

PLANNING & ZONING COMMISSION

MEETING AGENDA

DECEMBER 12, 2022, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

CONSENT AGENDA

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

1. Consideration and possible action of the minutes from November 14, 2022, meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.
3. Conduct a public hearing on a request for the Replat of Lot 1, Block A of the Kwik Car Addition, and Lot 2, Block A of the Porter Addition, being 0.6748 acres located within the City of Sanger. Generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

ACTION ITEMS

4. Consideration and possible action on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.
5. Consideration and possible action on a request for the Replat of Lot 1, Block A of the Kwik Car Addition, and Lot 2, Block A of the Porter Addition, being 0.6748 acres located within the City of Sanger. Generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.
6. Consideration and possible action on the Preliminary Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.
7. Consideration and possible action on the Final Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.
8. Consideration and possible action on the Preliminary Plat of STC Phase 2, being 119.199 acres, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

FUTURE AGENDA ITEMS

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

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on December 9, 2022, at 10:00 A.M.

/s/ Stefani Dodson
Stefani Dodson, Secretary

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 12, 2022

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from November 14, 2022, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

Minutes from November 14, 2022

PLANNING & ZONING COMMISSION

MEETING MINUTES

NOVEMBER 14, 2022, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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

BOARD MEMBERS PRESENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Sally Amendola
Commissioner, Place 4	Allen McAlister
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Phillip Surles

BOARD MEMBERS ABSENT

Commissioner, Place 5	Matt Fuller
Commissioner, Place 3	Jackie Turner

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

CONSENT AGENDA

1. Consideration and possible action of the minutes from October 10, 2022, meeting.
2. Consideration and possible action of the revised minutes from July 11, 2022, meeting.

Commissioner Amendola makes a motion to approve the consent agenda.
Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Surles, Commissioner Stone, and Commissioner Miller. The motion passes unanimously.

PUBLIC HEARING ITEMS

3. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Outside Sales and Display, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.

Commissioner Surles opens the public hearing at 7:02 P.M.

Director Hammonds explains that this project is for a farmers market to be set up at the Stephen Baker field off of I35. They are proposing the vendors be set up on the grass area and are planning on using the existing parking lot for cars. Staff mailed out 39 letters and 2 came back in favor of this project.

Amber Whitworth asked if the board has any questions for her.

Commissioner McAlister asked about how many parking spaces.

Director Hammonds believes there will be adequate parking. She also explains that Sanger ISD will be maintaining the property. She says they are planning on doing this event 2 weekends a month.

Commissioner Surles closes the public hearing at 7:04 P.M.

4. Conduct a public hearing on a request for the Replat of Lot 2-R1 and Lot 2-R2 of the Saunders Addition, being 8.252 acres located within the City of Sanger's ETJ. Generally located approximately 425 feet south of the intersection of FM 455 and Indian Trail.

Commissioner Surles opens the public hearing at 7:05 P.M.

Director Hammonds briefly goes over the project.

Commissioner Surles closes the public hearing at 7:06 P.M.

ACTION ITEMS

5. Consideration and possible action on a request for a Specific Use Permit (SUP) for Outside Sales and Display, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.

Commissioner McAlister makes a motion to approve the SUP.
Commissioner Surles seconded the motion.

Voting Yea: Commissioner Amendola, Commissioner Stone, and Commissioner Miller.
The motion passes unanimously.

6. Consideration and possible action on a request for a Replat of Lot 2-R1 and 2-R2 of the Saunders Addition, being 8.252 acres located within the City of Sanger's ETJ. Generally located approximately 425 Feet south of the intersection of FM 455 and Indian Trail.

Commissioner Stone makes a motion to approve the replat.
Commissioner Miller seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Surles, Commissioner Amendola, and Commissioner Miller. The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed

ADJOURN

There being no further items Phillip Surles adjourns the meeting at 7:12 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 12, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 131.82 acres from (A) Agricultural District to (PD) Planned Development zoning.
- The development will consist of approximately 29.90 acres of single-family residential, 29.29 acres of build-to-rent, 33.04 acres of multi-family, 3.07 acres of self-storage, and 25.03 acres of commercial.
- The commercial will front along North Stemmons and Chapman Drive.
- There will be 582 multi-family units, 18 townhome units, and 12 duplex units.
- Single family will have 140 lots for sale, and 156 lots build to rent.
- The multi-family will have 24 private garages and 40 reserved carport spaces.
- The multi-family development will have a swimming pool, patio area, and other amenities.
- There will be a 3.07-acre self-storage area with some climate-controlled storage.
- The property is surrounded by (A) Agricultural District and (B-2) Business 2 zoning.
- Staff mailed out 33 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

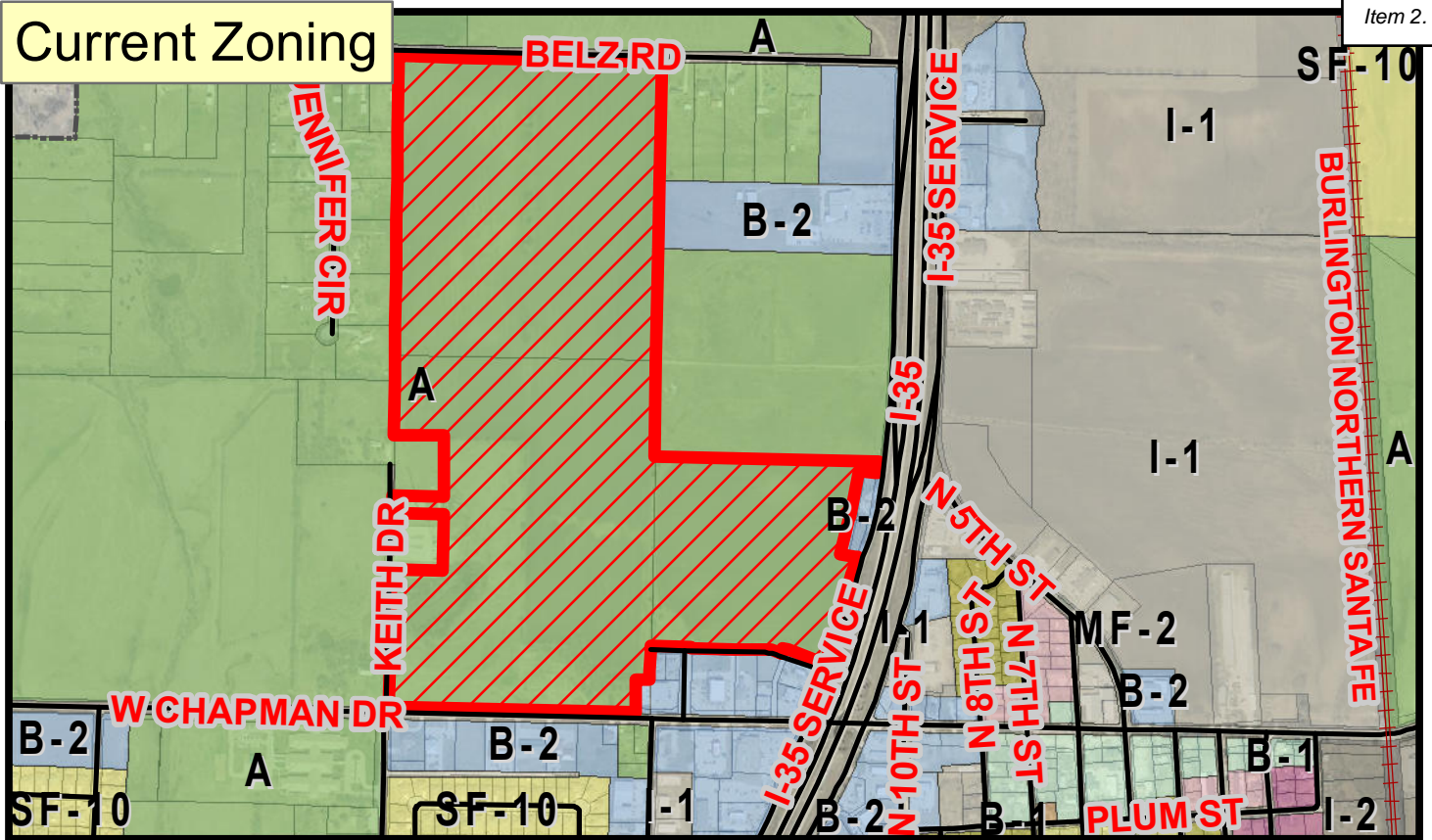
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

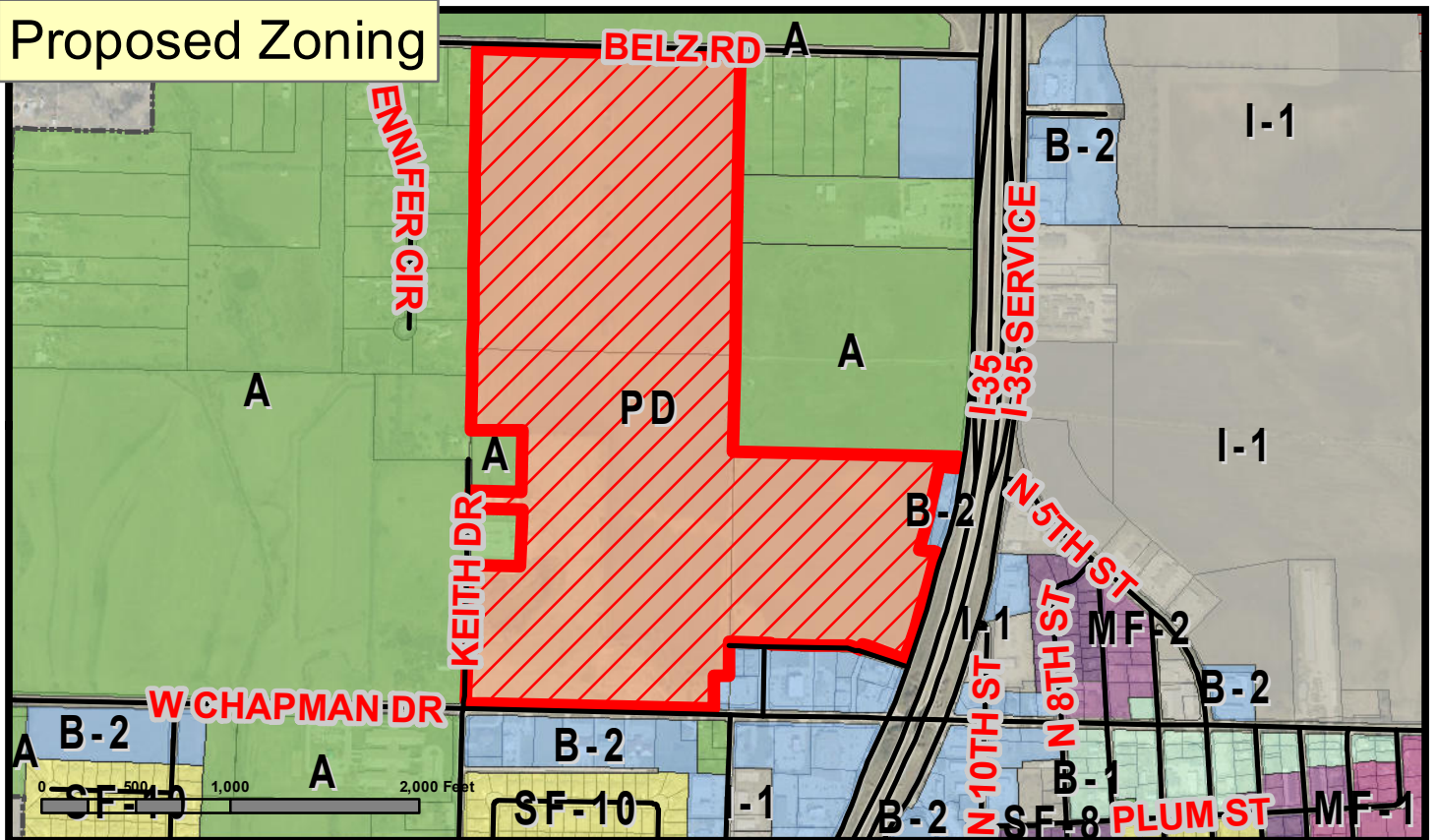
ATTACHMENTS:

Location Map

Current Zoning



Proposed Zoning



SANGER
TEXAS

Location: Interstate 35 Stemmons
 PD Zoning Change Request
 Project: 22SANZON-0064

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.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 12, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for the Replat of Lot 1, Block A of the Kwik Car Addition, and Lot 2, Block A of the Porter Addition, being 0.6748 acres located within the City of Sanger. Generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

SUMMARY:

- The applicant is proposing to create 1 commercial lot of 0.6748, from 2 previously platted tracts.
- Lot 2-R1 has approximately 80 feet of frontage on Chapman Dr.
- There was no right-of-way dedication required.
- Staff mailed out 9 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

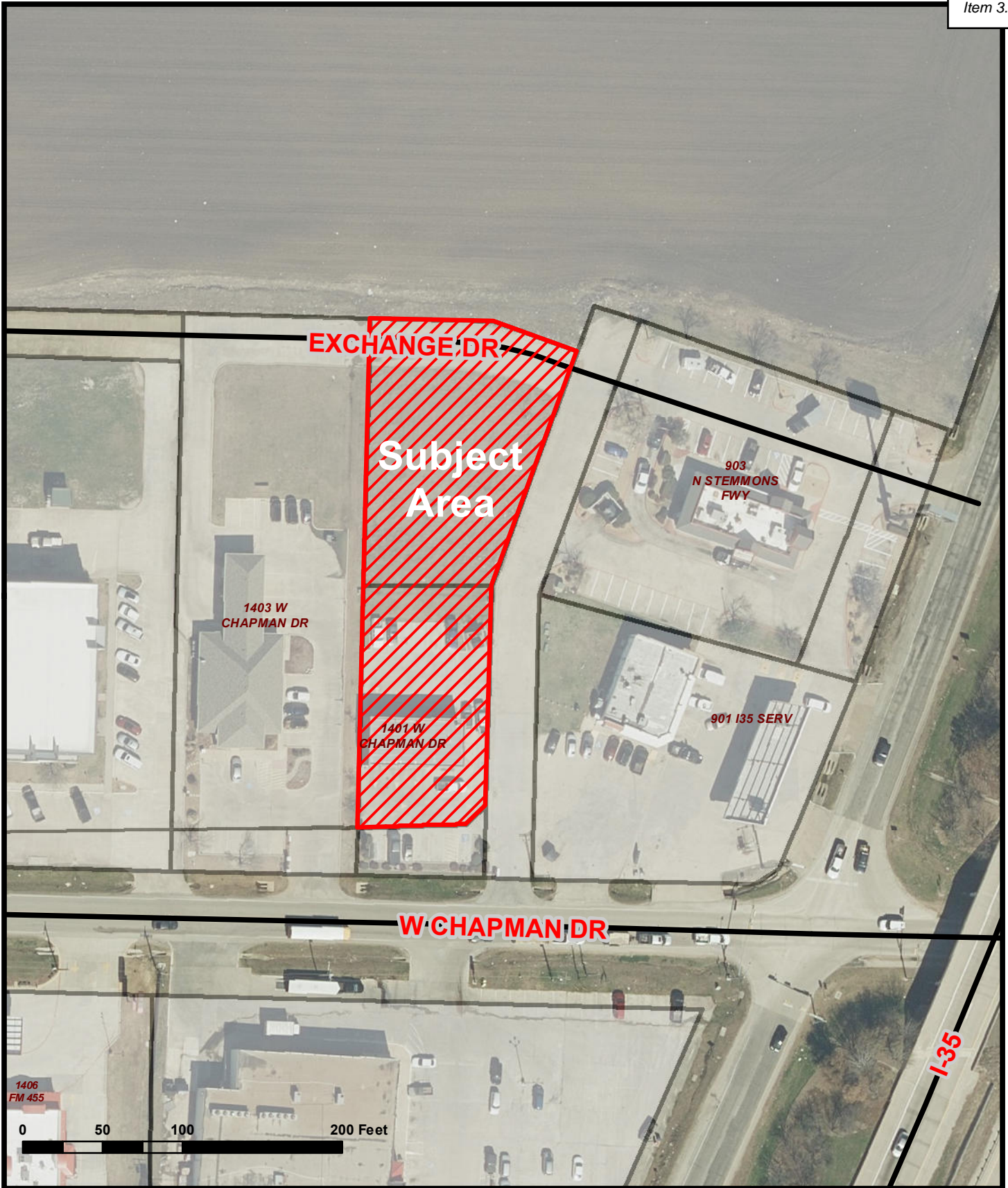
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map



SANGER
TEXAS

Project Name: Kwik Car Addn
1401 W Chapman Dr
Project: 22SANZON-0060

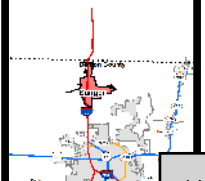


City Limits



Exhibits

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Date: 11/20/2022 3:44:30 PM
Doc Name: 22SANZON-0060_KwikCarAddn





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 12, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

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FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

