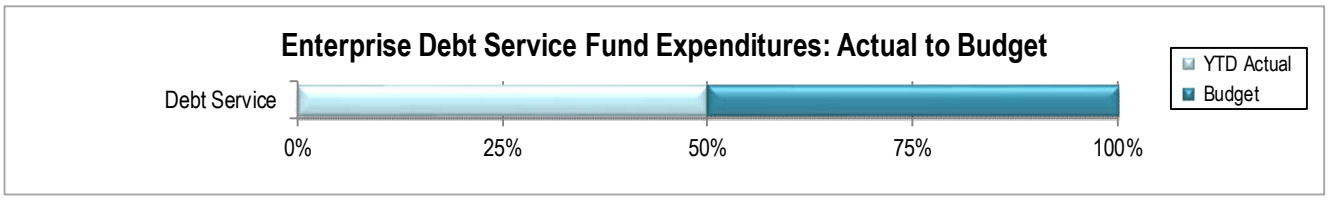
CITY OF SANGER, TEXAS
Enterprise Debt Service Fund
Revenue & Expense Report (Unaudited)
July 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Interest	$ -	$ 22,980		0.0%	(22,980)
Transfers	2,158,000	1,798,333		83.3%	359,667
Total Revenues	**2,158,000**	**1,821,313**		**1.1%**	**336,687**
Operating Expenditures					
Debt Service	2,132,761	2,132,260	-	100.0%	501
Total Expenditures	**2,132,761**	**2,132,260**	**-**	**100.0%**	**501**
Revenues Over (Under) Expenditures	**$ 25,239**	**$ (310,947)**	**$ -**		**$ 336,186**
Fund Balance - October 1, 2022	1,865,486	1,865,486			
Fund Balance - July 31, 2023	$ 1,890,725	$ 1,554,539			


Enterprise Debt Service Fund Revenues
Interest 1%
Transfers 99%


Enterprise Debt Service Fund Expenditures
Debt Service 100%

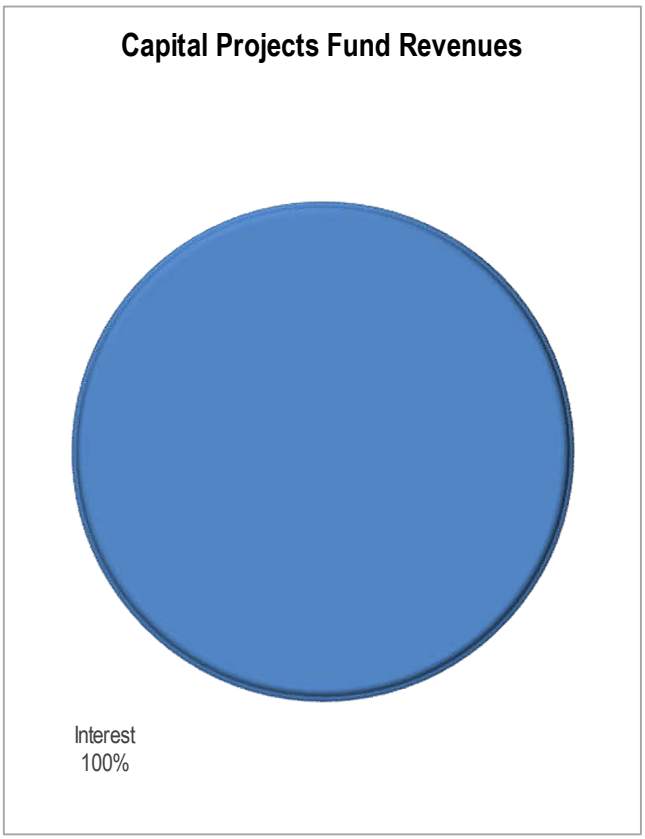

Enterprise Debt Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

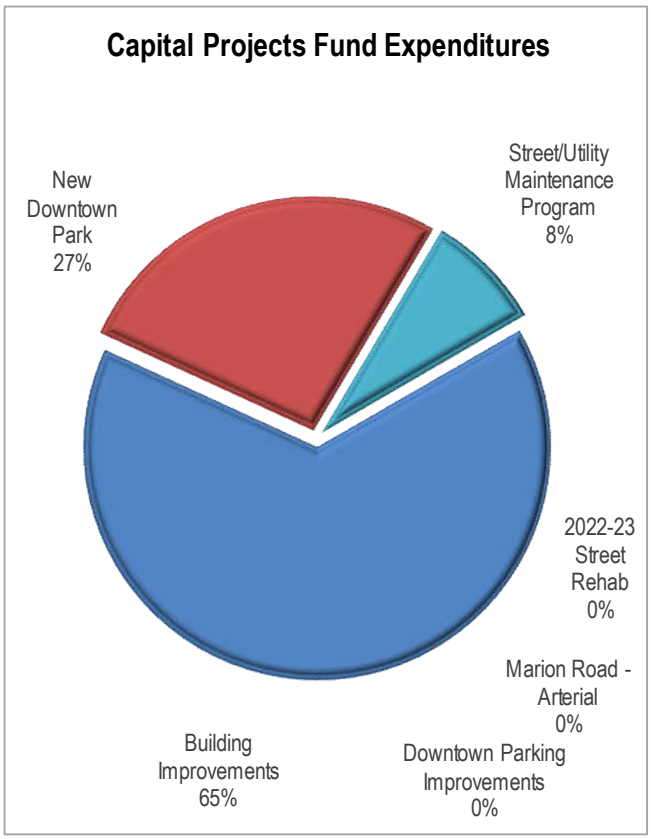

Enterprise Debt Service Fund Expenditures: Actual to Budget
Debt Service
0%
25%
50%
75%
100%
YTD Actual
Budget

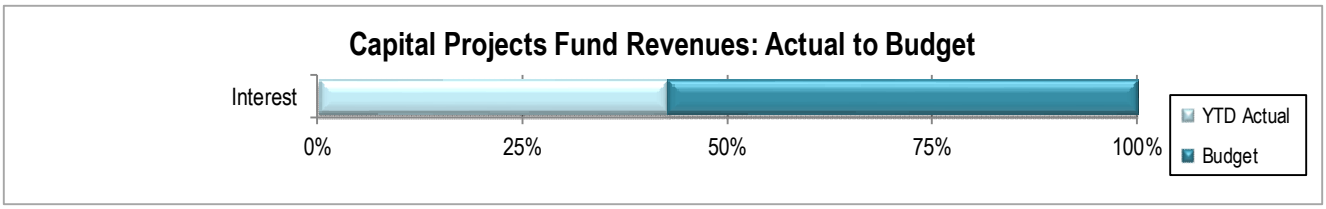
CAPITAL PROJECTS FUND

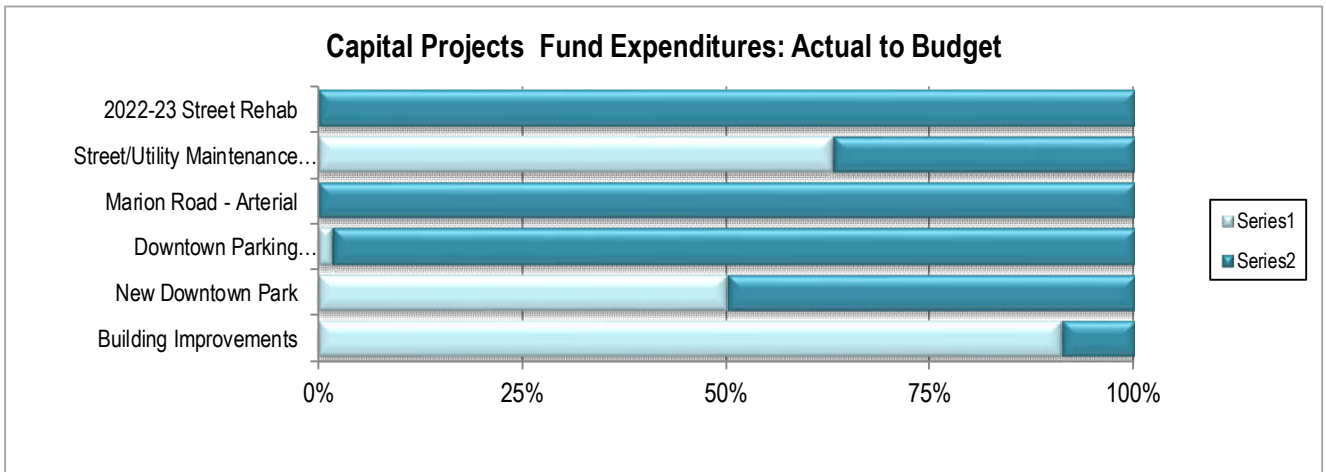
CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
July 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Interest	45,000	33,418		74.3%	11,582
2023 Tax Notes	$ 2,426,165	$ 2,426,165		100.0%	-
Total Revenues	**2,471,165**	**2,459,583**		**98.2%**	**11,582**
Operating Expenditures					
2022-23 Street Rehab	466,788	-	-	0.0%	466,788
Street/Utility Maintenance Program	306,237	36,089	485,699	170.4%	(215,551)
Marion Road - Arterial	750,000	-	-	0.0%	750,000
Downtown Parking Improvements	150,000	2,850	-	1.9%	147,150
I-35 Aesthetics	-	59,526	19,550	-	-
New Downtown Park	1,712,135	1,712,135	-	100.0%	-
Riley Property Purchase	-	781,669	10,250	0.0%	(791,919)
Building Improvements	418,763	-	4,187,633	1000.0%	(3,768,870)
Total Expenditures	**3,803,923**	**2,592,269**	**4,703,132**	**189.7%**	**(3,412,402)**
Revenues Over (Under) Expenditures	**$ (1,332,758)**	**$ (132,686)**	**$ (4,703,132)**		**$ 3,423,984**


Capital Projects Fund Revenues
Interest
100%


Capital Projects Fund Expenditures
New Downtown Park 27%
Street/Utility Maintenance Program 8%
2022-23 Street Rehab 0%
Marion Road - Arterial 0%
Building Improvements 65%
Downtown Parking Improvements 0%

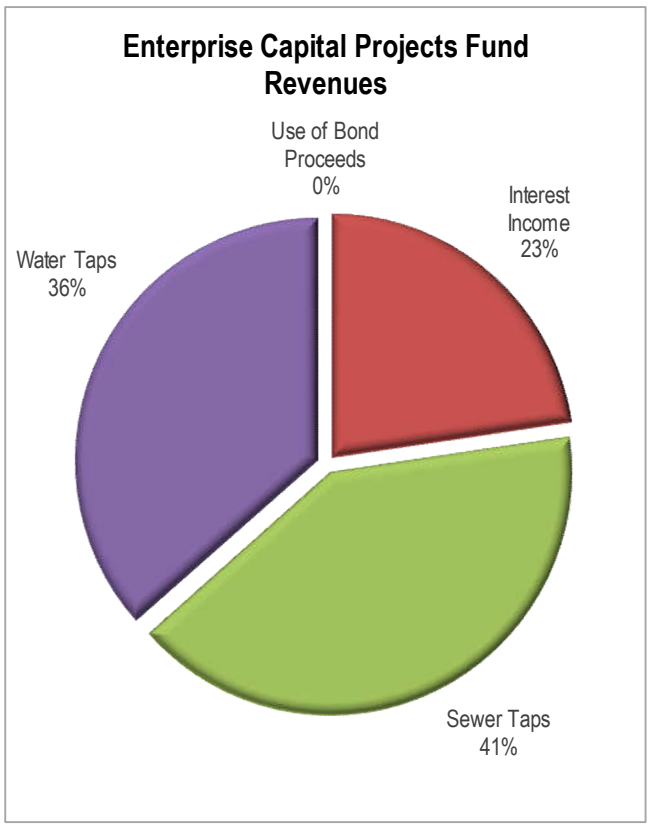

Capital Projects Fund Revenues: Actual to Budget
Interest
0%
25%
50%
75%
100%
YTD Actual
Budget