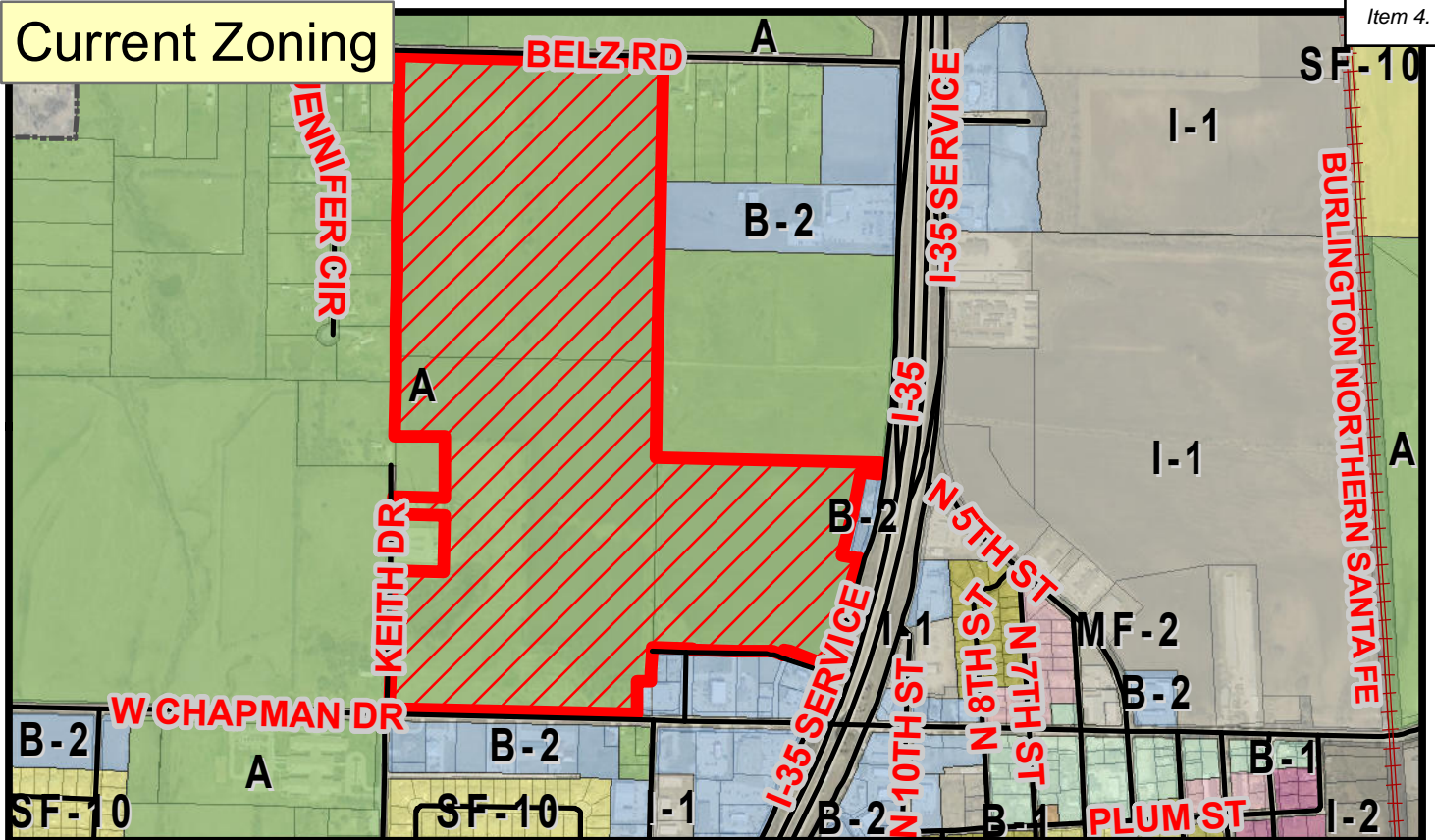
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

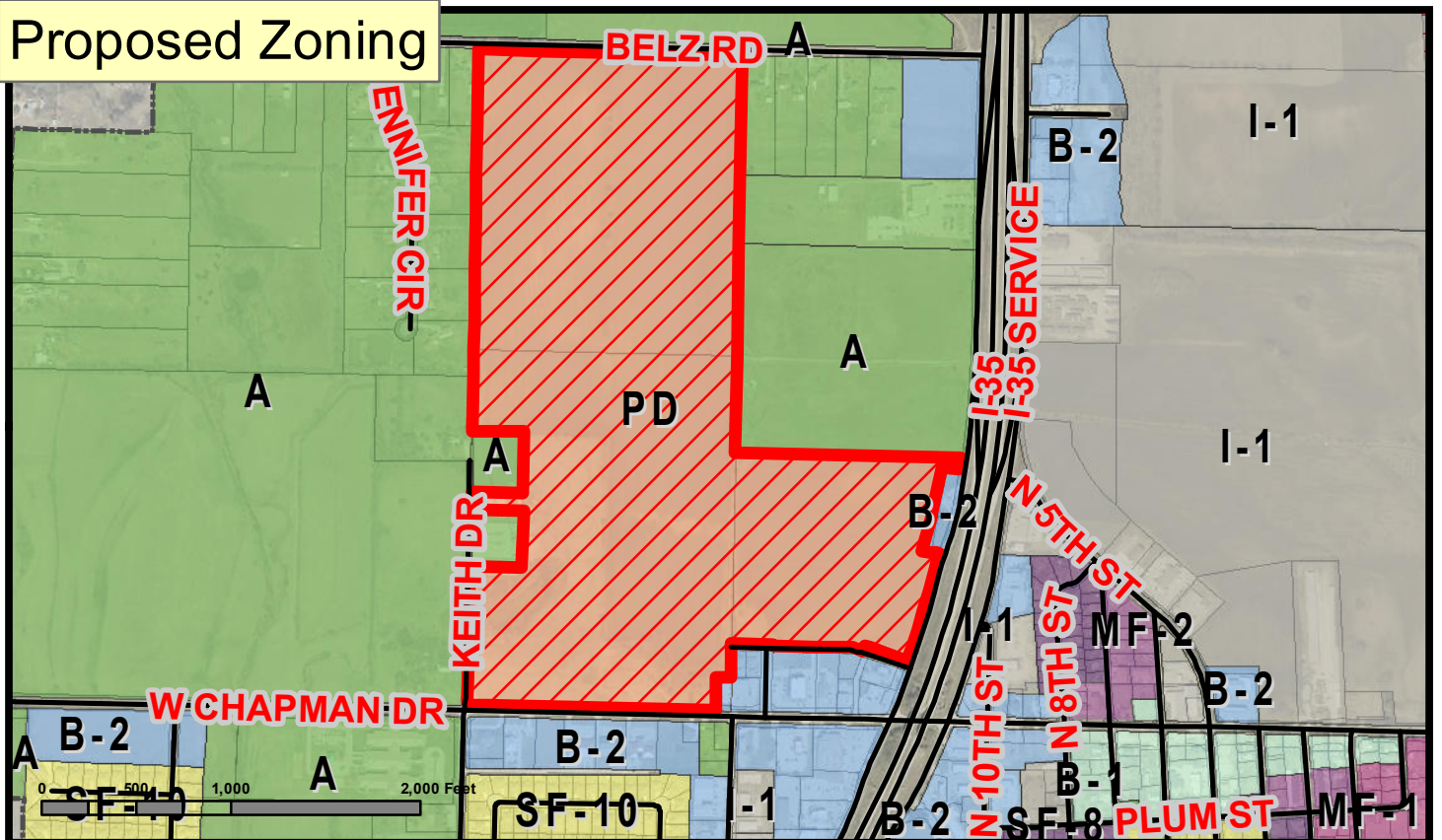
ATTACHMENTS:

Location Map
PD with Exhibits
Application
Letter of Intent

Current Zoning



Proposed Zoning



SANGER
TEXAS

Location: Interstate 35 Stemmons
PD Zoning Change Request
Project: 22SANZON-0064

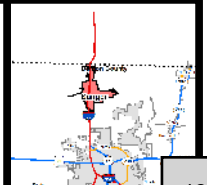


City Limits



Exhibits

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**City of Sanger
PD 2022-XX**

SECTION 1 – PLANNED DEVELOPMENT SUMMARY AND PURPOSE

Use of the Property shall comply with the general use areas shown as Residential, Non-Residential, and Park/Open Space on the Master Site Plan attached as Exhibit A, as it may be amended in accordance with this section, and with the use chart for each general use area as set forth in Exhibit B. The developer may change the boundaries and area of any use area by up to a cumulative amount of ten percent of the land area for each land use area. Any change to the Master Site Plan must be submitted to the Director of Development Services to ensure it is in compliance with this section, and the amended Master Site Plan will become a part of the permanent file maintained by the Director of Development Services for this Planned Development (PD). Any land use changes exceeding the ten percent of the land area for each land use area or changes that deviate from the planned development design standards or City of Sanger Code of Ordinances will need to be presented before Planning and Zoning and City Council for approval. Areas shown on the Master Site Plan as Residential are considered to be residential zoning areas, all other parts of the Property are considered to be nonresidential zoning areas.

Any item not addressed in this PD will conform to the City of Sanger Code of Ordinances.

SECTION 2 – DEFINITIONS

- A. Definitions. Terms used within this PD, including its exhibits, shall be defined as stated below. If a term is not listed below, the definition in the Zoning Ordinance shall apply.
1. Active Park – means a park intended to support activities and equipped with improvements to promote activities, such as picnic tables, shade structures, dog parks and playgrounds.
 2. Amenity Center – means an accessory use to a residential development that may consist of one or more buildings and structures and that may include, but is not limited to, meeting space, recreational facilities (such as a swimming pool and playground).
 3. Block face – means one side of a block between two streets.
 4. Boulevard – means a street divided by a median.
 5. Build-to-Rent – Single family detached or attached dwelling unit, either platted on an individual lot or multiple dwelling units platted on one lot, for the purpose of lease to individual households.
 6. Facade – means any separate face of a building that encloses or covers usable space. A roof is not a facade.
 7. Gas Well Drilling and Production – means development, exploration, and production of natural gas.
 8. General Retail Store, Other Than Listed – means a facility or area for the retail sale of general merchandise or food, but does not include uses specifically listed in this PD.

9. Height – means the vertical distance measured from grade to the highest point of a structure (including a sign).
10. Land Use Category – means one of the following land use categories identified on the permitted use table attached as **Exhibit B**.
11. Large Scale Retail – means a single use retail building that complies with the requirements in **Section 6.B** of this PD.
12. Masonry – means stone or brick laid up unit by unit and set in mortar, or stucco panels.
13. Multifamily – means a building used or designed as a residence for three or more families or households living independently of each other on the same lot.
14. Non-residential building or non-residential development - means a building or a lot containing one or more uses that are not single family or multifamily.
15. Non-residential use – means a use that is not exclusively single family or multifamily.
16. Open Space – means property that is one of the following: a public park, a private park accessible to residents living on the Property, or an undeveloped space open to the sky and accessible by the public and located on private property, such as native mitigation areas or trails, except for development allowed in open space in this PD.
17. Parkway – means the area between a sidewalk and the back of curb.
18. PD – means this Planned Development District.
19. Personal Services – means a facility or area for the sale of personal services, such as a spa or salon, a tailor, a florist, or a pet grooming shop.
20. Pocket Park – means a park that is less than one acre in size.
21. Property – means the property depicted on the attached **Exhibit C** and described by metes and bounds on the attached **Exhibit D**.
22. Residential Building or Residential Development – means a building or a lot with single family or multifamily use.
23. Residential Use - means single family homes detached or attached for sale and for lease, or multifamily use.
24. Single Family Detached – means a single-family dwelling on a separate lot that fronts on a street, a place, or a court, that is not attached to another dwelling unit.

25. Single Family Attached – means a single-family dwelling unit that is attached to another dwelling unit such as a townhome or cottage style residence in groups of two and six dwelling units making up one building.
26. Temporary Use – means of limited duration; not permanent; and/or means a facility or area used as a temporary field construction office, storage of construction equipment and materials associated with an active permit to demolish or construct.

SECTION 3 – SPECIAL REGULATIONS

- A. Any phasing information or development schedule shown on a plat or in documents accompanying a plat shall be informational only and subject to change by the Owner.
- B. This PD will adhere to the City of Sanger Code of Ordinances Chapter 10: Subdivision Regulations.
- C. A preliminary plat shall be recommended for approval by the Planning and Zoning Commission and approved by the City Council if the following standards have been met:
1. The plat conforms to the Master Site Plan.
 2. The plat conforms to the Planned Development Regulations.
 3. The plan conforms to the Subdivision Regulations (Chapter 10).

SECTION 4 – PERMITTED USES

A. PRINCIPAL USES.

1. See Permitted Uses Table Exhibit B.

Permitted Use	Acreage
Single-Family	+/- 29.9
Build-to-Rent	+/- 28.29
Multifamily	+/- 33.04
Non-Residential	+/- 25.03
Storage	+/- 3.07

B. ACCESSORY USES.

1. Accessory outside storage on a single-family lot.
2. Accessory swimming pool, private.
3. Amenity Center.
4. Detached Garages.
5. Carports.
6. Accessory storage units for multifamily purposes.
7. Maintenance building.

SECTION 5 – RESIDENTIAL DEVELOPMENT STANDARDS

A. BULK REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

1. Swimming pools and accessory outside storage units shall have a minimum five-foot setback from rear and side property lines, however, the setback applies only to the swimming pool or structure, and not to associated decking or paving around the pool or structure.

2. TABLE 5.1 Residential Building Setback and Area Requirements

	Single Family Detached 40' Lots	Single Family Detached 50' Lots	Single Family Detached 70' Lots	Multifamily
Unit Count or DUA	200 Lots	84 Lots	12 Lots	20 DUA or 612 units
Min. Lot Area	4,400 SF	5,500 SF	7,700 SF	N/A
Min. Lot Width	40'	50'	70'	N/A
Min. Lot Depth	110'	110'	110'	N/A
Min. Front Setback	20'	20'	20'	20'
Min. Side Setback	5'	5'	5'	5'
Side Street Setback	10'	10'	10'	N/A
Min. Rear Setback	10' / 5' for rear garages	10' / 5' for rear garages	10' / 5' for rear garages	10'
Min. Dwelling Size	1300 SF	1500 SF	2000 SF	700 SF
Max. Lot Coverage	60%	60%	60%	75%
Max. Structure Height	2 Stories / 40'	2 Stories / 40'	2 Stories / 40'	3 Stories / 54'

B. RESIDENTIAL DESIGN STANDARDS

1. Design Features for Single Family Residential Buildings

- a. Except as otherwise provided below, all Single Family Residential attached or detached buildings will comply with the City of Sanger Exterior Façade Design Criteria Manual Points System – dated October 7, 2019.
 - i. Material percentages are calculated from the finished floor to the top plate at the upper floor.
 - ii. Single-family attached dwelling units are permitted to be platted with multifamily lots, not individually.
 - iii. Single-family attached dwelling units are not required to appear as a single unit.
 - iv. Single-family attached buildings will follow adopted International Building Code (IBC) for fire rated walls.

- v. Repeated elevations for single family attached homes on multifamily platted lots are permitted.
- vi. Rear-facing garages served from an alley shall be located a maximum of 5 feet from the rear property line. Additional on-street parking shall be provided in designated areas.

2. Design Features for Multifamily Buildings

- a. Except as otherwise provided below, all multifamily buildings will comply with the City of Sanger Exterior Façade Design Criteria Manual Points System – dated October 7, 2019.
 - i. Each multifamily development phase shall provide three of the following amenities:
 - a. Swimming pool
 - b. Fitness center
 - c. Clubhouse with 1,000 square feet of community gathering space
 - d. Covered Picnic Area
 - e. Dog Park of at least 2,000 square feet in area
 - f. One regulation size pickle ball court, or
 - g. An alternative amenity approved by the Director of Development Services
 - ii. Material percentages are calculated from the finished floor to the top plate at the upper floor.
 - iii. Covered parking structures shall be designed to be architecturally compatible with the main multifamily structures. Exposed steel or timber support columns shall be permitted.

SECTION 6 – NON-RESIDENTIAL DEVELOPMENT STANDARDS

A. BULK REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT

TABLE 5.2 Non-Residential Requirements

Requirement	Non-Residential
Min. Lot Area	None
Min. Front Setback	25'
Min. Side Setback	0'
Min. Rear Setback	20'
Max. Lot Coverage	50%
Min. Street Corner Setback	20'
Max. Structure Height	60'

B. NON-RESIDENTIAL DESIGN STANDARDS

1. Design Features for Non-Residential Buildings

- a. All buildings must include at least four of the following architectural design elements:
 - i. Canopies, awnings, or porticos;
 - ii. Arcades;
 - iii. Display windows;
 - iv. Architectural details (such as tile work and moldings) integrated into the building façade;
 - v. Articulated ground floor levels or base;
 - vi. Articulated cornice line;
 - vii. A combination of no more than two buildings materials constituting a minimum of 60% of the total exterior walls, differentiated by texture, or material, and may be a combination of primary and secondary masonry materials; and
 - viii. Other architectural features as approved by the Director of Development Services.

2. Transparency.

- a. Each commercial and retail floor on a primary façade shall contain at least 50% doors and windows. 25% of primary façade windows shall include two of the following:
 - i. Veranda, Terrace, porch or balcony (accessible for single units) minimum 4 feet deep.
 - ii. Trellis
 - iii. Shed roof awning
 - iv. Bay windows
 - v. Bow window
 - vi. Transom windows
 - vii. Arched windows
 - viii. Gable windows
 - ix. Oval or round windows
 - x. Shutters
 - xi. Decorative stone or brick band
 - xii. Projecting trim casings or surrounds
 - xiii. Projecting muntins or mullions and/or other elements which cause the formation of shadows on the window and the adjacent façade, or
 - xiv. Other features as approved by the Director of Development Services.
- b. This provision does not apply to office use development.

3. Façade Finish

All nonresidential buildings shall be architecturally finished on all four sides with same materials, color, detailing, and features, except the rear if two rows of 3" caliper trees that are planted one every 30 feet on center along the perimeter behind the building. In this case, the architectural finish must match the remainder of the building in color only.

4. Articulation Standards

Any primary façade shall include projections or recesses and vertical variation in the roof line in accordance with the horizontal and vertical articulation requirements set forth below:

a. Horizontal Articulation

- i. A building façade greater than 50 feet in horizontal length, may not extend for a distance greater than five times its average height without a perpendicular offset of at least ten percent of such building height.
- ii. For building with façade length greater than 50 feet, the total length of all façade walls in a single plane may not exceed 60 percent of the total façade length without an offset of at least ten percent of the building height.

b. Vertical Articulation

- ii. For buildings greater than 50 feet in horizontal length, the horizontal wall may not extend for a distance greater than five times its height without a change in elevation of at least 10 percent of such height.
- iii. The total length of all vertical elevation changes in the roofline shall be no less than 10 percent and no more than 40 percent of the total façade length.

5. Building Entrance Standards

- a. Any front building entrance shall be set back at least 15 feet from the drive aisle.
- b. Single-use or multitenant buildings over 50,000 square feet in size shall provide clearly defined, highly visible customer or employee entrances with the integration of awnings or similar architectural features.

6. Canopy Standards

The following provisions shall apply to canopies associated with an ATM canopy, gas station canopy, drive-thru canopy, carport, and other similar auto oriented canopies:

- a. Canopies shall be constructed of roof buildings material consistent with that of the principal building.
- b. Canopy columns shall be finished with material and color matching the main building.

- c. In no case shall the canopy height exceed 20 feet unless approved by the Director of Development Services.

7. Drive-Thru

Drive-thru facilities shall be located to the side or rear of the structure and will meet the City's stacking and parking requirements, unless site constraints limit such orientation, as determined by the Director of Development Services.

8. Overhead Doors

- a. Overhead doors shall not be located closer than 50 feet to a conforming residential lot.
- b. Overhead doors shall be oriented to the side or rear of the structure and not front or face a public right-of-way or public street with the following exceptions:
 - i. An automotive use with a maximum of 4 single, service bays may orient toward a public street only when structural awnings of at least 4 feet are provided over the extent of the overhead doors, or equivalent structural projections are provided in front of the overhead doors to reduce the visual impact of the service bays from the street.
 - ii. A roll up, garage type door installed in a restaurant or bar may be permitted to face a public street if it is architecturally integrated into the building and provides a pedestrian connection with a covered outdoor patio area.
 - iii. When physical site constraints prevent such orientation, the Director of Development Services may consider and approve alternatives

9. Loading Docks

- a. Loading docks shall not be located closer than 40 feet to a conforming residential lot.
- b. Loading docks shall be oriented to the side or rear of buildings, and oriented to not front the public right-of-way, not be visible or face a public street, main drive aisle, or patron parking lot.
- c. When physical site constraints prevent such orientation, the Director of Development Services may consider and approve an alternative.