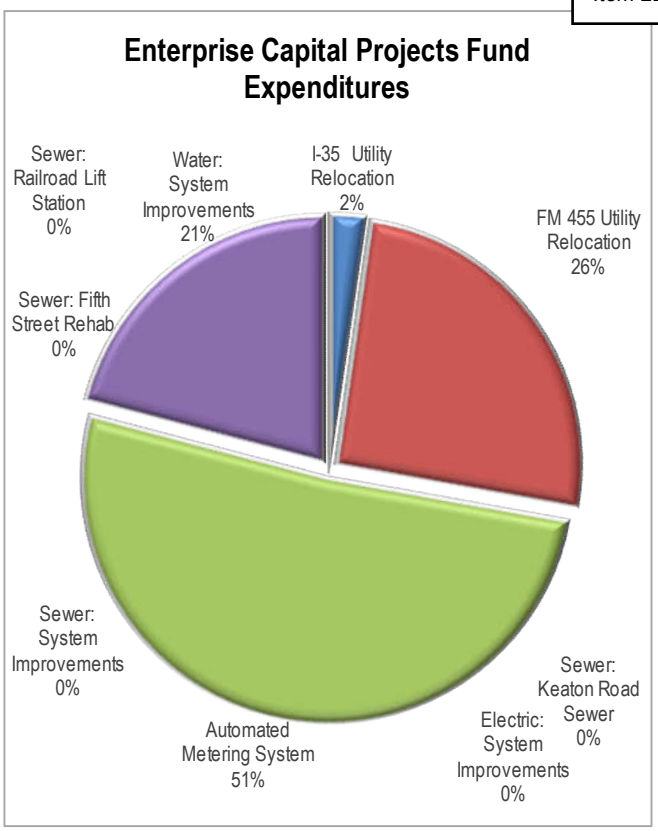

Capital Projects Fund Expenditures: Actual to Budget
2022-23 Street Rehab
Street/Utility Maintenance...
Marion Road - Arterial
Downtown Parking...
New Downtown Park
Building Improvements
0%
25%
50%
75%
100%
Series1
Series2

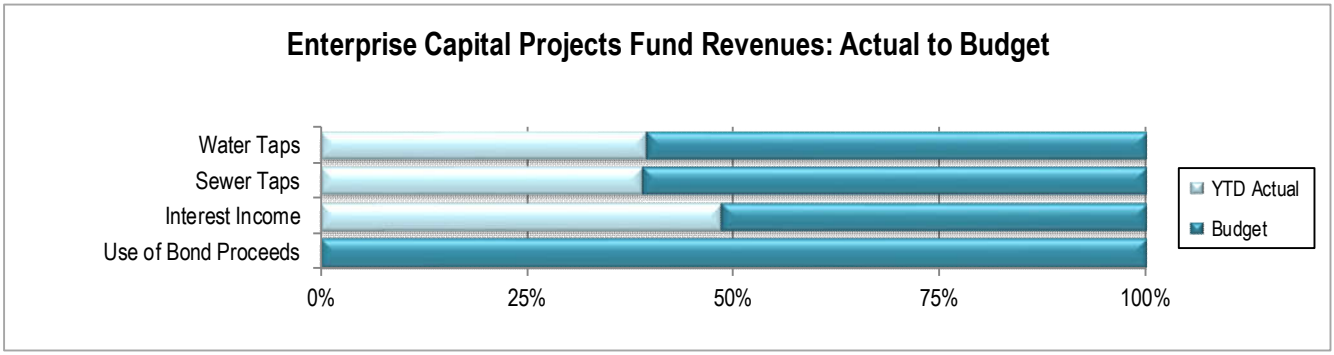
ENTERPRISE CAPITAL PROJECTS FUND

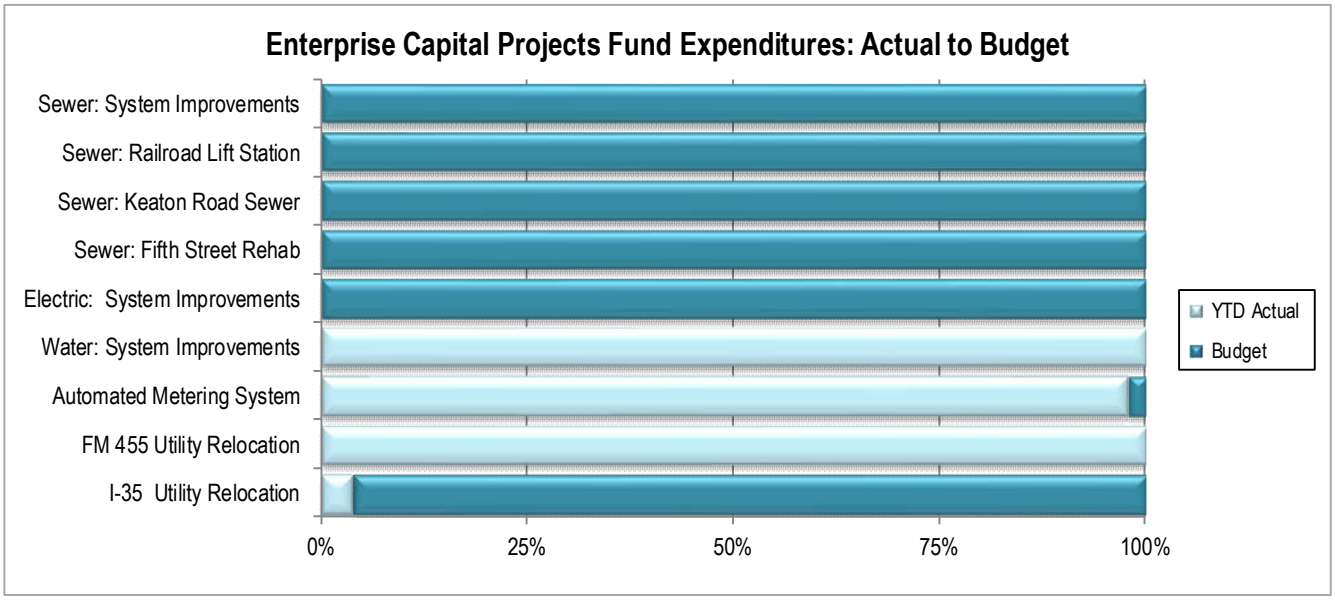
CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
July 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water Taps	$ 350,000	$ 228,200		65.2%	$ 121,800
Sewer Taps	400,000	255,000		63.8%	145,000
Interest	150,000	141,647		94.4%	8,353
Use of Bond Proceeds	14,000,000	-		0.0%	14,000,000
Total Revenues	**$ 14,900,000**	**$ 624,847**		**1.7%**	**$ 14,275,153**
Operating Expenditures					
Water: System Improvements	1,200,000	586,600	689,488	106.3%	(76,088)
Water: FM 455 Relocation	-	604,125	64,374	0.0%	(668,499)
Water: I-35 Relocation	3,597,732	98,636	(97,683)	0.0%	3,596,779
Automated Metering System	3,200,000	536,841	2,588,458	97.7%	74,701
Sewer: System Improvements	335,000	-	-	0.0%	335,000
Sewer: Railroad Lift Station	500,000	-	-	0.0%	500,000
Sewer: FM 455 Utility Relocation	-	600,330	36,857	0.0%	(637,187)
Sewer: I-35 Relocation	2,825,178	98,626	(97,683)	0.0%	2,824,235
Sewer: Keaton Road Sewer	320,000	-	-	0.0%	320,000
Sewer: Fifth Street Rehab	350,000	-	-	0.0%	350,000
Electric: System Improvements	350,000	-	-	0.0%	350,000
Electric: FM 455 Relocation	-	507,389	(255,867)	0.0%	(251,522)
Electric: I-35 Relocation	3,500,000	131,985	5,060	3.9%	3,362,955
Total Expenditures	**16,177,910**	**3,164,532**	**2,933,004**	**37.7%**	**10,080,374**
Revenues Over (Under) Expenditures	**$ (1,277,910)**	**$ (2,539,685)**	**$ (2,933,004)**		**$ 4,194,779**
Fund Balance - October 1, 2022	3,230,908	3,230,908			
Fund Balance - July 31, 2023	$ 1,952,998	$ 691,223			


Enterprise Capital Projects Fund Revenues
Use of Bond Proceeds 0%
Interest Income 23%
Water Taps 36%
Sewer Taps 41%


Enterprise Capital Projects Fund Expenditures
Sewer: Railroad Lift Station 0%
Water: System Improvements 21%
I-35 Utility Relocation 2%
FM 455 Utility Relocation 26%
Sewer: Fifth Street Rehab 0%
Sewer: System Improvements 0%
Sewer: Keaton Road Sewer 0%
Electric: System Improvements 0%
Automated Metering System 51%

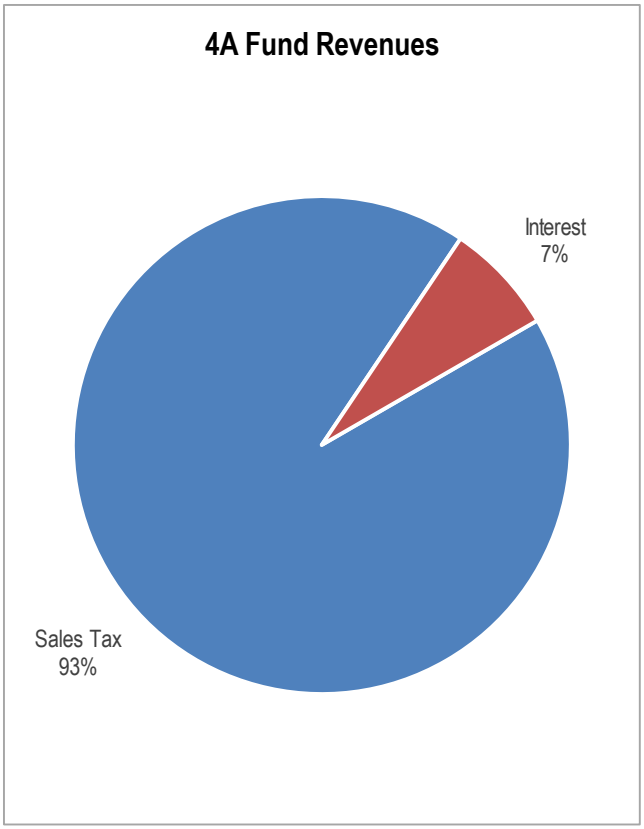

Enterprise Capital Projects Fund Revenues: Actual to Budget
Water Taps
Sewer Taps
Interest Income
Use of Bond Proceeds
0%
25%
50%
75%
100%
YTD Actual
Budget

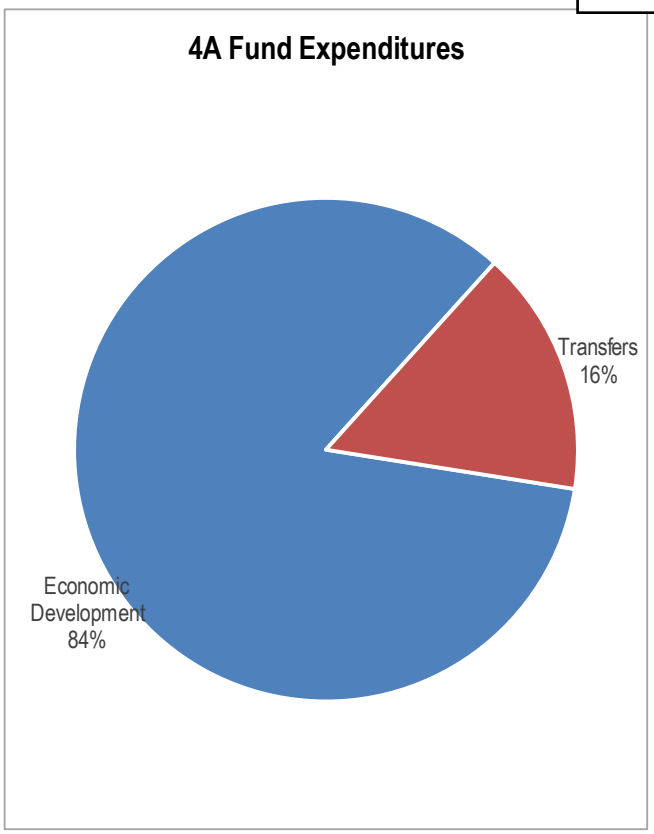

Enterprise Capital Projects Fund Expenditures: Actual to Budget
Sewer: System Improvements
Sewer: Railroad Lift Station
Sewer: Keaton Road Sewer
Sewer: Fifth Street Rehab
Electric: System Improvements
Water: System Improvements
Automated Metering System
FM 455 Utility Relocation
I-35 Utility Relocation
0%
25%
50%
75%
100%
YTD Actual
Budget