10. Exterior Colors

All nonresidential buildings shall meet the following exterior color requirements:

- a. A minimum of 80% of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, non-reflective earth tone colors.
- b. No more than 20% of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features

including, but not limited to window and door frames, moldings, cornices, canopies, and awnings.

- c. These percentages may be modified upon approval of the Director of Development Services in special cases if the building's elevation maintains sufficient visual continuity.

SECTION 7 – OTHER GENERAL DEVELOPMENT STANDARDS

A. LANDSCAPING

1. Residential Single Family Detached Landscape Requirements. Except as otherwise provided below, landscape requirements shall comply with Section 48, Landscape Regulations of the Zoning Ordinance.
 - a. Each single-family residence shall have an irrigation system in the front yard and street corner side yard.
 - b. Each single-family lot shall have a minimum of two shade trees planted that are at least three caliper inches. One must be in front yard.
 - c. All required trees shall be selected from an approved tree list at Site Plan approval.
 - d. Each home lot shall have a minimum of ten (10) shrubs placed in the front yard. Individual shrubs shall be a minimum of three (3) gallons in size when planted.
2. Multifamily, Townhome, Cottage, and Non-residential Uses Landscaped Requirements. All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance.

B. ENTRANCE REQUIREMENTS

The development entrances from major roadways shall provide a monument sign with lighting and one additional of the following additional landscaping elements:

- a. Textured or decorative pavement.
- b. Enhanced landscaping and/or planting beds with irrigation.
- c. Other landscaping elements as approved by the Director of Development Services.

C. OPEN SPACE

1. The residential portions shall be developed with privately maintained open space located throughout the PD, exclusive of the open space and/or landscaped areas provided on the individual residential lots.
 - a. Multifamily Phase I – 5 acres minimum
 - b. Multifamily Phase II – 5 acres minimum
 - c. Single Family - 13 acres minimum
2. Common areas shall include floodplain, ponds, detention areas, and small open spaces shown on the Preliminary Master Plan Exhibit A. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system.

3. A pedestrian circulation system shall be provided that affords connectivity to the entire community and the perimeter of the Property. The pedestrian system shall include concrete trails that are a minimum of six feet in width. 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 pet waste stations.
4. All open space areas and landscaping materials shall be installed in compliance with a Conceptual Landscape Plan and approved concurrently with Detailed Site Plan for each development phase.
5. All landscaping materials shall be maintained in a healthy, living, and growing state, and be irrigated by an automatic irrigation system. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed; provided, however, the Director of Development Services may approve an alternate species of plant upon a finding that the species originally planted has been subjected to disease or other condition that prohibits the ability of the original species to survive long term. The property owner's association shall maintain or cause to be maintained all landscaping materials and irrigation system located in open spaces, landscaped medians, and other common areas.
6. Parks and open space areas shall be designated on approved plats for the Property.

D. SCREENING/FENCING

1. Single Family Detached Residential Lot Fencing

- a. Fencing shall be connected to the side of the house on the lot.
- b. Fencing shall be constructed of wood, brick, or decorative metal.
- c. Fencing shall be a minimum of six feet in height and a maximum of eight feet in height.
- d. Fencing along streets shall be located parallel to the curb.
- e. Fencing shall be constructed so that the side of the fence containing the structural supports is not visible from any public right-of-way.
- f. All fences constructed of wood must be stained and have metal posts anchored with concrete for structural support.

2. Screen Fencing

A minimum six-foot tall masonry and/or board-on-board wood with cap screen fence shall be provided between residential and non-residential uses.

3. Trash Storage Areas

Outdoor trash storage areas visible from a public street must be screened on three sides by a solid wall at least eight feet in height of material that is consistent with the exterior building material of the main building that the storage area serves. Decorative metal opaque gates shall be used to access such trash collection areas.

4. Other

All mechanical, heating, and air conditioning equipment (e.g., rooftop or ground equipment) shall be screened from a ground level view six feet from a public right-of-way with landscaping.

E. SIGNS

1. All signs shall be consistent with the architectural style of the associated building within the development.
2. Residential signs shall comply with City of Sanger Code of Ordinances Section 3.1408.

3. Non-Residential Signage

- a. All Business signs will generally comply with City of Sanger Code of Ordinances Section 3.1407 with the following exceptions:

- i. The total area per face of a sign shall not exceed 2 square feet of face area for each linear foot of building fascia length.
- ii. Pole signs along Interstate Highway 35 will be limited to a maximum of one hundred (100) feet in height.
- iii. Two Non-Premises Signs shall be a permitted per area between 100 acres and 249 acres.
- iv. Pole signs shall be a maximum of 32 square feet and 8 feet in height unless adjacent to Interstate Highway 35 where 100 square feet and 16 feet in height is allowed.
- v. Pylon signs along Interstate Highway 35 will be limited to a maximum of one hundred (100) feet in height with an allowable area of 1,200 square feet on each side of sign.

b. Anchor Tenant Signage

- i. One large primary sign may be placed on each façade that faces a public right of way.
- ii. Each primary sign will allow for at least 72 inches for letter and logo height and a secondary sign with a maximum of 36 inches for letters or logos.
- iii. Separate signage shall be allowed on the anchor façade for businesses that are operating within the anchor space (i.e., coffee shop or bank branch)

4. No signs will be allowed in the right-of-way.
5. All balloon and inflatable signage shall be limited to temporary use i.e. grand openings and special events. Temporary use being defined as:
 - i. Max. 10-14 days at a time
 - ii. Once every six months per business on a rolling calendar year

F. PARKING

1. General Provisions.

- a. Except as otherwise provided in this paragraph, required parking must be off-street parking. Head-in and parallel spaces located on streets are permitted and count toward required parking.
- b. Unless otherwise stated, all parking spaces may be enclosed or unenclosed.

2. Minimum Parking Requirements.

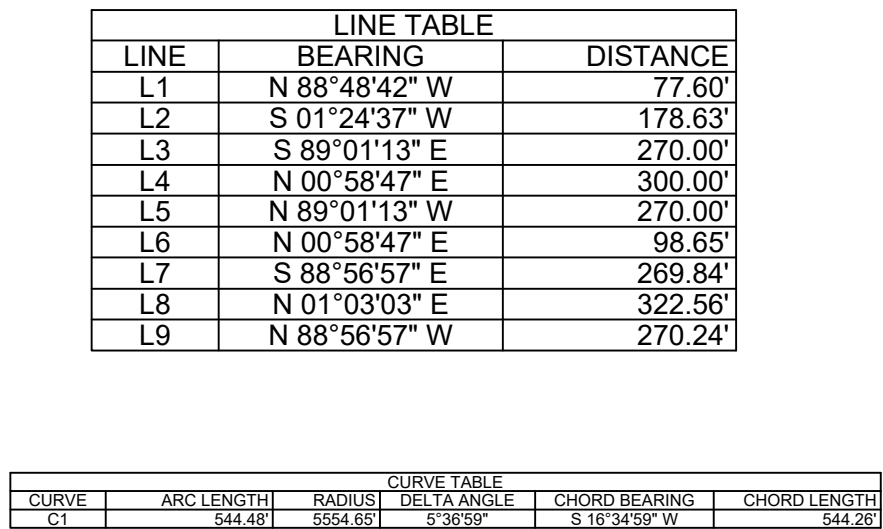
See Exhibit B: General Permitted Uses for the minimum parking requirements for each principal use.

EXHIBIT "B"
PERMITTED USES CHART

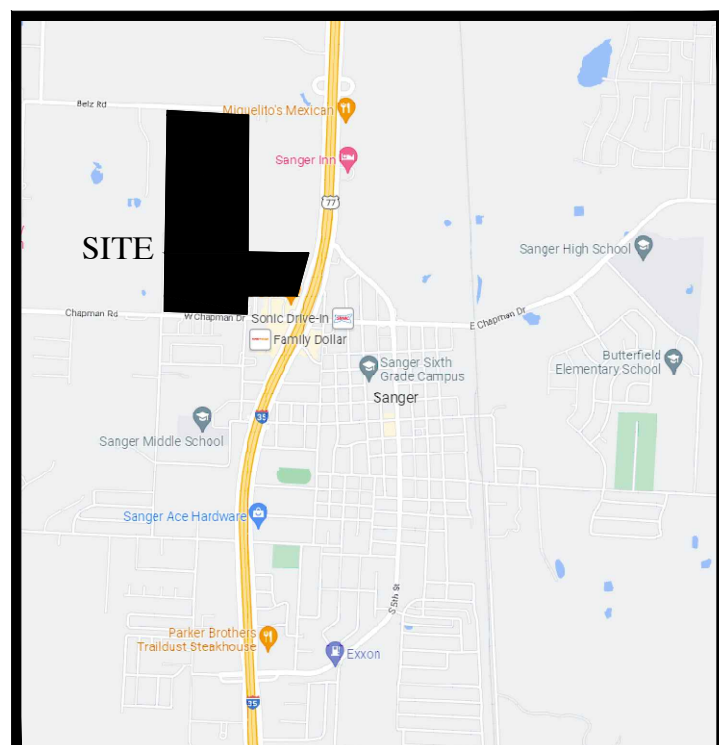
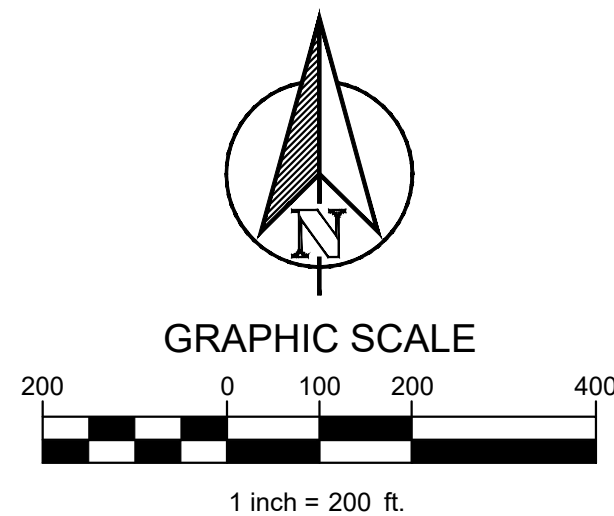
Legend: P = Permitted C = Conditional SUP = Special Use Permit

PERMITTED USES				
	RESIDENTIAL	NON-RESIDENTIAL	OPEN SPACE	MINIMUM PARKING REQUIREMENT ¹
OFFICE				
Offices		P		3:1,000 SF
RECREATION AND ENTERTAINMENT				
Country Club with Golf Course		P	P	1:300 SF
Nightclub		P		1:100 SF
Park, Playground, or Golf Course	P	P	P	Golf course 9.8 per hole; otherwise none
Private Club, Lodge, or Fraternal Organization		P		1:200 SF
Recreation and Entertainment, Indoor		P	SUP	Theater – 1 per 4 seats; Bowling Alley – 6 per lane; Pool Halls and Other Commercial Amusements (Indoor) – 1:100 SF; Racquetball Court – 4 per court; Health Club – 1:200 SF
RESIDENTIAL AND LODGING				
Multi-Family	P			1.60 per dwelling unit
Single Family (attached or detached)	P			2 per dwelling unit
RETAIL AND PERSONAL SERVICE USES				
Bar		P		1:75 SF
Antique Shop		P		2:1,000 SF
Car wash		P		1:150 SF
Catering Service		P		3:1,000 SF
Daycare		P		1 per 8 students
General Personal Services (Cleaning , Laundry)		P		3:1,000 SF
General Personal Services (Copy Center)		P		3:1,000 SF
Custom and Craft Work		P		1:400 SF
Farmers Market		P		1:1,000 SF of site area
Gasoline Sales		P		1:250 SF with a minimum of 4 spaces
General Retail Store , other than listed		P		3:1,000 SF (1:400 SF for furniture sales)
Large Scale Retail		P		3:1,000 SF (1:400 SF for furniture sales)
Nursery, Garden Shop, or Plant Sales		P		3:1,000 SF for indoor portion; 1:600 SF for outdoor portion
Open Air Vending		P		None
Personal Services		P		3:1,000 SF
Restaurant		P		1:150 SF
Veterinary Clinic		C		1:400 SF
TEMPORARY				
Temporary Asphalt or Concrete Batch Plant	P	P	P	None
Temporary Construction Field Office	P	P	P	None
Temporary Construction Storage Yard	P	P	P	None
Temporary Outdoors Sales		P		None
UTILITIES, COMMUNICATIONS AND TRANSPORTATION				
Electric Utility Substation	P	P		None
Radio, TV station , Recording Studio		P		1:400 SF
Utility Lines, Towers or Metering Station	P	P	P	None
Wireless Telecommunication Facilities		P	P	None
WHOLESALE AND STORAGE				
Storage Facility		P		1:3,000 SF
OTHER				
Gas Well Drilling and Production			SUP	None

¹Fractional parking requirements shall be rounded up to the nearest whole number. Unless otherwise stated, references to square footage are to floor area.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	544.48'	5554.65'	5°36'59"	S 16°34'59" W	544.26'



LOCATION MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°48'42" W	77.60'
L2	S 01°24'37" W	178.63'
L3	S 89°01'13" E	270.00'
L4	N 00°58'47" E	300.00'
L5	N 89°01'13" W	270.00'
L6	N 00°58'47" E	98.65'
L7	S 88°56'57" E	269.84'
L8	N 01°03'03" E	322.56'
L9	N 88°56'57" W	270.24'

TEXAS REGISTRATION #14199

CLAYMOORE

ENGINEERING

1003 CENTRAL DRIVE, SUITE 4406
BEFORD, TX 76021

PHONE: 817.281.6972
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANT
Engineer MATT MOORE
P.E. No. 95813 Date 8/17/2022

MALOUF SANGER, TEXAS

EXHIBIT C

[illegible]

DESIGN:	MAM
DRAWN:	DC
CHECKED:	MAM
DATE:	8/17/2022

1

CASE NO.

PLOTTED BY: DAN CABALLERO
 PLOT DATE: 8/17/2022 11:18 AM
 LOCATION: Z:\PROJECTS\PROJECTS 2022-185 MALOUF SANGER\CADD\BASE\EXHIBIT C REV.DWG
 LAST SAVED: 8/17/2022 11:04 AM

EXHIBIT D
METES & BOUNDS

Being a 131.82 acre tract or parcel of land situated in the Henry Tierwester Survey, Abstract Number 1214 in the City of Sanger, Denton County, Texas and being all of a called 50 acre tract of land described in the deed to PAC Group, LTD., recorded in Volume 4880, Page 2632 of the Real Property Records of Denton County, Texas and being a portion of a called 61.598 acre tract of land described in the deed to PAC Group, LTD., recorded in Volume 4759, Page 632 of the Real Property Records of Denton County, Texas and being a portion of a called 26.385 acre tract of land described in the deed to John Porter Auto Sales, Inc., recorded in Volume 1330, Page 277 of the Real Property records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found at the Northeast corner of said 50 acre tract and the common Northwest corner of a called 2.501 acre tract of land described in the deed to Daniel Raymond Wolfe and Brianna Lynn Wolfe, recorded in Document Number 2021-21494 of the Official Records of Denton County, Texas and being in Belz Road;

THENCE South 01°00'05" West, with the East line of said 50 acre tract and the common West line of said 2.501 acre tract, passing at a distance of 655.80 feet a 3/8" iron rod found at the Southwest corner of said 2.501 acre tract and the common Northwest corner of a called 10.42 acre tract of land described in the deed to M & G sanger Real Estate, LLC., recorded in Document Number 2019-27076 of the Official Records of Denton County, Texas, continuing on said course and with the East line of said 50 acre tract and the common West line of said 10.42 acre tract, passing at a distance of 1017.17 feet a 1/2" iron rod found at the Southwest corner of said 10.42 acre tract and the common Northwest corner of a called 30.96 acre tract of land described in the deed to Holt Texas, LTD., recorded in Document Number 2013-71958 of the Official Records of Denton County, Texas, continuing on said course and with the East line of said 50 acre tract and the common West line of said 30.96 acre tract a total distance of 1561.92 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southeast corner of said 50 acre tract and the common Northeast corner of said 61.598 acre tract;

THENCE South 00°48'52" West, with the East line of said 61.598 acre tract and the common West line of said 30.96 acre tract, a distance of 563.24 feet to a 1/2" iron rod found at the Southwest corner of said 30.96 acre tract and the common Northwest corner of said 26.385 acre tract;

THENCE South 88°37'28" East, with the North line of said 26.385 acre tract and the common South line of said 61.598 acre tract, passing a capped 5/8" iron rod stamped "TXDOT ROW MON" found at a distance of 1122.76 feet and continuing on said course a total distance of 1186.11 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 26.385 acre tract and the common Southeast corner of said 61.598 acre tract and being in the West Right-of-Way line of Interstate Highway I-35/ U.S. Highway 77/North Stemmons Street (a variable width right-of-way);

THENCE South 08°17'12" West, with the East line of said John Porter Auto Sales tract and the common West right-of-way line of said Interstate Highway I-35 East, a distance of 57.19 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of a called 0.3585 acre tract of land described as parcel 145 in the deed to the State of Texas, recorded in Document Number 2020-172411 of the Official Records of Denton County, Texas;

THENCE North 89°38'41" West, with the North line of said parcel 145, passing a capped 5/8" iron rod stamped "TXDOT ROW MON" found at the Northwest corner of said parcel 145 at a distance of 63.47 feet and continuing with the North line of the remainder of a tract of land described in the deed to Stephen L. Martin & Gary L. Martin, recorded in Document Number 96-0044292 of the Official Records of Denton County, Texas and continuing on said course a total distance of 87.41 feet to a 2" metal post found at the Northwest corner of said Martin Tract;

THENCE South 08°57'38" West, with the West line of said Martin tract, a distance of 247.92 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said Martin tract and the common Northwest corner of the remainder of a tract of land described as "TRACT II" in the deed to Hazel Martin, recorded in Volume 2163, Page 47 of the Official Records of Denton County, Texas;

THENCE South 18°48'25" West, with the West line of said "TRACT II", a distance of 198.82 feet to a 1/2" iron rod found at the Southwest corner of said "TRACT II";

THENCE South 81°33'29" East, with the South line of said "TRACT II", passing a 5/8" iron rod with cap stamped "TXDOT ROW MON" found at the Southwest corner of a called 0.0135 acre tract of land described as parcel 144 in the deed to the State of Texas, recorded in Document Number 2020-74514 of the Official Records of Denton County Texas at a distance of 41.31 feet and continuing on said course and with the South line of said parcel 144 a total distance of 83.58 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southeast corner of said parcel 144 and in the East line of said 26.385 acre tract and the common West right-of-way line of said Interstate Highway I-35;