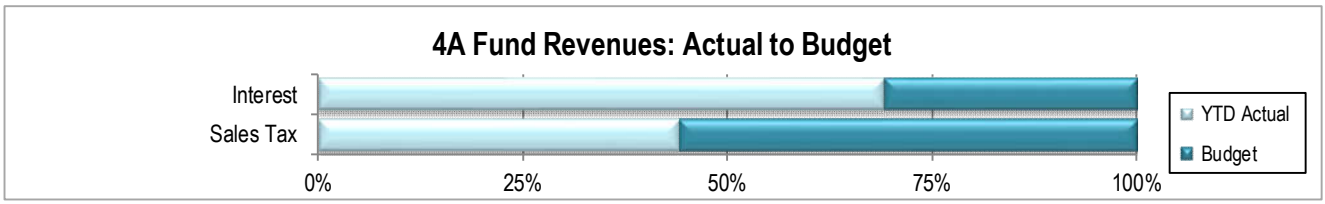
4A FUND

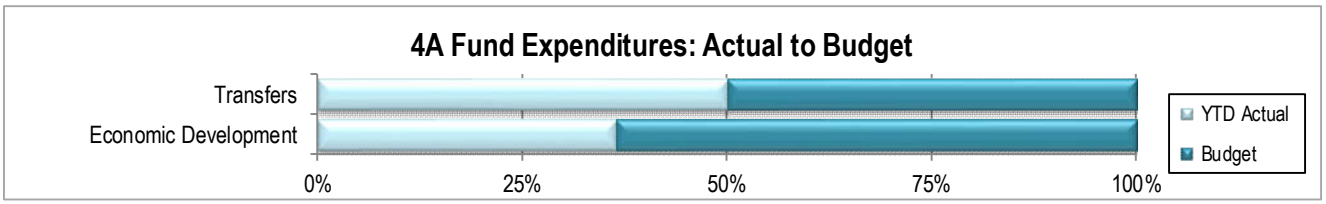
CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
July 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 629,695		78.7%	$ 170,305
Grants	$ -	$ 15,040		0.0%	$ (15,040)
Interest	22,000	49,220		223.7%	(27,220)
Total Revenues	**$ 822,000**	**$ 693,955**		**84.4%**	**$ 128,045**
Operating Expenditures					
Economic Development	$ 139,050	$ 92,627	$ (12,873)	57.4%	$ 59,296
Transfers	15,000	15,000	-	100.0%	-
Total Expenditures	**154,050**	**107,627**	**(12,873)**	**61.5%**	**59,296**
Revenues Over (Under) Expenditures	**$ 667,950**	**$ 586,328**	**$ 12,873**		**$ 68,749**
Fund Balance - October 1, 2022	3,381,095	3,381,095			
Fund Balance - July 31, 2023	$ 4,049,045	$ 3,967,423			