THENCE with the East line of said 26.385 acre tract and the common West right-of-way line of said Interstate Highway I-35 the following courses and distances;

South 19°40'28" West, a distance of 47.78 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

With a curve to the right having a radius of 5554.65 feet, a delta angle of 05°36'59", a chord bearing of S 16°34'59" W, a chord length of 544.26 feet, and an arc length of 544.48 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of a called 0.1483 acre tract of land described as parcel 131 in the deed to the State of Texas, recorded in Document Number 2020-44894 of the Official Records of Denton County, Texas;

THENCE North 70°40'52" West, with the North line of said parcel 131, passing a capped 5/8" iron rod stamped "TXDOT ROW MON" found at the Northwest corner of said parcel 131 at a distance of 36.78 feet and continuing on said course and with the North line of Lot 1, Block A of Foodmaker Addition an addition to the City of Sanger, recorded in Cabinet P, Page 105 of the Plat Records of Denton County, Texas and the North line of an Access Driveway, Utility & Signage Easement-Annex "4", recorded in Document Number 98-R0061221 of the Official Records of Denton County, Texas, a total distance of 233.60 feet to a called 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of said Access Driveway, Utility & Signage Easement-Annex "4";

THENCE South 20°05'13" West, with the West line of said Access Driveway, Utility & Signage Easement-Annex "4", a distance of 30.70 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of Potter Addition an addition to the City of Sanger, recorded in Cabinet U, Page 76 of the Plat Records of Denton County, Texas;

THENCE North 69°54'47" West, with the North line of said Potter Addition, a distance of 55.48 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

THENCE North 88°36'29" West, with the North line of said Potter Addition, passing a capped 1/2" iron rod stamped "ISBEL ENGR" found at the Northwest corner of Potter Addition and the common Northeast corner of Isbell Addition an addition to the City of Sanger, recorded in Cabinet Y, Page 669 of the Plat Records of Denton County, Texas at a distance of 194.58 feet and continuing on said course and with the North line of said Isbell Addition a total distance of 419.32 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of said Isbell Addition and in the East line of Sanger Exchange West-Section One an addition to the City of Sanger, recorded in Cabinet E, Page 280 of the Plat Records of Denton County, Texas;

THENCE North 01°13'52" East, with the East line of said Sanger Exchange West-Section One, a distance of 9.80 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said Sanger Exchange West-Section One;

THENCE North 88°21'17" West, with the North line of said Sanger Exchange West-Section One, a distance of 221.87 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of said Sanger Exchange West-Section One and being in the West line of said 26.385 acre tract and in the common East line of said 61.598 acre tract;

THENCE South 01°26'23" West, with the East line of said 61.598 acre tract and the common West line of said Sanger Exchange West, Section One, a distance of 180.60 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the North line of O'Reilly Addition an addition to the City of Sanger, recorded in Document Number 2020-71 of the Plat records of Denton County, Texas;

THENCE North 88°48'42" West, with the North line of said O'Reilly Addition, a distance of 77.60 feet to a 1/2" iron rod found at the Northwest corner of said O'Reilly Addition;

THENCE South 01°24'37" West, a distance of 178.63 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the South line of said 61.598 acre tract and the common North line of Farm to Market Road 455;

THENCE North 88°49'25" West, with the South line of said 61.598 acre tract and the common North line of said Farm to Market Road 455, a distance of 1307.41 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 61.598 acre tract;

THENCE North 00°58'47" East, with the West line of said 61.598 acre tract and the common East line of a called 95 acre tract of land described in the deed to Jackson Jay Marshall, recorded in Document Number 2013-133569 of the Official Records of Denton County, Texas, a distance of 724.59 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of a called 1.86 acre tract of land described in the deed to John W. Porter, recorded in Document number 96-R0026290 of the Real Property Records of Denton County, Texas;

THENCE South 89°01'13" East, with the South line of said 1.86 acre tract, a distance of 270.00 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southeast corner of said 1.86 acre tract;

THENCE North 00°58'47" East, with the East line of said 1.86 acre tract, a distance of 300.00 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 1.86 acre tract;

THENCE North 89°01'13" West, with the North line of said 1.86 acre tract, a distance of 270.00 feet to a 100-D nail found at the Northwest corner of said 1.86 acre tract and being in the West line of said 61.598 acre tract and the common East line of said 95 acre tract;

THENCE North 00°58'47" East, with the West line of said 61.598 acre tract, a distance of 98.65 feet to a capped 1/2" iron rod stamped "KAZ" found at the Southwest corner of a called 2.00 acre tract of land described in the deed to the City of Sanger, recorded in Document Number 2015-146437 of the Official Records of Denton County, Texas;

THENCE South 88°56'57" East, with the South line of said 2.00 acre tract, a distance of 269.84 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southeast corner of said 2.00 acre tract;

THENCE North 01°03'03" East, with the East line of said 2.00 acre tract, a distance of 322.56 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 2.00 acre tract;

THENCE North 88°56'57" West, with the North line of said 2.00 acre tract, a distance of 270.24 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of said 2.00 acre tract and being in the West line of said 61.598 acre tract;

THENCE North 00°58'47" East, with the West line of said 61.598 acre tract and the West line of said 50 acre tract and the common East line of Meadow Land Addition an addition to the City of Sanger, recorded in Cabinet F, Page 80 of the Plat Records of Denton County, Texas, a distance of 2048.28 feet to a 1/2" iron rod found at the Northwest corner of said 50 acre tract and being in Belz Road;

THENCE South 88°32'48" East, with the North line of said 50 acre tract, a distance of 1394.87 feet to the **POINT OF BEGINNING** and containing 131.82 acres of land more or less.



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

ZONING CHANGE/SUP APPLICATION

☒

Zoning Change



Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Matt Moore	Name: John Porter
Company: ClayMoore Engineering, Inc.	Company: John Porter Auto Sales Inc.
Address: 1903 Central Dr. #406	Address: 1809 Hinkle Dr. #100
City, State, Zip Bedford, TX 76021	City, State, Zip Denton, TX 76201-1768
Phone: 817.281.0572	Phone:
Fax:	Fax:
Email: matt@claymooreeng.com	Email:

Submittal Checklist

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

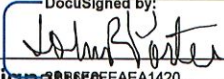

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

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

Interstate 35 Stemmons Freeway Sanger, TX 76266 Henry Tierwester Survey Abstract # 1241 - 24.37 Acres

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

AG to Planned Development

DocuSigned by:

 Owner Signature 8/15/2022
Date

 Applicant Signature 08/10/2022
Date

Office Use

	Fee
	Date

City of Sanger
201 Bolivar / P.O Box 1729
Sanger, TX 76266
940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

ZONING CHANGE/SUP APPLICATION

☒

Zoning Change



Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Matt Moore	Name: Ann Andrus
Company: ClayMoore Engineering, Inc.	Company: Pac Group Ltd.
Address: 1903 Central Dr. #406	Address: 1809 Hinkle Dr. #100
City, State, Zip Bedford, TX 76021	City, State, Zip Denton, TX 76201-1768
Phone: 817.281.0572	Phone:
Fax:	Fax:
Email: matt@claymooreeng.com	Email:

Submittal Checklist

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

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

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

1609 W. Chapman Dr. Sanger, TX 76266 Henry Tierwester Survey Abstract # 1241 - 107.45 Acres

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

AG to Planned Development

DocuSigned by:

Ann Andrus

8/15/2022

Owner Signature

Date

Matt Moore

08/10/2022

Applicant Signature

Date

Office Use

	Fee
	Date

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

LETTER OF INTENT

Malouf Interests, Inc.
Old Parkland - Freedom Place
4143 Maple Ave., Suite 325
Dallas, TX 75219

August 18, 2022

Ramie Hammonds
Director of Development Services
City of Sanger
201 Bolivar Street/PO Box 1729
Sanger, TX 76266

Ms. Hammonds:

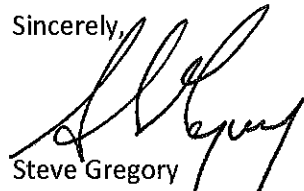
Malouf Interests, Inc. respectfully requests the rezoning of 24.37 acres along Interstate 35 known as Henry Tierwester Survey Abstract #1241 and 107.45 acres at 1609 W. Chapman Drive, Sanger, Texas 76266 into a Planned Development (PD). Both parcels of land are currently zoned for agriculture.

The development vision encompasses both residential and non-residential uses for a cohesive and complete community design. The overall master plan places commercial and retail development along the Interstate Highway 35 frontage road and along Chapman Road. This approach capitalizes on high frequency traffic and concentrates density next to major thoroughfares. Malouf plans to bring a major grocery store to anchor the retail development section and provide essential resources to the community. Residential uses include two phases of traditional multifamily and two sections single family detached homes. The residential uses gradually decrease in density and form as they transition away from the commercial area toward existing single-family homes. The first section of single-family homes abutting the multifamily will be a built-to-rent community. Residents enjoy the same quality, privacy and square footage offered to the for-sale market with the added benefit of maintenance free living. The final section of single-family homes will be offered for market rate sale.

The overall purpose of the PD is to offer cohesive design standards that elevate the overall quality of development. It also offers the intentionality of creating valuable open space and an interconnected design for vehicular and pedestrian modes of transportation between uses. A planned development also allows professionals to provide a holistic approach to engineering design across all parcels.

Thank you for your consideration to rezone the agriculture land into a master planned development to meet the City of Sanger's expansion in a comprehensive manner.

Sincerely,



Steve Gregory
Malouf Interests, Inc.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 14, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for the Replat of Lot 1, Block A of the Kwik Car Addition, and Lot 2, Block A of the Porter Addition, being 0.6748 acres located within the City of Sanger. Generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

SUMMARY:

- The applicant is proposing to create 1 commercial lot of 0.6748, from 2 previously platted tracts.
- Lot 2-R1 has approximately 80 feet of frontage on Chapman Dr.
- There was no right-of-way dedication required.
- Staff mailed out 9 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

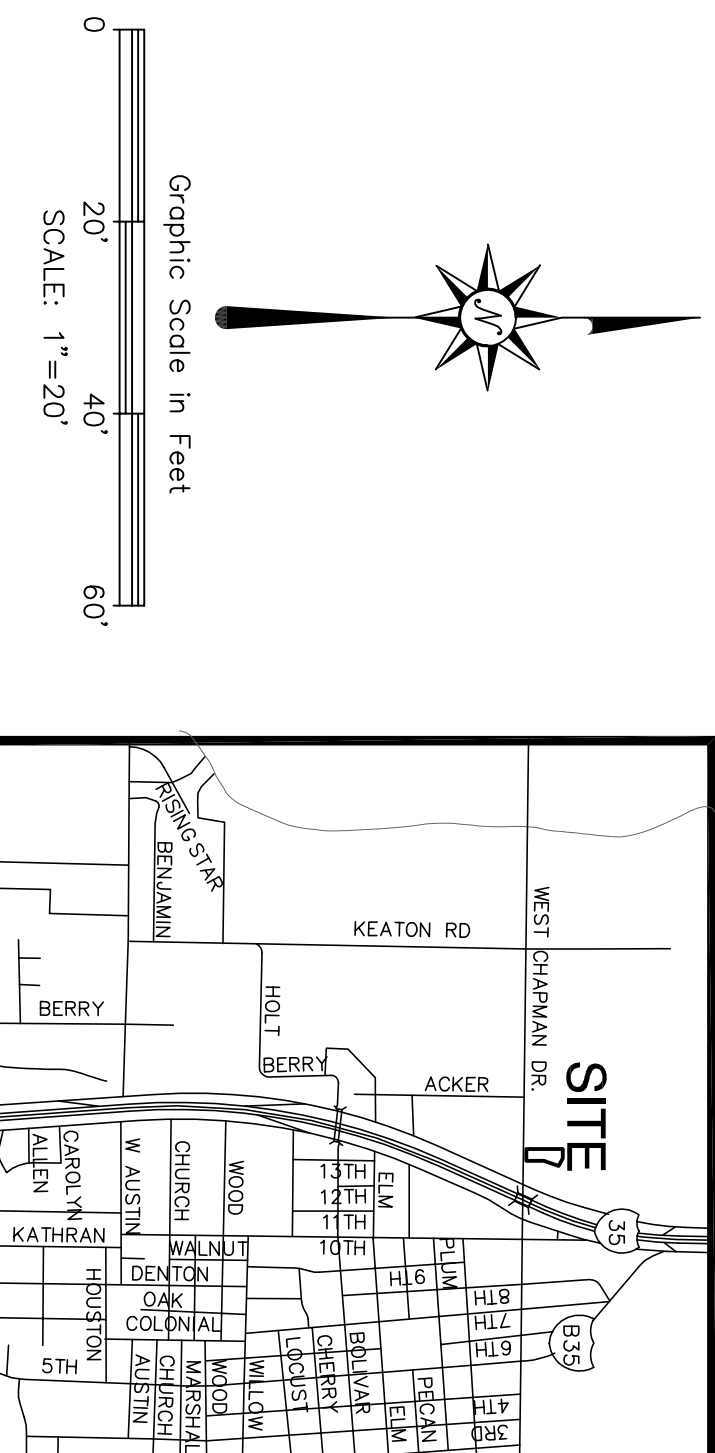
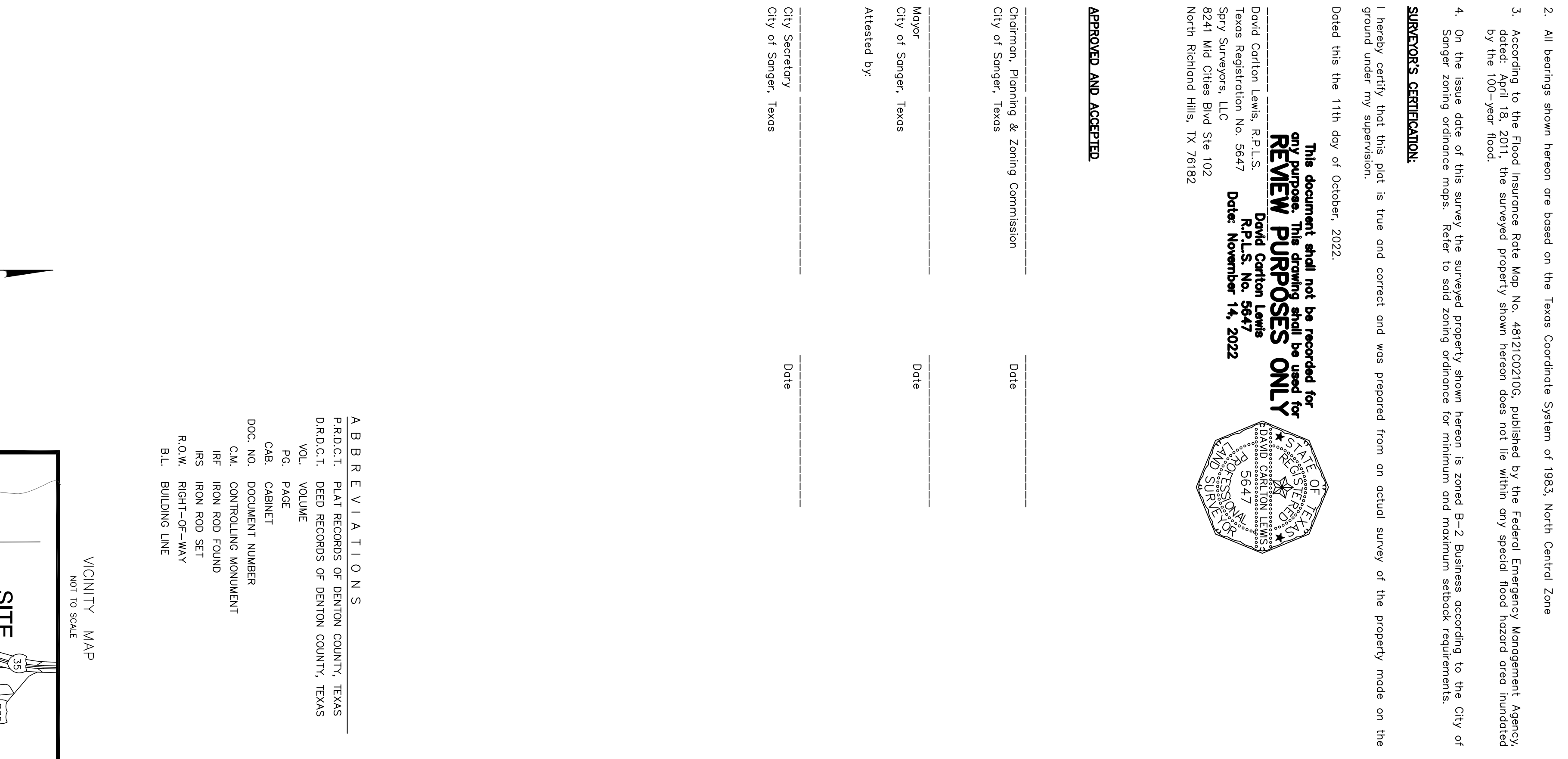
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments



REMAINDER OF 28.385 ACRES
JOHN PORTER AUTO SALES, INC.
VOL. 1330, PG. 277 D.R.D.C.T.

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone
3. According to the Flood Insurance Rate Map No. 48121C02100, published by the Federal Emergency Management Agency, dated April 18, 2011, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
4. On the issue date of this survey, the surveyed property shown hereon is zoned B-2-Business according to the City of Savage zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

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.

Dated this the 11th day of October, 2022.

This document shall not be recorded for any purpose. This drawing shall be used for **REVIEW PURPOSES ONLY**

David Carlton, Land

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182



APPROVED AND ACCEPTED

Chairman, Planning & Zoning Commission City of Songer, Texas	Date
Mayor City of Songer, Texas	Date
Attested by:	

Attested by:

City Secretary
City of Sanger, Tex

0.632 ACRE
FUELCON MANAGEMENT, LLC
DOC. NO. 2007-18004
D.R.D.C.T.

REMAINDER OF LOT 1,
BLOCK A, KWIK KAR ADDITION
CAB. P, SLIDE 169
P.R.D.C.T.