4A Fund Revenues
Interest
7%
Sales Tax
93%


4A Fund Expenditures
Transfers
16%
Economic
Development
84%

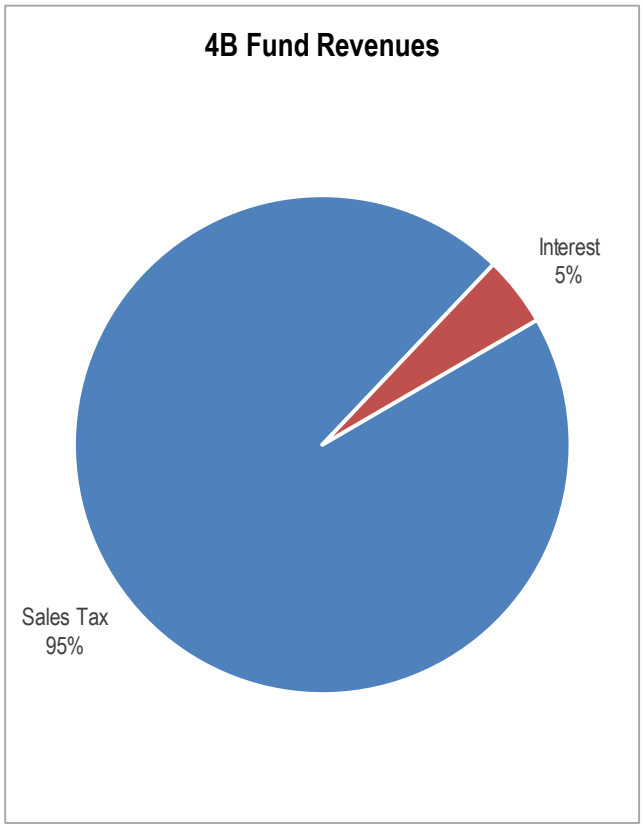

4A Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget

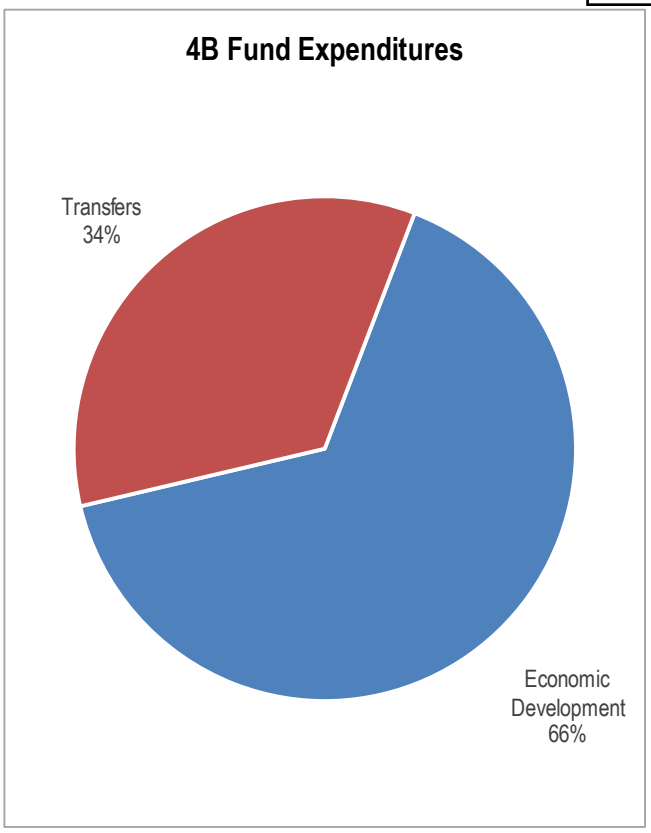

4A Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

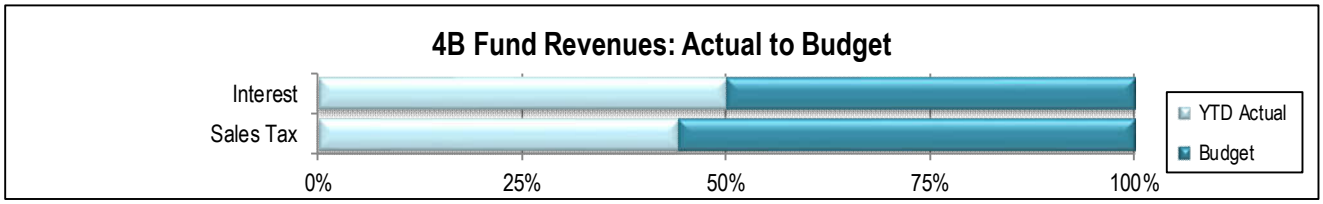
4B Fund

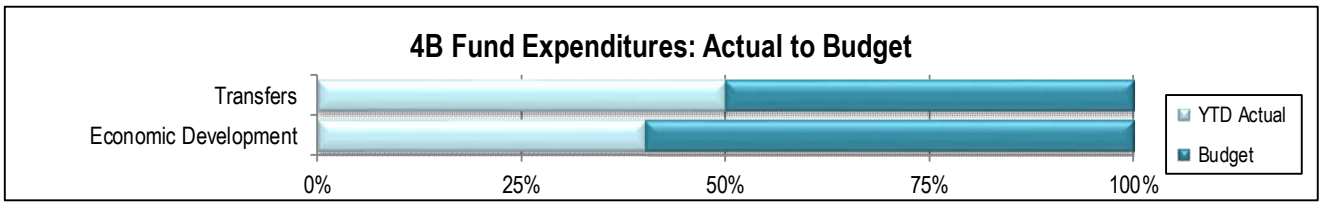
CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
July 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 629,695		78.7%	$ 170,305
Interest	30,000	30,000		100.0%	-
Total Revenues	**$ 830,000**	**$ 659,695**		**79.5%**	**$ 170,305**
Operating Expenditures					
Economic Development	$ 644,050	$ 364,665	$ 67,331	67.1%	$ 212,054
Transfers	227,500	227,500	-	100.0%	-
Total Expenditures	**871,550**	**592,165**	**67,331**	**75.7%**	**212,054**
Revenues Over (Under) Expenditures	**$ (41,550)**	**$ 67,530**	**$ (67,331)**		**$ (41,749)**
Fund Balance - October 1, 2022	2,391,482	2,391,482			
Fund Balance - July 31, 2023	$ 2,349,932	$ 2,459,012			