LOT 1R, BLOCK A
KWK KAR ADDITION
0.6748 ACRE
29,392 SQ.FT.

$$\begin{aligned} LD &= 00'43'07'' \\ R &= 1452.00' \\ CHB &= S\ 87^{\circ}38'28''\ W \\ CHD &= 18.21' \\ A &= 18.21' \end{aligned}$$

$\Delta D = 01^{\circ}50'19''$
 $R = 1548.00'$
 $CHB = S\ 88^{\circ}12'03''\ W$
 $CHD = 49.67'$
 $A = 49.67'$

ABBREVIATIONS	
APPEND.	PLAY RECORDS OF DENTON COUNTY, TEXAS
INDIC.	DEED RECORDS OF DENTON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLINE MONUMENT
IRP	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT-OF-WAY
BL.	BUILDING LINE

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS SPC RC Funding IV LLC is owner of all that certain 0.5748 of an acre of land, by virtue of the deed recorded in Document Number 2021-177559 in the Deed Records of Denton County, Texas (D.R.D.C.T.), which is all of lot 2, Block A, Porter Addition, recorded in Cabinet U, Slide 78 in the Plat Records of Denton County, Texas (P.R.D.C.T.), and the remainder of lot 1, Block A, Kwik Kar Addition, recorded in Cabinet P, Slide 169 P.R.D.C.T., in the Henry Thiermeister Survey, A-1241, City of Singer, Denton County, Texas and more particularly described by metes and bounds as follows: (All hearings hereon are based on the Texas Coordinate System of 1983, North Central)

Commoning at a $1/27^{\circ}$ iron rod with a cop found for the northwest corner of Lot 1, Block A, Porter Addition. Then South Commoning to the northwest corner of Lot 1, Block A, Isbell Addition, recorded in Cabinet V, Slide 669 P.R.C.T. Then South Commoning at a $1/27^{\circ}$ iron rod with a cop slumped SPRY 56427 set for the POINT OF BEGINNING and the northeast corner of the herein described tract, common to the common north corner of said Lot 1 and Lot 2, Block A, Porter Addition.

THENCE South 88° 34' 48" East - 77.56' to a 1/2" iron rod with cap stamped "EAGLE" found for a point for corner;
THENCE South 89° 53' 06" East - 55.48' to an "X" found in concrete for the northeast corner of the herein described tract. In the south line of the 30' Driveway, Utility and Signage Easement recorded in Volume 4132, Page 140 D.R.C.T. from which a 1/2" iron rod with a cap stamped "EAGLE" found for the northwest corner of said 30' Driveway, Utility and Signage Easement bears North 20° 09' 10" East - 30.88'

distance of 154.92' found 1/2" iron rod, continuing for a little distance of 155.76' to a point for corner;

THENCE South 01° 22' 06" West, continuing along the west line of said 30 Doroque, Utility and Signore Easement, passing a distance of 4.46', a 1/2" iron rod found for the common east corner of said lot 2, Block A, Porter Addition, and said lot 1, Block A, Porter Addition, continuing for a total distance of 137.94' to an "X" found in concrete for the most westerly southeast corner of the herein described tract, common to the northeast corner of Texas Department of Transportation (TXDOT) Parcel 81, 2.07' square feet, recorded in Document Number 2020-76257 D.R.C.I., and in the north right-of-way line of West Chapman Drive (R.O.W. Varies):

THENCE along the north right-of-way line the following courses and distances:

South 46° 20' 02" West - 1/.34 to a "v" in concrete set for the most southerly southeast corner of the herein described tract, which is a point on a curve to the left, having a central angle of 01° 50' 19", a radius of 1548.00' and a chord bearing and distance of South 88° 12' 03" West - 49.67';

Along said curve to the left, an arc distance of 43.67' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the Point of Reverse Curvature of a curve to the right, having a central angle of 00° 43' 07", a radius of 1452.00', and a chord bearing and distance of South 87° 38' 28" West - 18.21';

THENCE North 07° 27' 26" East — 319.50' to the POINT OF BEGINNING and containing 0.6748 of an acre (29,392 square feet) of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

[illegible]

WITNESS MY HAND this _____ day or _____, 20 ____

BY: SCF RC Funding IV LLC, a Delaware limited liability company

Signature _____

Printed Name _____

Title _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a notary public for the State of _____, on this day appeared _____, known to me to be the person and officer 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 on ____ day of _____, 20__.

Expiration Date: _____ Signed _____
NOTARY PUBLIC IN AND FOR

PURPOSE OF REPLAT

The Purpose of this replat is to combine two existing lots, the remainder of Lot 1, Block A, Kwik Kar Addition and all of Lot 2, Block A, Porter Addition, into a single commercial lot.

[illegible]

A REPLAT OF THE REMAINDER OF LOT 1,
BLOCK A, KWIK KAR ADDITION AND ALL OF
LOT 2, BLOCK A, PORTER ADDITION
IN THE HENRY TERWESTER, A - 1241
CITY OF SANGER, DENTON COUNTY, TEXAS
OCTOBER 2022

OWNER: SCF RC Funding IV LLC
902 Carnegie Center Blvd.
Suite 250
Princeton, NJ, 08540-6530



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

SUBDIVISION APPLICATION

<input type="checkbox"/>	Preliminary Plat Minor Plat
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<input checked="" type="checkbox"/>	Final Plat/Replat Amended Plat
-------------------------------------	--------------------------------------

<input type="checkbox"/>	Vacating Plat Conveyance Plat
--------------------------	-------------------------------------

Applicant		Owner (if different from applicant)	
Name:	Sami Hage	Name:	AJ Peil
Company:	Grease Monkey International, LLC	Company:	SCF RC Funding IV LLC
Address:	5575 DTC Parkway, Ste 100	Address:	902 Carnegie Center; Suite 520
City, State, Zip:	Greenwood Village, CO 80111	City, State, Zip:	Princeton, NJ 08648
Phone:	1-800-822-7706	Phone:	609 - 436-0625
Fax:	303-308-5906	Fax:	
Email:	shage@fullspeedautomotive.com	Email:	apeil@essentialproperties.com

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: ___/___/___)
<input type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input type="checkbox"/>	Application Form (Signed by Owner)
<input type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input type="checkbox"/>	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): _____

SCF RC Funding IV LLC

By: Essential Properties, L.P., its Manager / By: Essential Properties OP G.P., LLC, its General Partner

[Signature]

Owner's Signature Peter M. Mavoides, President & CEO

10/26/2022

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services ___/___/___

<input type="checkbox"/>	Complete (Check # _____)
<input type="checkbox"/>	Incomplete (Returned to Applicant ___/___/___)

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

940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

Effective Date: 02/11/2020

Spry Surveyors

Memo

To: City of Sanger
From: David Lewis
Date: 11-14-2022
Re: Letter of Intent – 1401 W. Chapman Drive 22SANZON-0060

Subdividers name and address:

SCF RC Funding IV LLC
902 Carnegie Center Blvd. Suite 250
Princeton, NJ, 08540-6530

Contact information for person preparing the submitted documents:

David Lewis
Spry Surveyors
8241 Mid-Cities Blvd., Suite 102
North Richland Hills, TX 76182
Office: 817-776-4049
Email: david@sprysurveyors.com

Designated point of contact for future correspondence: David Lewis

The intent of plat application:

The Purpose of this replat is to combine two existing lots, the remainder of Lot 1, Block A, Kwik Kar Addition and all of Lot 2, Block A, Porter Addition, into a single commercial lot.

Description of property location, acreage, intend use:

Existing Kwik Kar (oil change/auto care) located at 1401 W. Chapman (Lot 1, Block A, Kwik Kar Addition, less TXDOT R.O.W. dedication), combining with vacant property to the north (Lot 2, Block A, Porter Addition), into a single commercial lot, total acreage 0.6748. Reason for replat is future expansion of the existing facility.

Request that the plat be review and considered by the City of Sanger



DATE: 13/30/2022

1st REVIEW COMMENTS – Replat Plat (Kwik Car Addition)

The request is for a Replat of the Kwik Car Addition Lot 1, Block A, and the Porter Addition Lot 2, Block A, creating one lot of the Kwik Car Addition platting Lot 1R, Block A, being approximately 0.6478 acres, prepared by Spry Surveyors, LLC, submitted on 11/16/2022. 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 centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of way on both sides of centerline.
2. Provide a signed and notarized copy of private restrictions (if any), that is filed for record in the office of the County Clerk.
3. List complete date of preparation and subsequent revisions.
4. Add all standard plat notes from checklist.
5. List the address and phone number of utility providers.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, December 12, 2022, and for the City Council meeting on Tuesday, January 3, 2023.



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

November 28, 2022
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: **Kwik Kar – RePlat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Kwik Kar Replat located at 1401 W. Chapman Drive and is within the City of Sanger City limits. The replat was prepared by Spry Surveyors, LLC and is dated November 14, 2022.

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

1. The existing Plat for Lot 1R (Cab U Page: 76) shows a 20' Building Line from the 30' access easement to the south. This existing Building line does not appear to be necessary since Building lines are from the property line and the 30' access & Utility easement will prevent a building from being constructed in this area.
2. The existing Plat for Lot 1R (Cab U Page: 76) shows a 25' Building Line from the eastern 30' driveway, Utility and Signage Easement. This Building line as shown on the existing plat is required for a parcel with a side yard adjacent to roadway right of way. This is not the case. Building Setback to be shown as 10' from the property line.
3. Provide 10' Building line along the western property line.
4. It appears the 24' Access Easement is not being used. Existing curbs and grading will not allow for connection. Abandon the 24' Access Easement on this plat.

The Surveyor/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

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

Steven D. Templer, P.E.

Attachments: markups



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 12, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

SUMMARY:

- The applicant is proposing to create 47 residential lots from one unplatted tract.
- This site is located on the west side of Metz Road at the intersection of Metz Road and View Road.
- The lots range in size from 1.00 acres to 3.00 acres.
- The subdivision would have two entrances from Metz Road.
- Variances were granted to not require sidewalks, to not require street lighting, to construct to residential estate street requirements, and to allow drainage to cross more than one lot before being directed to the street.
- The lots 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.
- With the granted variances the plat conforms to the City of Sanger subdivision ordinance.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

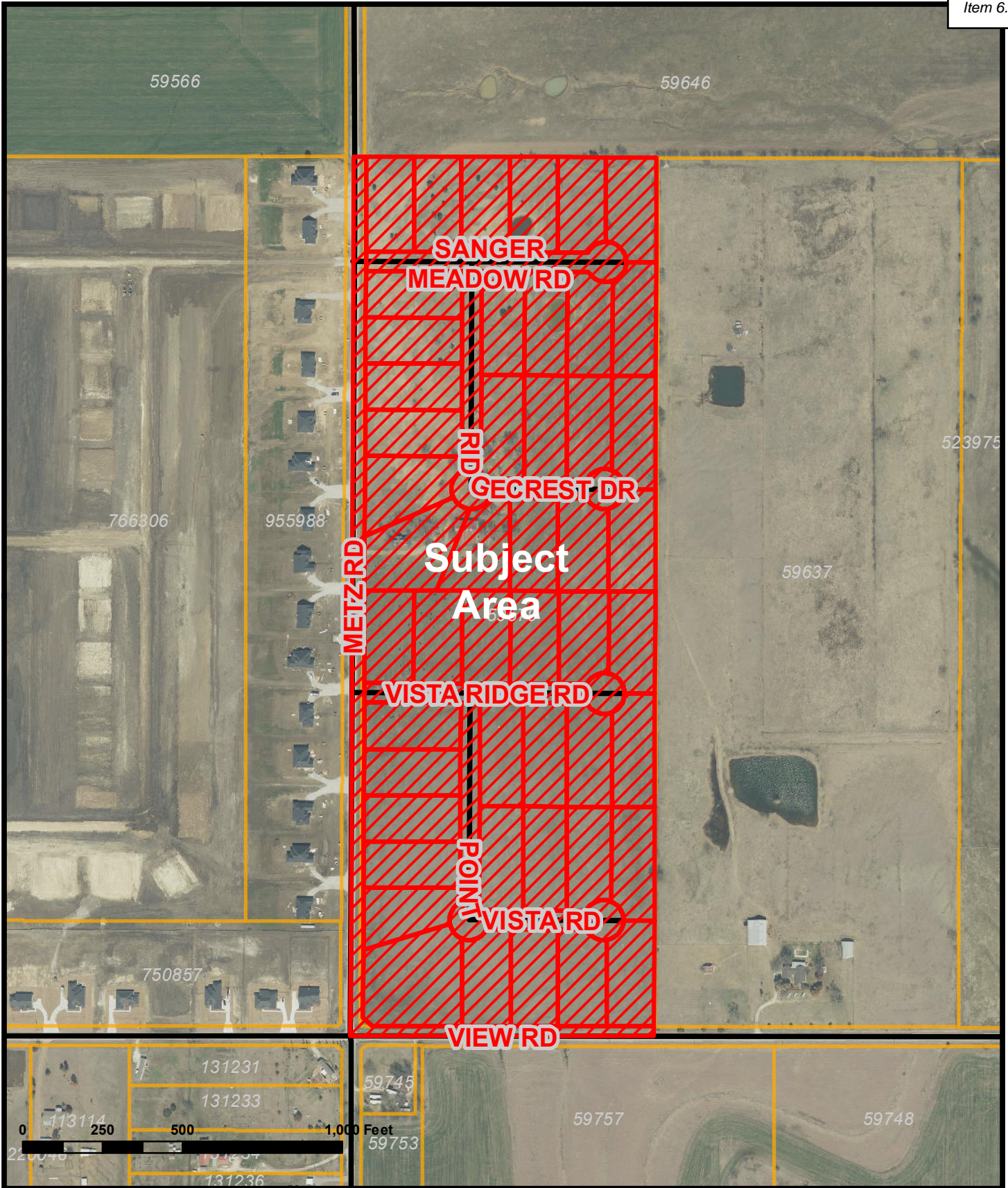
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



Project Name: Metz/View Addition
Preliminary Plat
Project: 22SANZON-0063

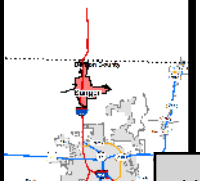


City Limits



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: 11/20/2022 3:38:12 PM
Doc Name: 22SANZON-0063_MetzViewAddn_PrelimPlat



STATE OF TEXAS
COUNTY OF DENTON

OWNER'S CERTIFICATION

WHEREAS, EDWARD F. WOLSKI, the undersigned owner of the land shown on this plat situated in the William Mason Survey, Abstract Number 801, Denton County, Texas, and being a part of a tract of land described in the deed to Edward F. Wolski, recorded in Document Number 2017-154565, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of the herein described tract, same being near the intersection of the centerline of Metz Road and the centerline of View Road; THENCE North 00 degrees 13 minutes 10 seconds East, along said centerline of Metz Road, a distance of 2,754.51 feet to a mag nail found at the Northwest corner of said herein described tract, same being the Southwest corner of the remainder of Wolski tract of land;

THENCE South 89 degrees 48 minutes 18 seconds East, departing said centerline of Metz Road, a distance of 947.44 feet to a 1/2 inch iron rod found for the Northeast corner of said herein described tract, same being the Northwest corner of a tract of land described in a deed to Calvin K. Millhoborg and Joan D. Millhoborg, recorded in Volume 558, Page 159, Deed Records, Denton County, Texas;

THENCE South 00 degrees 09 minutes 13 seconds West, along the common line of said herein described tract and said Millhoborg tract, a distance of 2,750.96 feet to a mag nail set stamped "K&Z SURVEYING" for the Southeast corner of said herein described tract, same being near the centerline of said View Road; THENCE South 89 degrees 58 minutes 51 seconds West, departing said common line and along said centerline of View Road, a distance of 990.61 feet to the POINT OF BEGINNING and containing 2,612.407 square feet or 59.97 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Edward F. Wolski, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1-23, Block A and Lots 1-24, Block B of Metz/View 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.

BY: _____ DATE _____
EDWARD F. WOLSKI, OWNER

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 EDWARD F. WOLSKI, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

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 "K&Z" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, # 5312 DATE _____

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 _____, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS, _____

MY COMMISSION EXPIRES _____.

I, _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY FOR THE DRAINAGE DESIGN AND WILL DEFEND AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

APPROVED FOR PREPARATION OF FINAL PLAT

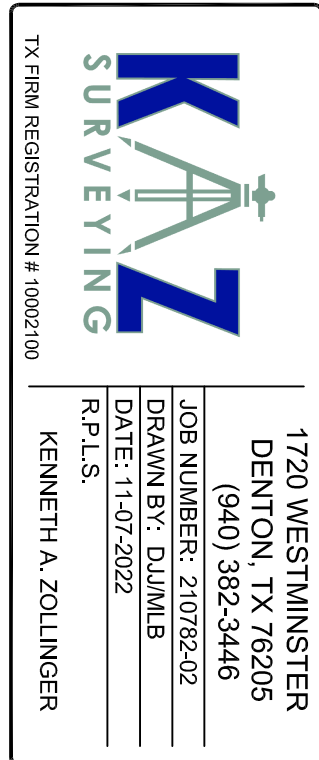
CITY OF SANGER, TX _____ DATE _____
PLANNING & ZONING COMMISSION

SURVEYOR: K&Z SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBP#LS FRM # 10002100

OWNER: EDWARD F. WOLSKI
13424 CASHS MILL RD
SANGER, TEXAS 76206
PHONE: (940) 300-0002

ENGINEER: ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBP#E FRM # 7-7898

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY



PRELIMINARY PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION
BEING 59.97 ACRES, 3.17 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRAEXTRITORIAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS



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: Allison Engineering Group	Name: Edward F. Wolski/ Randall Smith
Company: Allison Engineering Group	Company:
Address: 2415 N. Elm St	Address 13424 Cashs Mill Rd
City, State, Zip: Denton, TX 76201	City, State, Zip: Sanger, TX 76266
Phone 940-380-9453	Phone: 940-300-0002
Fax:	Fax:
Email: info@ae-grp.com	Email: rs@randallsmith.net

Submittal Checklist

X	Pre-Application Conference (Date: 07/ 27/ 2021)
X	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
X	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)
X	Applicable Plat Checklist (Completed)
X	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): 159579

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services / /

Complete (Check # _____)
Incomplete (Returned to Applicant _____)

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

940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

Effective Date: 02/11/2020

November 11, 2021

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Proposed SF Development
Preliminary Plat
Letter of Intent
Request for Variances from the Subdivision Ordinance

AEG No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary.

Variance Requests:

Below is a list of the variances. As the review proceeds, additional variance needs may be identified.