4B Fund Revenues
Interest
5%
Sales Tax
95%


4B Fund Expenditures
Transfers
34%
Economic
Development
66%

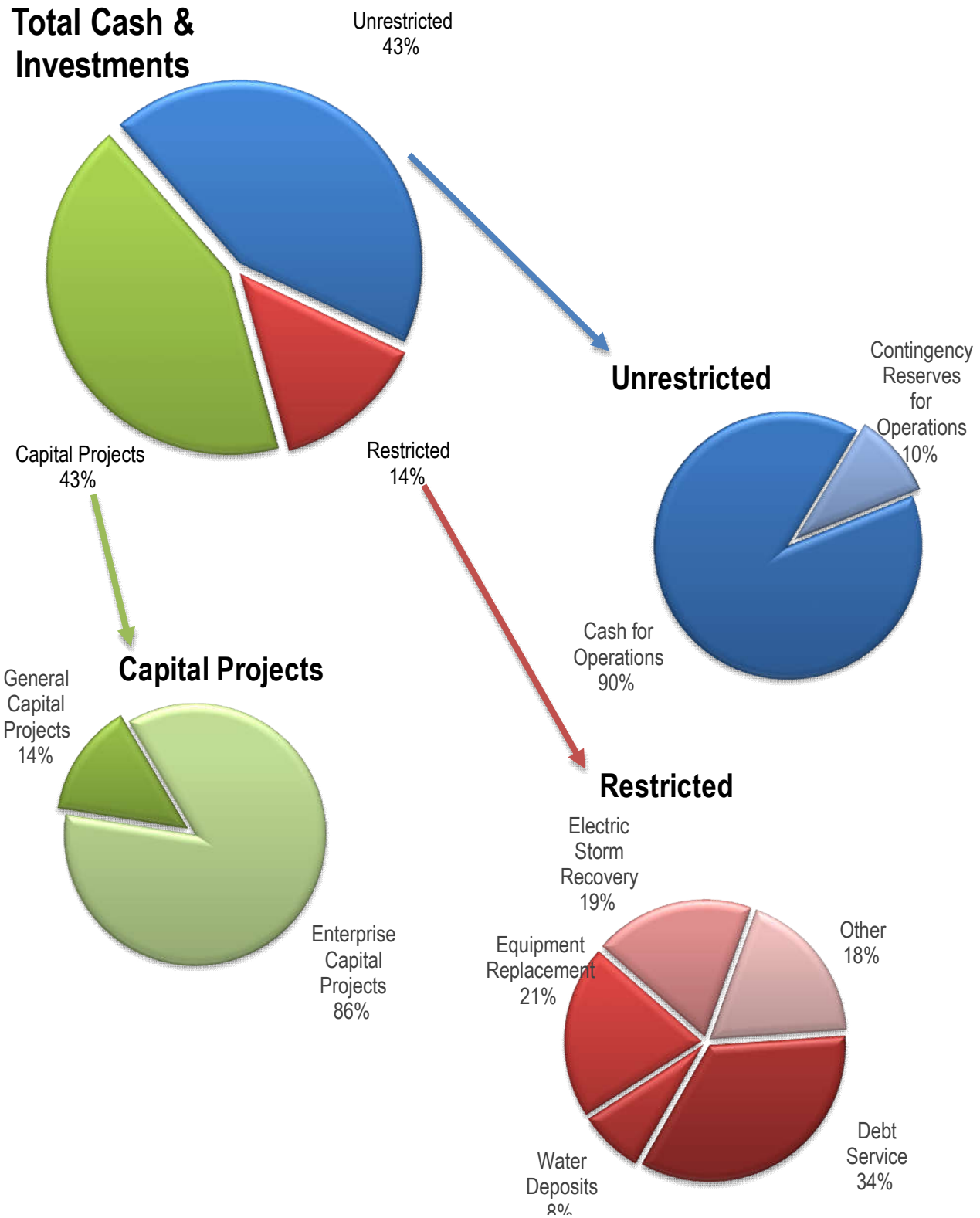

4B Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget


4B Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

CASH AND INVESTMENTS REPORT

CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
July 31, 2023

Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	$ 16,136,315	$ 2,690,547	$ -	$ -	$ 18,826,862
Contingency Reserves for Operations	1,074,154	1,069,461	-	-	2,143,615
TOTAL UNRESTRICTED	**$ 17,210,469**	**$ 3,760,008**	**$ -**	**$ -**	**$ 20,970,477**
RESTRICTED					
Debt Service	$ -	$ 1,854,991	$ 404,004	$ -	$ 2,258,995
Water Deposits	-	503,423	-	-	503,423
Equipment Replacement	1,206,575	145,948	-	-	1,352,523
Electric Storm Recovery	-	1,250,575	-	-	1,250,575
Hotel Occupancy Tax	2,173,217	-	-	-	2,173,217
Grant Funds	108,124	-	-	-	108,124
Keep Sanger Beautiful (KSB)	5,539	-	-	-	5,539
Library	98,991	-	-	-	98,991
Parkland Dedication	104,685	-	-	-	104,685
Roadway Impact	1,438,665	-	-	-	1,438,665
Court Security	16,513	-	-	-	16,513
Court Technology	637	-	-	-	637
Child Safety Fee	74,528	-	-	-	74,528
Forfeited Property	4,966	-	-	-	4,966
Donations	37,685	-	-	-	37,685
TOTAL RESTRICTED	**$ 5,270,125**	**$ 3,754,937**	**$ 404,004**	**$ -**	**$ 9,429,066**
CAPITAL PROJECTS					
General Capital Projects	$ -	$ -	$ -	$ 2,900,482	$ 2,900,482
Enterprise Capital Projects	-	-	-	17,815,384	17,815,384
TOTAL CAPITAL PROJECTS	**$ -**	**$ -**	**$ -**	**$ 20,715,866**	**$ 20,715,866**
TOTAL CASH AND INVESTMENTS	**$ 22,480,594**	**$ 7,514,945**	**$ 404,004**	**$ 20,715,866**	**$ 51,115,409**


Total Cash & Investments
Unrestricted 43%
Capital Projects 43%
Restricted 14%
Unrestricted
Contingency Reserves for Operations 10%
Cash for Operations 90%
Capital Projects
General Capital Projects 14%
Enterprise Capital Projects 86%
Restricted
Electric Storm Recovery 19%
Other 18%
Equipment Replacement 21%
Debt Service 34%
Water Deposits 8%

GENERAL FUND
CASH AND INVESTMENTS
July 31, 2023

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	001-00-1000		0.05%	$ 15,970,009	$ 15,747,325
	Employee Benefits Cash	110-00-1000		0.20%	6,548	6,548
	Employee Benefits MM	110-00-1010		0.20%	114,590	115,577
	Internal Service Fund	180-00-1000		0.05%	276,657	266,865
	OPERATING ACCOUNTS				**$ 16,367,804**	**$ 16,136,315**
	GF Contingency Reserve MM 2487969	001-00-1031		0.20%	$ 639,652	$ 639,652
	GF Contingency Reserve CD Prosperity	001-00-1039	4/26/2024	0.55%	217,835	219,600
	GF Contingency Reserve CD 674907	001-00-1043	7/13/2023	0.45%	214,875	214,902
	CONTINGENCY RESERVE				**$ 1,072,362**	**$ 1,074,154**
*	GF Equipment Replacement MM 2376237	001-00-1032		0.20%	$ 189,329	$ 189,754
*	GF Equipment Replacement CD 719706	001-00-1033	7/6/2023	0.45%	$ 64,573	$ 64,581
*	General Storm Recovery Pooled Cash	201-00-1000		0.05%	926,255	952,240
	EQUIPMENT REPLACEMENT RESERVES				**$ 1,180,157**	**$ 1,206,575**
*	A R P Funds Cash	001-00-1034			$ 2,173,217	$ 2,173,217
*	Hotel Occupancy Tax	050-00-1000			173,745	218,608
*	Police Grant Fund	320-00-1000			4,787	4,792
*	Fire Grant Fund	324-00-1000			103,208	103,318
*	Library Grant Fund	342-00-1000			14	14
*	Beautification Board - KSB	432-00-1000			5,533	5,539
*	Library Restricted for Building Expansion	442-00-1000			46,268	46,317
*	Library Building Expansion CD 702994	442-00-1035	1/22/2024	0.45%	52,631	52,674
*	Parkland Dedication Fund	450-00-1000			104,574	104,685
*	Roadway Impact Fee Fund	451-00-1000			1,428,147	1,438,665
*	Court Security Restricted Fund	470-00-1000			16,409	16,513
*	Court Technology Restricted Fund	471-00-1000			610	637
*	Child Safety Fee Fund	475-00-1000			74,449	74,528
*	Forfeited Property Fund	480-00-1000			5,260	4,966
*	Police Donations	620-00-1000			78	78
*	Fire Donations	624-00-1000			16,560	16,578
*	Banner Account for Parks	632-00-1000			13,830	13,845
*	Library Donations	642-00-1000			7,176	7,184
	OTHER				**$ 4,226,496**	**$ 4,282,158**
	TOTAL CASH AND INVESTMENTS				**$ 22,846,819**	**$ 22,699,202**
	TOTAL UNRESTRICTED				**$ 17,440,166**	**$ 17,210,469**