- 10.105 General Plat Requirements, (3) (L), Sidewalks and Bikeways
 - Request to not require sidewalks.
- 10.106 Improvements, (c) Sidewalks
 - Request to not require sidewalks
- 10.106 Improvements, (b) Street Paving (1) (A) Concrete Curb and Gutter
 - Request to not have curb and gutter.
- 10.106 Improvements, (b) Street Paving (2) (A) Residential/Local Street, Residential/Estate Street and Alley Construction



- Request to construct a Residential/Estate Street.
- 10.106 Improvements, (d) Drainage and Storm Sewer Improvements
 - Request to use borrow ditches, driveway culverts, low water crossings and road culverts in accordance with Denton County Subdivision Standards.
- 10.106 Improvements, (d) Drainage and Storm Sewer Improvements, (12) Grading and Drainage
 - Request to allow drainage patterns to remain similar to the natural drainage patterns, directing flows to and on to adjacent properties in a manner equivalent to existing conditions and patterns and to provide drainage easements on site when flows cross a second lot and proceed onto the third lot. The easements will start on the third lot. Easements will not be required for offsite drainage unless the proposed drainage conditions are not equivalent to existing; if point discharges are created where there is now sheet flow.
- 10.106 Improvements, (e) Water Systems
 - Water systems will be designed as a public water supply system in accordance with the requirements of the Bolivar Water Supply Corporation (BWSC).
- 10.106 Improvements, (f) Sanitary Sewers
 - Sanitary sewer service will be provided as On Site Sanitary Sewer Facilities (OSSF) as permitted by Denton County.

Contacts:

Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this request.

We eagerly look forward to working with the City to help shape the future of Sanger.

Respectfully Submitted,
Allison Engineering Group

Lee Allison, P.E.



DATE: 11/30/2022

1st REVIEW COMMENTS – Preliminary Plat (Metz View Addition)

The request is for a Preliminary Plat of the Metz View Addition of 47 residential lots and Lot 1X, of Block A and B, being approximately 59.97 acres, prepared by KAZ Surveying, submitted on 11/16/2022. 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. Provide the complete date of preparation and subsequent revisions. and Show the centerline of existing streets.
2. Provide 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 feature, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
3. Provide 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.
4. Provide 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').
5. Provide location of proposed fire hydrants and fire lanes.
6. Provide USPS Postmaster approved location of cluster mailboxes.
7. Provide proposed building lines with square footage.
8. Provide a table with the following information:
 - Listing of the lots with square footage, and the associated lot widths at the front building line.
 - Square footage of total building footprint and of each land use (if known)
 - Number of required and provided parking spaces
 - Required and provided total landscaped area and front yard landscaped area.
9. Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet about the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain floodplain, not that "No 100-year floodplain exists on the site" A floodplain reclamation study will be required with Final Plat if necessary.
10. The street name Ridgecrest has already been used, so that name will need to change.



Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, December 12, 2022, and the City Council meeting on Tuesday, January 3, 2023.



December 6, 2022
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: Ridgeview Addition– Drainage Study in support of the Preliminary Plat - First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a review of the drainage study and downstream assessment in support of the preliminary plat for the Ridgeview Addition development. The drainage study prepared Allison Engineering Group was received on November 21, 2022.

We have completed our review and offer the following comments. Please refer to the Denton County Subdivision Rules and Regulations dated July 2009 for drainage criteria; hereafter referred to as Criteria Manual.

General:

1. Plans and plat are reviewed separately. Please note an accepted drainage study is required prior to plat acceptance.
2. Please address comments on attached markups and provide annotated responses on markups.
3. Please include the following on the final plat: (a) provide minimum finished floor elevations 2' above pond 100-yr water surface elevation for lots adjacent to pond; (b) update private drainage easement for the pond as needed.
4. Please note, additional comments may result once additional info is provided.

Hydrology and Hydraulics:

5. Provide a comparison of existing and proposed flows at each site outfall. If flows are increased, please provide a hydraulic analysis of the receiving systems to demonstrate no adverse impacts thru the zone of influence (see additional comments on the attached markups). If obtaining permission for increases from adjacent owner, please provide documentation; include exhibits and calculations.

Address the following comments with future Drainage Study (Final Drainage Study) to support Final Plat and Construction plans:

December 6, 2022

Page 2 of 2

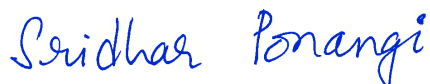
6. Provide RAS model for all proposed channels and culverts. Verify proposed channels contain the fully developed 100-yr flow with 1' freeboard. Use $n=.04$ for earthen channel. Include a RAS workmap or add RAS cross sections to the grading plans. Extend RAS model downstream of property line to establish backwater.
7. Provide RAS model for all proposed roadside ditches (Criteria Manual Section IV.3.4). Include proposed culverts and driveway culverts and verify the 100-yr fully developed flow is contained within the right of way. If not contained within ROW, additional DE must be dedicated to contain the fully developed 100-yr water surface elevation. Please note, a RAS model will be required for proposed culverts to confirm backwater, headwater, and freeboard.
8. Provide a hydraulic workmap for the RAS models.
9. Show and label proposed driveway culvert on street plan and profile. Include 100-yr HGL. Design driveway culvert to pass the fully developed 100-yr flood event. Use RAS to evaluate backwater and tailwater at proposed culverts.
10. Provide Plan and profile for all proposed channels. Show and label the fully developed 100-yr water surface profile and left and right top of bank; verify 1' freeboard. Include culverts and verify 1' freeboard to top of road.
11. Per the City variance, lot to lot drainage is only allowed across two lots before being picked up in a drainage easement. Provide side yard swales as needed to direct lot flows to the roads.
12. Concentrated flow must be taken to an acceptable outfall (storm drain or channel) or spread back to mimic existing conditions flow spread or sheet flow.
13. Please note, an updated drainage study will be required to support final plat once more detailed grading/plans are available. Update drainage/flood study as necessary to correspond to plans.

The Engineer shall revise the hydrologic study and/or 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) 764-7474.

Sincerely,

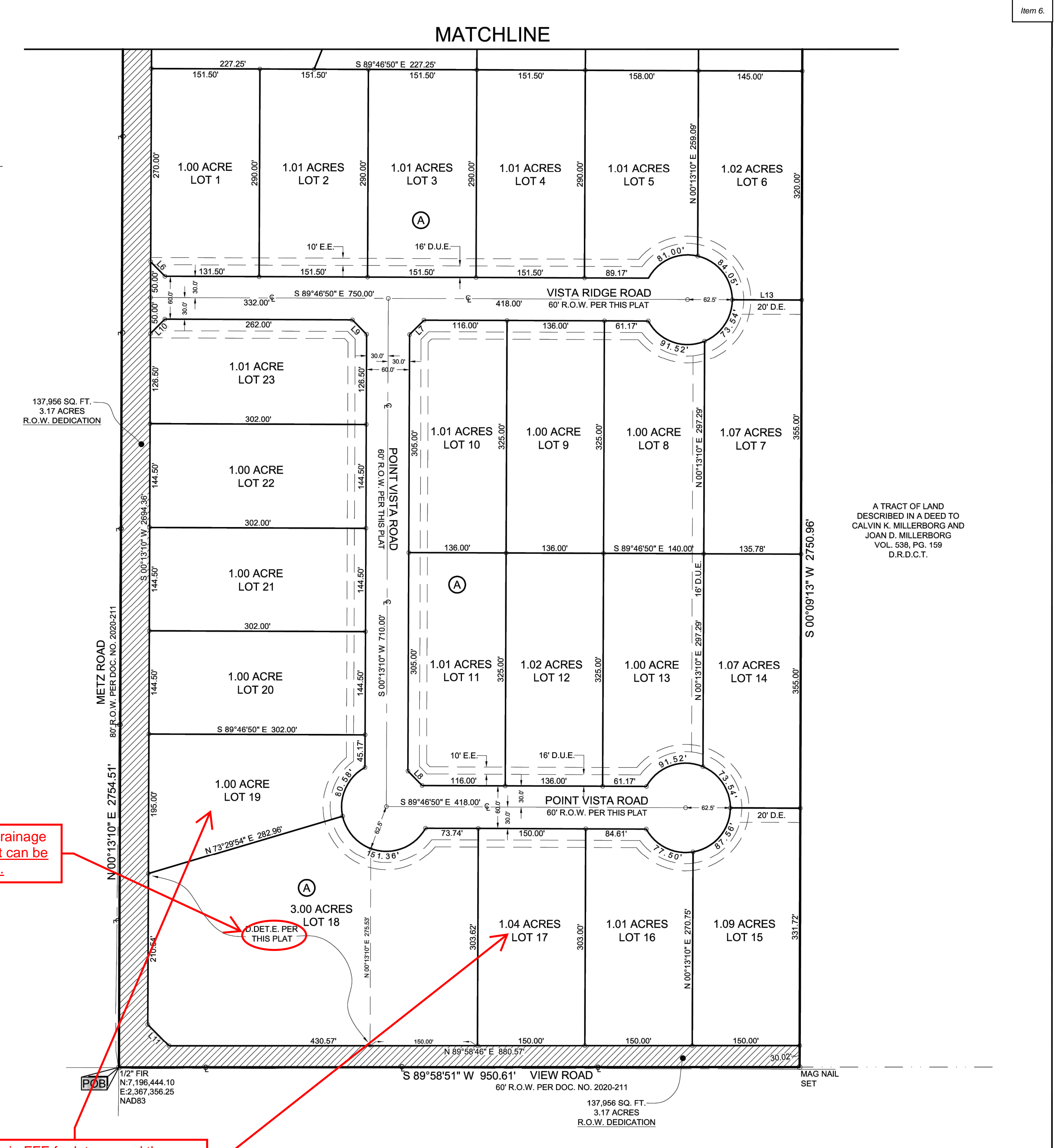
HALFF ASSOCIATES, INC.

Firm No. 0312



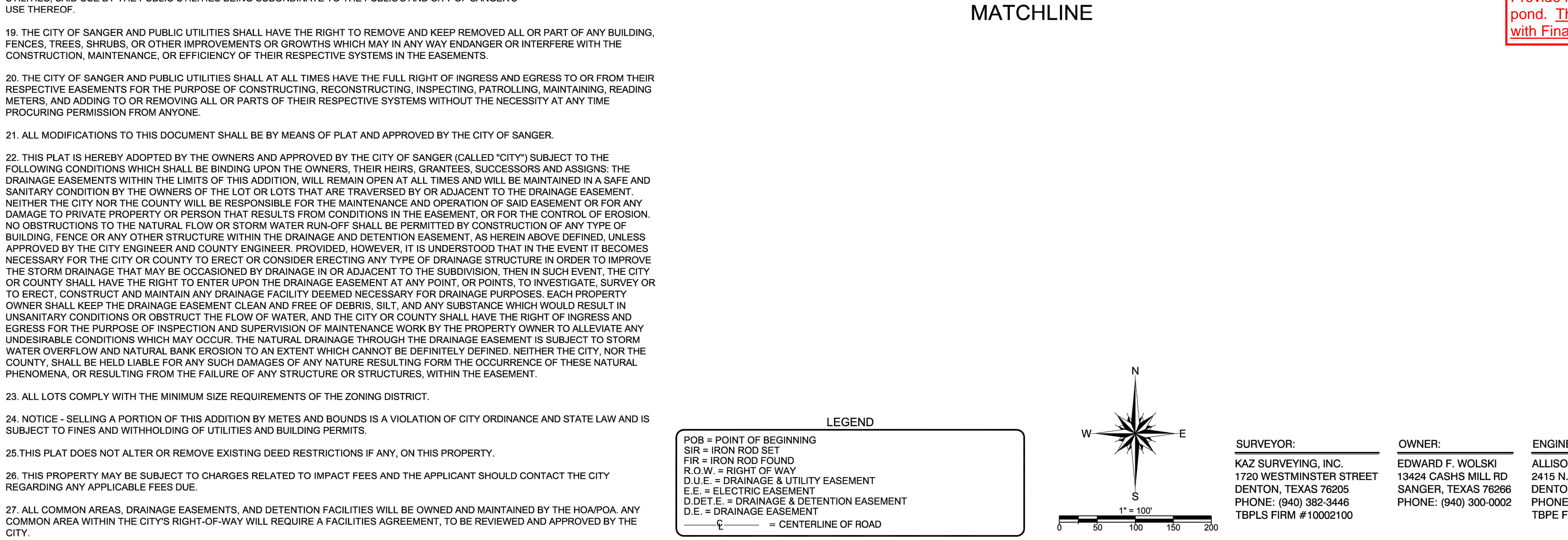
Sridhar Ponangi, P.E., CFM

Drainage Review Consultant for the City of Sanger



PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

BEING 59.97 ACRES, 3.17 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS



Plotted By: Jason Mark
Plot Date: Wednesday, November 16, 2022 4:32:20 PM
File Name: P:\Projects\IRE2101 - NE Mez - View SFRDOWG, CEP4 EXISTING DRAINAGE AREA MAP.dwg
Save Date: Wednesday, November 16, 2022 4:07:20 PM
Plot Style Table: Allison.ctb

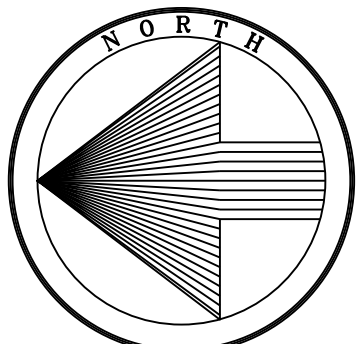
Time of Concentration																	
Drainage Basin	Flow Type	Surface Condition	Flow Distance (ft)	Elevation Change (ft)	Slope (%)	Roughness (n)	K-Value	Velocity (fps)	Channel Depth (ft)	Channel Bottom Length (ft)	Channel Angle of Embankment	Radians	Cross Sectional Area	Side Slopes (x:1)	Wetted Perimeter	Hydraulic Radius (ft)	Tc (min)
A	Sheet Flow	Grass - Dense	44	0.5	1.1%	0.24	-	0.08	-	-	-	-	-	-	-	-	8.8
	Shallow	Unpaved - Rills and Rivulets	415	8.8	2.1%	-	16.13	2.34	-	-	-	-	-	-	-	-	2.96
	Shallow	Unpaved - Rills and Rivulets	460	5	1.1%	-	16.13	1.69	-	-	-	-	-	-	-	-	4.53
	Channelized	Borrow Ditch	848	7	0.8%	0.04	-	4.50	3	2	14	0.24	42	4	26.74	1.57	3.14
Total																	19.4
B	Sheet Flow	Grass - Dense	93	4.7	5.0%	0.24	-	0.18	-	-	-	-	-	-	-	-	8.8
	Shallow	Unpaved - Rills and Rivulets	480	9.5	2.0%	-	16.13	2.28	-	-	-	-	-	-	-	-	3.51
Total																	12.3
Minimum																	15.0
C	Sheet Flow	Grass - Dense	65	1.5	2.4%	0.24	-	0.12	-	-	-	-	-	-	-	-	8.8
	Shallow	Unpaved - Rills and Rivulets	450	24	5.3%	-	16.13	3.71	-	-	-	-	-	-	-	-	2.02
	Shallow	Unpaved - Rills and Rivulets	285	7	2.5%	-	16.13	2.55	-	-	-	-	-	-	-	-	1.86
Total																	12.7
Minimum																	15.0
D	Sheet Flow	Grass - Dense	87	3.8	4.4%	0.24	-	0.17	-	-	-	-	-	-	-	-	8.8
	Shallow	Unpaved - Rills and Rivulets	551	24.5	4.4%	-	16.13	3.38	-	-	-	-	-	-	-	-	2.71
Total																	11.5
Minimum																	15.0
E	Sheet Flow	Grass - Dense	71	2.1	2.9%	0.24	-	0.13	-	-	-	-	-	-	-	-	8.8
	Shallow	Unpaved - Rills and Rivulets	279	8.5	3.0%	-	16.13	2.79	-	-	-	-	-	-	-	-	1.66
Total																	10.4
Minimum																	15.0

Please verify the calculated T_c.
Please identify the equation you are using to calculate T_c.

NOTES:
1. MINIMUM TIME OF CONCENTRATION OF 15 MINUTES USED PER CITY OF SANGER DEVELOPMENT CODE

LEGEND

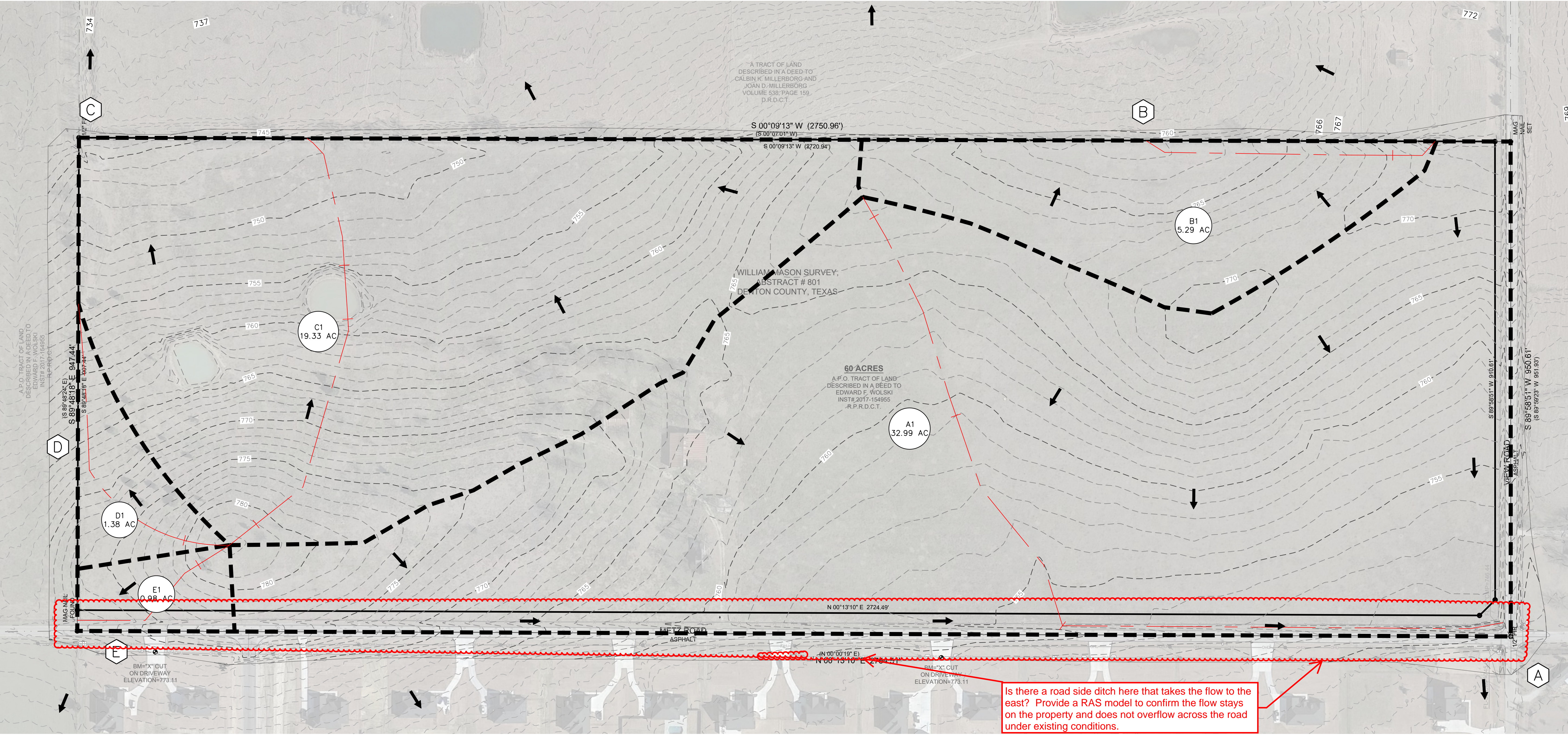
- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- DRAINAGE BOUNDARY
- TIME OF CONCENTRATION LINE
- DRAINAGE FLOW ARROW
- DRAINAGE AREA LABEL
- DESIGN POINT



CAUTION!!

EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF ANY CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

		Existing Conditions																																																
		1 Yr							2 Yr							5 Yr							10 Yr							25 Yr							50 Yr							100 Yr						
Drainage Basin	Drainage Area No.	Area (Ac.)	"C"	Time of Conc. (min.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 1 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 2 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 3 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 10 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 25 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 50 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 100 (c.f.s.)																		
A	A1	32.99	0.30	19.4	1.00	0.30	2.90	28.70	1.00	0.30	3.44	34.05	1.00	0.30	4.32	42.76	1.00	0.30	4.91	48.59	1.10	0.33	5.74	62.49	1.20	0.36	6.43	76.37	1.25	0.38	7.13	88.21																		
		32.99						28.70				34.05				42.76				48.59				62.49			76.37				88.21																			
B	B1	5.29	0.30	15	1.00	0.30	3.31	5.25	1.00	0.30	3.90	6.19	1.00	0.30	4.85	7.70	1.00	0.30	5.50	8.73	1.10	0.33	6.41	11.19	1.20	0.36	7.14	13.60	1.25	0.38	7.91	15.69																		
		5.29						5.25				6.19				7.70				8.73				11.19			13.60				15.69																			
C	C1	19.33	0.30	15	1.00	0.30	3.31	19.20	1.00	0.30	3.90	22.62	1.00	0.30	4.85	28.13	1.00	0.30	5.50	31.90	1.10	0.33	6.41	40.89	1.20	0.36	7.14	49.69	1.25	0.38	7.91	57.34																		
		19.33						19.20				22.62				28.13				31.90				40.89			49.69				57.34																			
D	D1	1.38	0.30	15	1.00	0.30	3.31	1.38	1.00	0.30	3.90	1.62	1.00	0.30	4.85	2.01	1.00	0.30	5.50	2.28	1.10	0.33	6.41	2.93	1.20	0.36	7.14	3.56	1.25	0.38	7.91	4.11																		
		1.38						1.38				1.62				2.01				2.28				2.93			3.56				4.11																			
E	E1	0.98	0.30	15	1.00	0.30	3.31	0.97	1.00	0.30	3.90	1.14	1.00	0.30	4.85	1.42	1.00	0.30	5.50	1.61	1.10	0.33	6.41	2.06	1.20	0.36	7.14	2.51	1.25	0.38	7.91	2.89																		
		0.98						0.97				1.14				1.42				1.61				2.06			2.51				2.89																			



REV. 1
REV. 2
REV. 3
REV. 4
REV. 5

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431

Texas Board of
Professional Engineers
Registration Number: F-7998

info@ae-grp.com



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LEE K. ALLISON P.E. 53647

IT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION, BIDDING, PERMITTING, ETC.

Drawn by: TMM
Checked by: LKA

INVESTMENT REAL ESTATE
CONSTRUCTION PLANS
RIDGEVIEW ADDITION
CITY OF SANGER, ETJ, DENTON COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

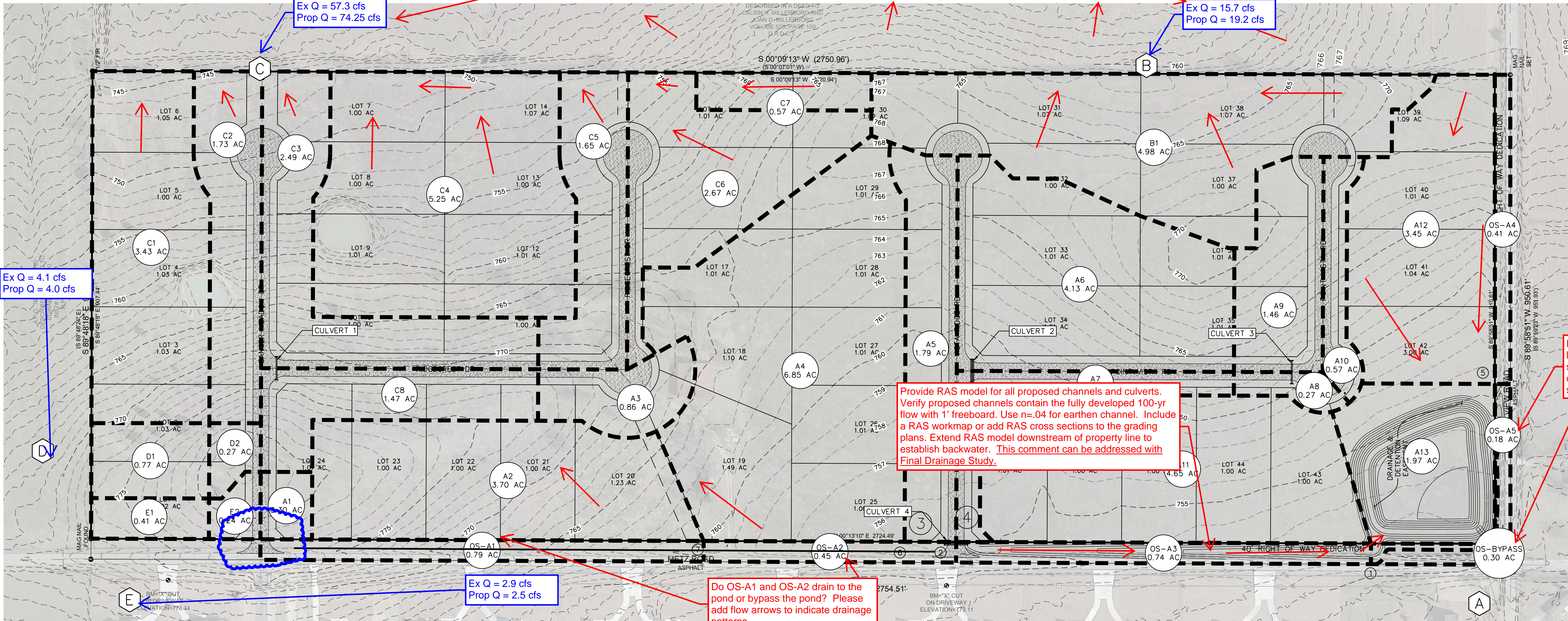
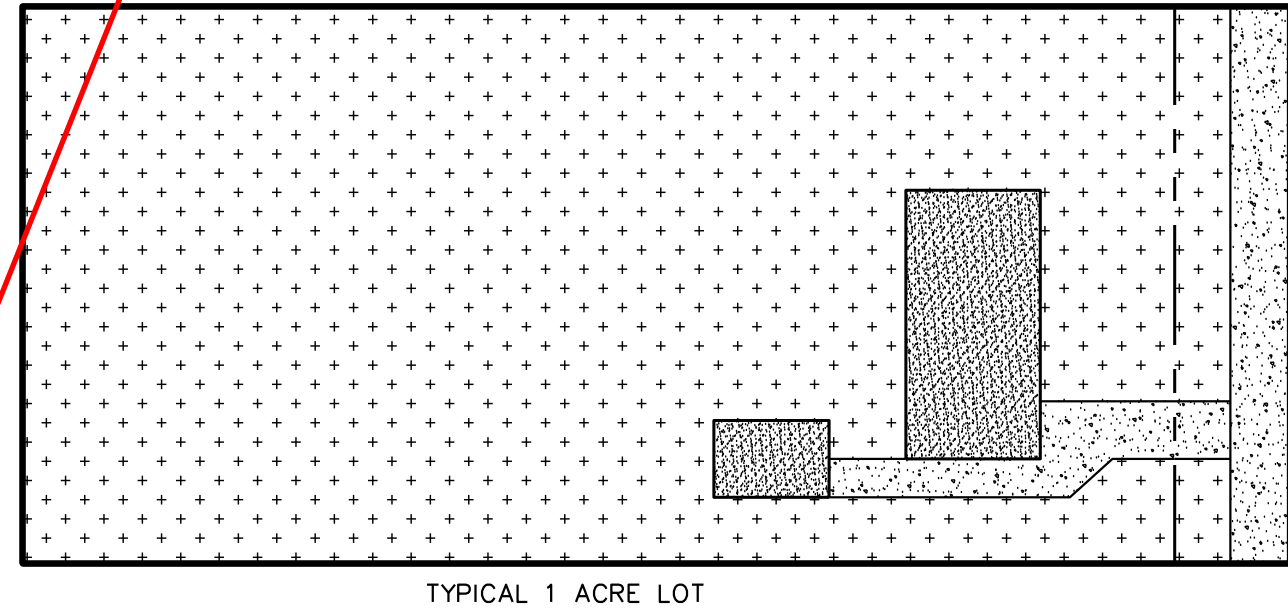
Proposed Conditions Storm																																
Drainage Basin	Drainage Area No.	Area (Ac.)	C	Time of Conc (min)	1 Yr				2 Yr				5 Yr				10 Yr				25 Yr				50 Yr				100 Yr			
					Freq. Factor	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 1 (c.f.s.)	Freq. Factor	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 2 (c.f.s.)	Freq. Factor	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 5 (c.f.s.)	Freq. Factor	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 10 (c.f.s.)	Freq. Factor	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 25 (c.f.s.)	Freq. Factor	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 50 (c.f.s.)	Freq. Factor	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 100 (c.f.s.)
A	A1	0.30	0.39	15	1.00	0.39	3.31	0.39	1.00	0.39	3.90	0.46	1.00	0.39	4.85	0.57	1.00	0.39	5.50	0.64	1.10	0.43	6.41	0.83	1.20	0.47	7.14	1.00	1.25	0.49	7.91	1.16
	A2	3.70	0.39	15	1.00	0.39	3.31	4.78	1.00	0.39	3.90	5.63	1.00	0.39	4.85	7.00	1.00	0.39	5.50	7.94	1.10	0.43	6.41	10.17	1.20	0.47	7.14	12.36	1.25	0.49	7.91	14.27
	A3	0.86	0.39	15	1.00	0.39	3.31	1.11	1.00	0.39	3.90	1.31	1.00	0.39	4.85	1.63	1.00	0.39	5.50	1.84	1.10	0.43	6.41	2.36	1.20	0.47	7.14	2.87	1.25	0.49	7.91	3.31
	A4	6.85	0.39	15	1.00	0.39	3.31	8.84	1.00	0.39	3.90	10.42	1.00	0.39	4.85	12.96	1.00	0.39	5.50	14.70	1.10	0.43	6.41	18.84	1.20	0.47	7.14	22.89	1.25	0.49	7.91	26.42
	A5	1.79	0.39	15	1.00	0.39	3.31	2.31	1.00	0.39	3.90	2.72	1.00	0.39	4.85	3.38	1.00	0.39	5.50	3.83	1.10	0.43	6.41	4.91	1.20	0.47	7.14	5.97	1.25	0.49	7.91	6.89
	A6	4.13	0.39	15	1.00	0.39	3.31	5.33	1.00	0.39	3.90	6.28	1.00	0.39	4.85	7.81	1.00	0.39	5.50	8.86	1.10	0.43	6.41	11.36	1.20	0.47	7.14	13.90	1.25	0.49	7.91	15.93
	A7	0.88	0.39	15	1.00	0.39	3.31	1.14	1.00	0.39	3.90	1.34	1.00	0.39	4.85	1.66	1.00	0.39	5.50	1.86	1.10	0.43	6.41	2.39	1.20	0.47	7.14	2.91	1.25	0.49	7.91	3.40
	A8	0.27	0.39	15	1.00	0.39	3.31	0.34	1.00	0.39	3.90	0.40	1.00	0.39	4.85	0.50	1.00	0.39	5.50	0.57	1.10	0.43	6.41	0.73	1.20	0.47	7.14	0.89	1.25	0.49	7.91	1.03
	A9	1.46	0.39	15	1.00	0.39	3.31	1.89	1.00	0.39	3.90	2.22	1.00	0.39	4.85	2.76	1.00	0.39	5.50	3.13	1.10	0.43	6.41	4.02	1.20	0.47	7.14	4.88	1.25	0.49	7.91	5.63
	A10	0.57	0.39	15	1.00	0.39	3.31	0.73	1.00	0.39	3.90	0.86	1.00	0.39	4.85	1.07	1.00	0.39	5.50	1.22	1.10	0.43	6.41	1.56	1.20	0.47	7.14	1.90	1.25	0.49	7.91	2.19
	A11	4.65	0.39	15	1.00	0.39	3.31	6.00	1.00	0.39	3.90	7.07	1.00	0.39	4.85	8.79	1.00	0.39	5.50	9.97	1.10	0.43	6.41	12.78	1.20	0.47	7.14	15.53	1.25	0.49	7.91	17.93
	A12	3.45	0.39	15	1.00	0.39	3.31	4.46	1.00	0.39	3.90	5.25	1.00	0.39	4.85	6.53	1.00	0.39	5.50	7.40	1.10	0.43	6.41	9.49	1.20	0.47	7.14	11.53	1.25	0.49	7.91	13.31
	A13	1.97	0.39	15	1.00	0.39	3.31	2.55	1.00	0.39	3.90	3.00	1.00	0.39	4.85	3.73	1.00	0.39	5.50	4.23	1.10	0.43	6.41	5.42	1.20	0.47	7.14	6.64	1.25	0.49	7.91	7.61
		30.87					39.86				46.96				58.40			66.23				84.90				103.17				125.49		119.05
OS-A	OS-A1	0.79	0.39	15	1.00	0.39	3.31	1.02	1.00	0.39	3.90	1.20	1.00	0.39	4.85	1.49	1.00	0.39	5.50	1.69	1.10	0.43	6.41	2.17	1.20	0.47	7.14	2.64	1.25	0.49	7.91	3.05
	OS-A2	0.45	0.39	15	1.00	0.39	3.31	0.58	1.00	0.39	3.90	0.68	1.00	0.39	4.85	0.85	1.00	0.39	5.50	0.97	1.10	0.43	6.41	1.24	1.20	0.47	7.14	1.50	1.25	0.49	7.91	1.74
	OS-A3	0.74	0.39	15	1.00	0.39	3.31	0.95	1.00	0.39	3.90	1.12	1.00	0.39	4.85	1.40	1.00	0.39	5.50	1.59	1.10	0.43	6.41	2.03	1.20	0.47	7.14	2.47	1.25	0.49	7.91	2.85
	OS-A4	0.41	0.39	15	1.00	0.39	3.31	0.53	1.00	0.39	3.90	0.63	1.00	0.39	4.85	0.78	1.00	0.39	5.50	0.89	1.10	0.43	6.41	1.14	1.20	0.47	7.14	1.38	1.25	0.49	7.91	1.59
		2.39					3.09				3.64				4.53			5.61				6.13				6.58				7.99		9.23
BYPASS	BYPASS	3.00	0.39	15	1.00	0.39	3.31	3.87	1.00	0.39	3.90	4.56	1.00	0.39	4.85	5.67	1.00	0.39	5.50	6.44	1.10	0.43	6.41	8.25	1.20	0.47	7.14	10.02	1.25	0.49	7.91	11.87
		3.00					3.87				4.56				5.67			6.44				8.25				10.02				12.54		14.41
		3.00					3.87				4.56				5.67			6.44				8.25				10.02				12.54		14.41
		3.00					3.87				4.56				5.67			6.44				8.25				10.02				12.54		14.41
		3.00					3.87				4.56				5.67			6.44				8.25				10.02				12.54		14.41
B	B1	4.98	0.39	15	1.00	0.39	3.31	6.43	1.00	0.39	3.90	7.58	1.00	0.39	4.85	9.42	1.00	0.39	5.50	10.68	1.10	0.43	6.41	13.70	1.20	0.47	7.14	16.64	1.25	0.49	7.91	19.21
		4.98					6.43				7.58				9.42			10.68				13.70				16.64				19.21		22.18
		4.98					6.43				7.58				9.42			10.68				13.70				16.64				19.21		22.18
		4.98					6.43				7.58				9.42			10.68				13.70				16.64				19.21		22.18
		4.98					6.43				7.58				9.42			10.68				13.70				16.64				19.21		22.18
C	C1	3.43	0.39	15	1.00	0.39	3.31	4.43	1.00	0.39	3.90	5.22	1.00	0.39	4.85	6.49	1.00	0.39	5.50	7.36	1.10	0.43	6.41	9.43	1.20	0.47	7.14	11.46	1.25	0.49	7.91	13.23
	C2	1.73	0.39	15	1.00	0.39	3.31	2.23	1.00	0.39	3.90	2.63	1.00	0.39	4.85	3.27	1.00	0.39	5.50	3.71	1.10	0.43	6.41	4.76	1.20	0.47	7.14	5.78	1.25	0.49	7.91	6.67
	C3	2.49	0.39	15	1.00	0.39	3.31	3.21	1.00	0.39	3.90	3.79	1.00	0.39	4.85	4.71	1.00	0.39	5.50	5.34	1.10	0.43	6.41	6.85	1.20	0.47	7.14	8.32	1.25	0.49	7.91	9.60
	C4	5.25	0.39	15	1.00	0.39	3.31	6.78	1.00	0.39	3.90	7.99	1.00	0.39	4.85	9.93	1.00	0.39	5.50	11.26	1.10	0.43	6.41	14.44	1.20	0.47	7.14	17.55	1.25	0.49	7.91	20.25
	C5	1.65	0.39	15	1.00	0.39	3.31	2.13	1.00	0.39	3.90	2.51	1.00	0.39	4.85	3.13	1.00	0.39	5.50	3.54	1.10	0.43	6.41	4.57	1.20	0.47	7.14	5.54	1.25	0.49	7.91	6.51
D	C6	2.67	0.39	15	1.00	0.39	3.31	3.45	1.00	0.39	3.90	4.05	1.00	0.39	4.85	5.05	1.00	0.39	5.50	5.73	1.10	0.43	6.41	7.35	1.20	0.47	7.14	8.93	1.25	0.49	7.91	10.30
	C7	0.57	0.39	15	1.00	0.39	3.31	0.73	1.00	0.39	3.90	0.86	1.00	0.39	4.85	1.07	1.00	0.39	5.50	1.21	1.10	0.43	6.41	1.56	1.20	0.47	7.14	1.89	1.25	0.49	7.91	2.18
	C8	1.47	0.39	15	1.00	0.39	3.31	1.89	1.00	0.39	3.90	2.23	1.00	0.39	4.85	2.77	1.00	0.39	5.50	3.15	1.10	0.43	6.41	4.03	1.20	0.47	7.14	4.90	1.25	0.49	7.91	5.66
		19.25					24.86				29.29				36.42			41.30				52.95				64.34				74.25		84.16
		D1	0.77	0.39	15	1.00	0.39	3.31	0.99	1.00	0.39	3.90	1.17	1.00	0.39	4.85	1.45	1.00	0.39	5.50	1.64	1.10	0.43	6.41	2.11	1.20	0.47	7.14	2.56	1.25	0.49	7.91
E	D2	0.27	0.39	15	1.00	0.39	3.31	0.35	1.00	0.39	3.90	0.41	1.00	0.39	4.85	0.52	1.00	0.39	5.50	0.59	1.10	0.43	6.41	0.75	1.20	0.47	7.14	0.91	1.25	0.49	7.91	1.05
		1.04					1.34				1.58				1.97			2.23				2.86				3.47				4.07		4.68
	E1	0.41	0.39	15	1.00	0.39	3.31	0.53	1.00	0.39	3.90	0.63	1.00	0.39	4.85	0.78	1.00	0.39	5.50	0.89	1.10	0.43	6.41	1.14	1.20	0.47	7.14	1.38	1.25	0.49	7.91	1.59
	E2	0.24	0.39	15	1.00	0.39	3.31	0.31	1.00	0.39	3.90	0.37	1.00	0.39	4.85	0.46	1.00	0.39	5.50	0.52	1.10	0.43	6.41	0.67	1.20	0.47	7.14	0.81	1.25	0.49	7.91	0.94
		0.66					0.85				1.00				1.24			1.41				1.67				2.20				2.81		3.42

NOTES:
1. MINIMUM TIME OF CONCENTRATION OF 15 MINUTES
USED PER CITY OF SANGER DEVELOPMENT CODE

What is the plan to mitigate increases on flow? If obtaining permission for increases from adjacent owner, please provide documentation; include exhibits and calculations.