**Restricted Funds*

ENTERPRISE FUND
CASH AND INVESTMENTS
July 31, 2023

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	008-00-1010		0.05%	$ 2,001,746	$ 2,690,547
	OPERATING ACCOUNTS				**$ 2,001,746**	**$ 2,690,547**
*	Pooled Cash	008-00-1010		0.05%	$ 204,358	$ 203,423
*	Water Deposit CD 2375850	008-00-1041	1/3/2024	0.45%	300,000	300,000
	WATER DEPOSIT REFUND ACCOUNT				**$ 504,358**	**$ 503,423**
*	Combined EF Debt Service MM 2376113	008-00-1039		0.20%	336,800	336,800
	BOND FUNDS				**$ 336,800**	**$ 336,800**
	EF Contingency Reserve MM 2809753	008-00-1012		0.20%	$ 638,071	$ 638,071
	EF Contingency Reserve CD 787860	008-00-1014	2/14/2024	0.45%	322,339	322,890
	EF Reserve CD 642541	008-00-1040	9/25/2023	0.45%	108,278	108,500
	CONTINGENCY RESERVES				**$ 1,068,688**	**$ 1,069,461**
*	EF Storm Recovery MM	208-00-1033		0.20%	$ 1,250,575	$ 1,250,575
*	EF Equipment Replacement MM 2376202	008-00-1034		0.20%	145,591	145,948
	OTHER				**$ 1,396,166**	**$ 1,396,523**
	TOTAL CASH AND INVESTMENTS				**$ 5,307,758**	**$ 5,996,754**
	TOTAL UNRESTRICTED				**$ 3,070,434**	**$ 3,760,008**

**Restricted Funds*

DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
July 31, 2023

DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Pooled Cash	003-00-1000		0.05%	$ 749,692	$ 342,605
*	DSF Money Market 2376105	003-00-1010		0.20%	61,399	61,399
	TOTAL RESTRICTED				**$ 811,091**	**$ 404,004**

ENTERPRISE DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	009-00-1000		0.05%	$ 1,700,141	$ 1,554,539
	TOTAL RESTRICTED				**$ 1,700,141**	**$ 1,518,191**

GENERAL CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	004-00-1000		0.05%	$ 2,940,759	$ 2,900,482
	TOTAL RESTRICTED				**$ 2,940,759**	**$ 2,900,482**

ENTERPRISE CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	$ 1,646,834	$ 1,646,834
*	Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	2,922,766	2,943,766
*	**SEWER CAPITAL RESERVE - TAP FEES**				**$ 4,569,600**	**$ 4,590,600**
*	Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	$ 2,333,319	$ 2,359,069
*	2021 CO MM	840-00-1039		0.20%	$ 9,955,513	$ 9,024,357
*	Pooled Cash	840-00-1000		0.05%	1,183,107	1,841,358
	TOTAL RESTRICTED				**$ 18,041,539**	**$ 17,815,384**

**Restricted Funds*

4A & 4B FUNDS
CASH AND INVESTMENTS
July 31, 2023

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	$ 2,313,857	$ 2,369,896
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	332,443	332,485
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	1,994,127	1,999,208
* Sanger TX Ind Corp CD 486639	41-00-1013	11/2/2023	0.25%	96,344	96,501
TOTAL CASH AND INVESTMENTS				**$ 4,736,771**	**$ 4,798,090**

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	$ 1,865,269	$ 1,920,831
* Cash MM 2379694	42-00-1010		0.05%	203,690	203,694
* 4B CD 653500	42-00-1013	4/3/2024	0.45%	22,272	22,318
* 4B CD 659924	42-00-1014	11/12/2023	0.45%	21,996	22,052
* 4B CD 664243	42-00-1015	6/5/2023	0.45%	22,037	22,093
* 4B CD 673277	42-00-1016	7/9/2023	0.45%	21,990	21,993
* 4B CD 686115	42-00-1017	8/4/2023	0.45%	22,055	22,062
* 4B CD 689521	42-00-1018	9/11/2023	0.45%	22,069	22,087
* 4B CD 694371	42-00-1019	11/14/2023	0.45%	22,139	22,157
* 4B CD 697230	42-00-1020	11/17/2023	0.45%	22,250	22,269
* 4B CD 699934	42-00-1021	12/18/2022	0.45%	22,157	22,176
* 4B CD 702285	42-00-1022	1/31/2024	0.45%	21,951	21,969
* 4B CD 706078	42-00-1023	2/19/2023	0.45%	21,923	21,961
* 4B CD 720097	42-00-1024	2/9/2024	0.45%	21,626	21,682
* 4B CD 720119	42-00-1025	11/9/2023	0.45%	21,628	21,672
TOTAL CASH AND INVESTMENTS				**$ 2,355,052**	**$ 2,411,016**

**Restricted Funds*

CITY OF SANGER, TEXAS
CASH AND INVESTMENT REPORT
CERTIFICATION
July 31, 2023

The Monthly Investment Report is in full compliance with the objectives, restrictions, and strategies as set forth in the City of Sanger's Investment Policy and Texas Government Code 2256.023, the Public Funds Investment Act (PFIA).

The City only invests in Money Market accounts and Certificates of Deposit. Interest is paid monthly on all accounts. Therefore, book value and market value are the same and the City does not have accrued interest on its investments.

Ethics Disclosure and Conflicts of Interest

In accordance with the PFIA, investment officers are required to file a disclosure statement with the Texas Ethics Commission and the governing body if:

a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or
b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).

Clayton Gray
Finance Director

John Noblitt
City Manager