Weighted "C" (Detention Volume)			
Area	sq feet	A	C
Building	3,050	0.07	0.95
Grass (Lot)	39,244	0.90	0.30
Paving (Lot)	1,208	0.03	0.95
Grass (ROW)	1,885	0.04	0.30
ROW	2,465	0.06	0.95
Sum:	47,852	1.10	Sum: 0.43
Weighted Runoff Coefficient = 0.39			
COMPOSITE WEIGHTED "C" PER TYPICAL 1 ACRE LOT			

Please use a C-value of 0.45 per the Denton County standards. See Table IV-1-4.



Provide RAS model for all proposed channels and culverts. Verify proposed channels contain the fully developed 100-yr flow with 1' freeboard. Use n=.04 for earthen channel. Include a RAS workmap or add RAS cross sections to the grading plans. Extend RAS model downstream of property line to establish backwater. This comment can be addressed with Final Drainage Study.

Please move the labels to clearly show proposed contours and structures.

Do OS-A1 and OS-A2 drain to the pond or bypass the pond? Please add flow arrows to indicate drainage patterns.

LEGEND

725
PROPERTY BOUNDARY
EXISTING CONTOUR
DRAINAGE BOUNDARY
TIME OF CONCENTRATION LINE
DRAINAGE FLOW ARROW

A
X.XX AC

X

1 ACRE LOT
GRASS

1 ACRE LOT
BUILDING

1 ACRE LOT
NON-PERVIOUS PAVEMENT

DRAINAGE AREA LABEL

DESIGN POINT

General Comments:
1. Please add directional flow arrows onsite and offsite to indicate drainage patterns.
2. Provide a comparison of existing and proposed flows at each outfall.
3. Outfalls must be taken to the flow line of the receiving ditch, normal pool of the pond (or) spread back to mimic existing conditions flow spread (or) sheet flow. This comment can be addressed with Final Drainage Study.

RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

Please use a C-value of 0.45 per the Denton County standards. See Table IV-1-4.

TYPICAL 1 ACRE LOT

REV. 1
REV. 2
REV. 3
REV. 4
REV. 5

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9433
FAX (940) 380-9431

Texas Board of Professional Engineers
Registration Number: F-7696
info@ae-grp.com



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LEE K. ALLISON P.E. 53647

IT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION, BIDDING, PERMITTING, ETC.

Drawn by:TMM
Checked by:LKA

REAL ESTATE
ITION PLANS
W ADDITION
CITY OF SANGER, ETJ, DENTON COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

Job: IRE2101
SHEET
5

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Friday, 10/21/2022

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 746.80 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Stor.
0.00	746.80	25,258	5.1
0.20	747.00	25,789	5.1
1.20	748.00	28,517	27.1
2.20	749.00	31,370	29,829
3.20	750.00	34,348	32,844
4.20	751.00	37,452	35,885

Please indicate if this information is relevant to the proposed pond and delete if not pertinent.

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= 0.00	0.00	0.00	n/a
Office Coeff.	= 0.00	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 0.00	0.00	0.00	0.00
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil. (in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	746.80	---	---	---	---	---	---	---	---	---	---	0.000
0.20	5,104	747.00	---	---	---	---	---	---	---	---	---	---	0.000
1.20	32,243	748.00	---	---	---	---	---	---	---	---	---	---	0.000
2.20	62,172	749.00	---	---	---	---	---	---	---	---	---	---	0.000
3.20	95,017	750.00	---	---	---	---	---	---	---	---	---	---	0.000
4.20	130,902	751.00	---	---	---	---	---	---	---	---	---	---	0.000

Please provide the digital files for the Hydrograph model. This comment can be addressed with Final Drainage Study.

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Wednesday, 11/16/2022

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 746.90 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	746.90	0	0	0
0.10	747.00	48,479	1,549	1,549
0.82	747.72	49,166	34,424	35,973
1.08	747.96	49,598	11,850	47,824
1.10	748.00	49,765	1,987	49,811
1.28	748.18	50,367	9,011	58,822
1.47	748.37	50,568	9,588	68,410
1.63	748.53	51,086	8,195	76,605
1.84	748.74	52,083	10,979	87,583
2.10	749.00	54,382	13,917	101,500
3.10	750.00	60,355	57,337	158,837

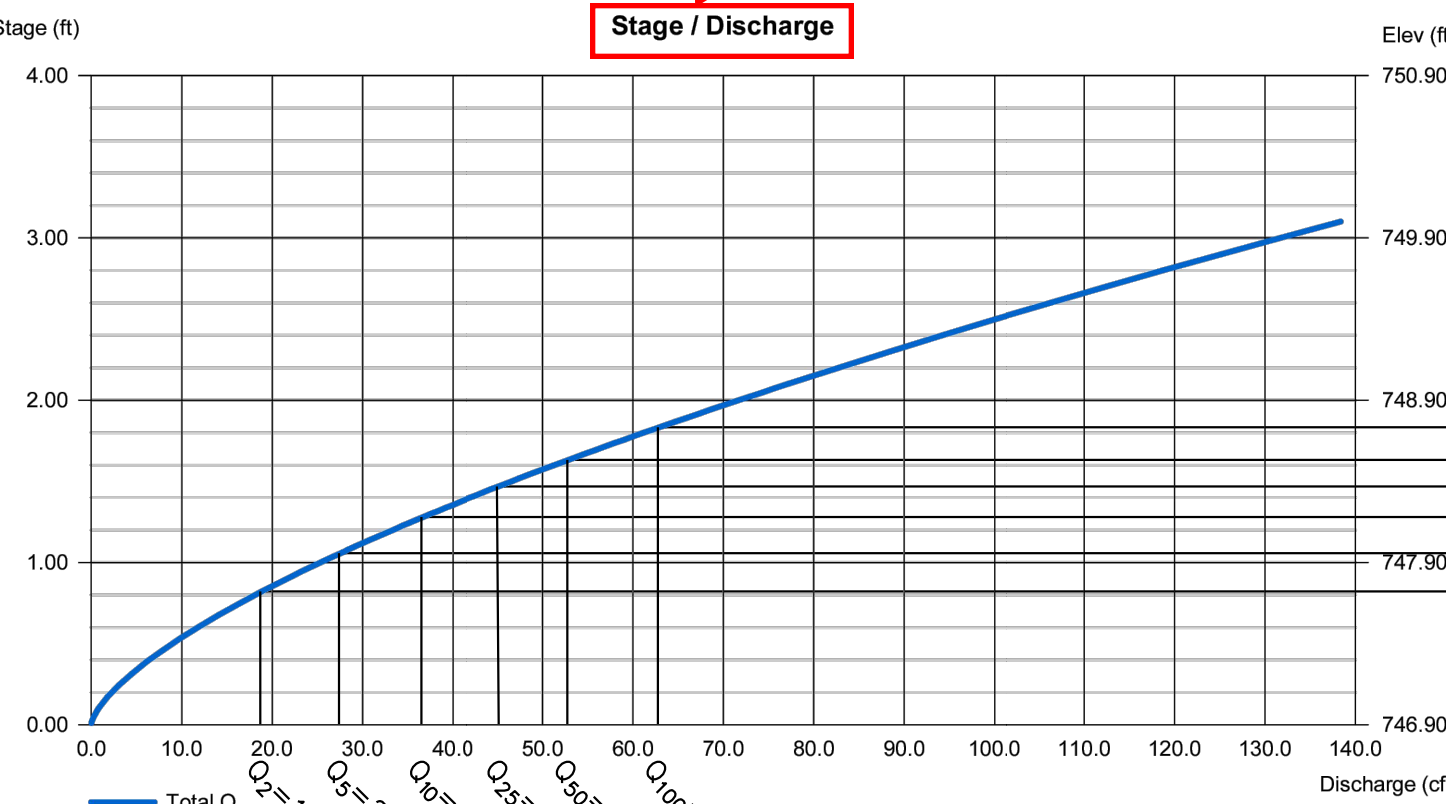
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	Inactive	0.00	0.00
Span (in)	= 12000.00	18.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 751.50	746.89	0.00	0.00
Length (ft)	= 50.00	50.00	0.00	0.00
Slope (%)	= 0.50	0.50	0.00	n/a
N-Value	= .013	.015	.013	n/a
Office Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.75	20.00	0.00	0.00
Crest El. (ft)	= 746.90	750.00	0.00	0.00
Weir Coeff.	= 2.60	2.60	3.33	3.33
Weir Type	= Broad	Broad	---	---
Multi-Stage	= No	No	No	No
Exfil. (in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Please account for backwater influence in the receiving drainage system on the stage discharge and provide calculations/model. This comment can be addressed with Final Drainage Study.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Wednesday, 11/16/2022

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 746.90 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	746.90	0	0	0
0.10	747.00	48,479	1,549	1,549
0.82	747.72	49,166	34,424	35,973
1.08	747.96	49,598	11,850	47,824
1.10	748.00	49,765	1,987	49,811
1.28	748.18	50,367	9,011	58,822
1.47	748.37	50,568	9,588	68,410
1.63	748.53	51,086	8,195	76,605
1.84	748.74	52,083	10,979	87,583
2.10	749.00	54,382	13,917	101,500
3.10	750.00	60,355	57,337	158,837

Culvert / Orifice Structures

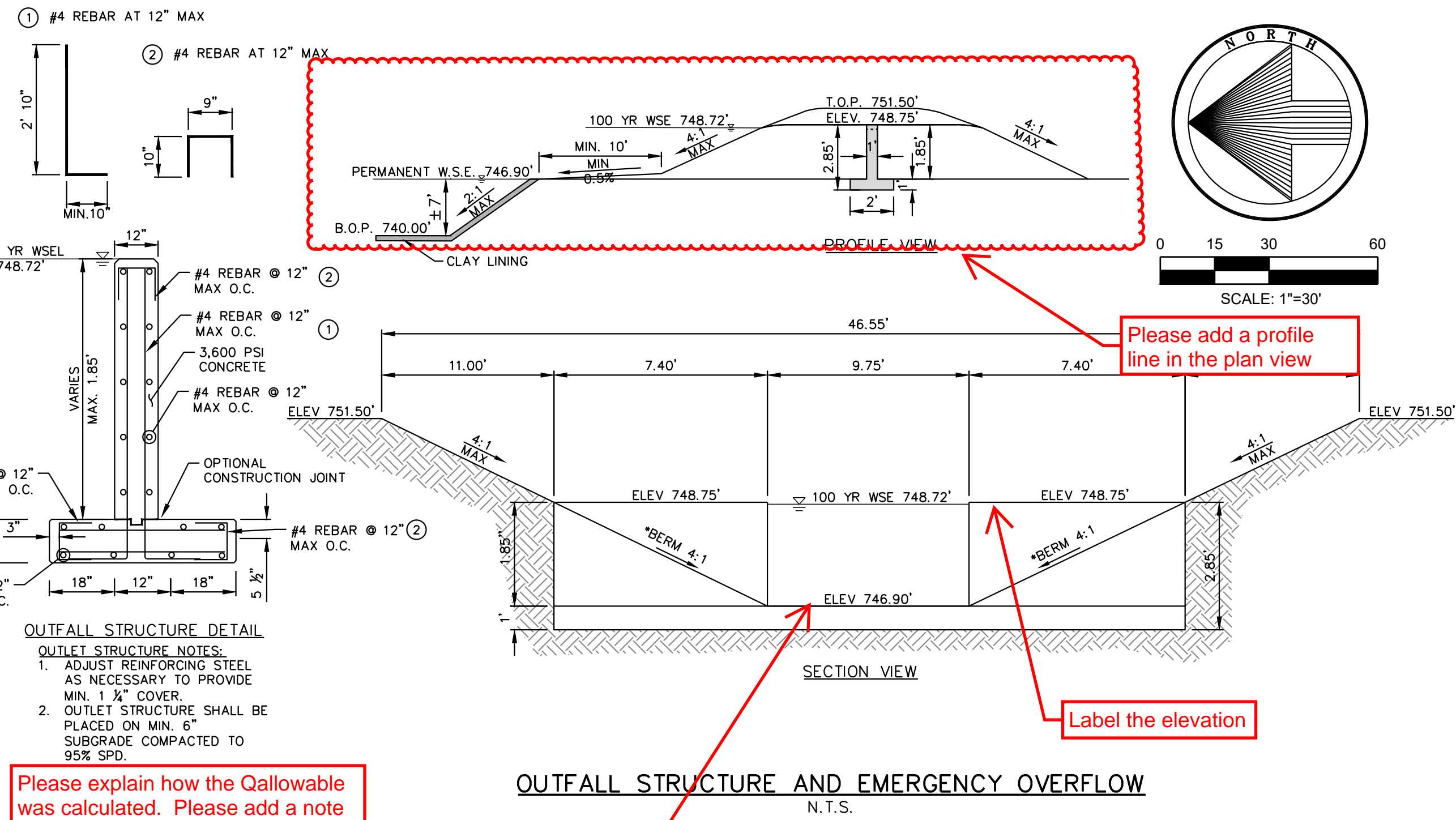
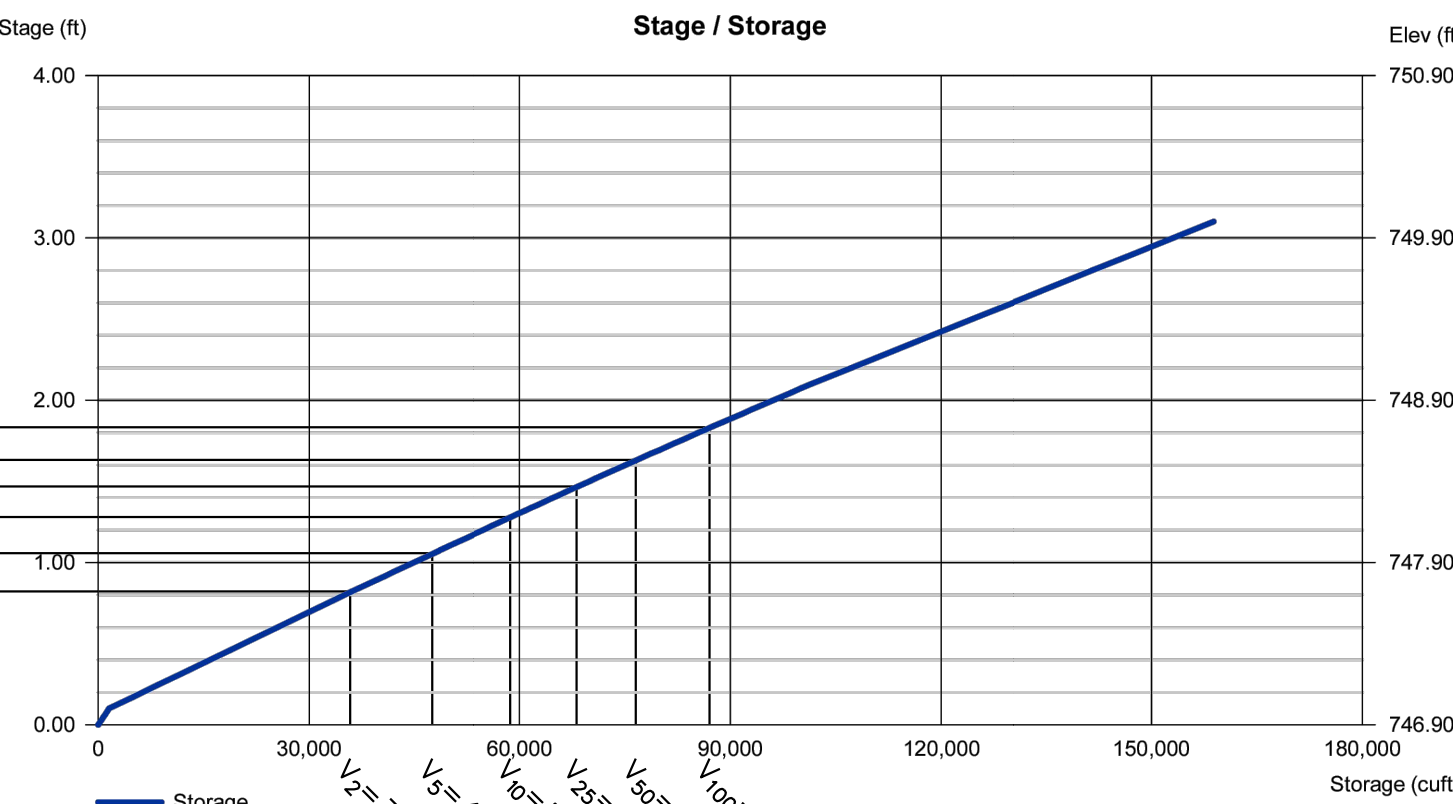
	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	Inactive	0.00	0.00
Span (in)	= 12000.00	18.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 751.50	746.89	0.00	0.00
Length (ft)	= 50.00	50.00	0.00	0.00
Slope (%)	= 0.50	0.50	0.00	n/a
N-Value	= .013	.015	.013	n/a
Office Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

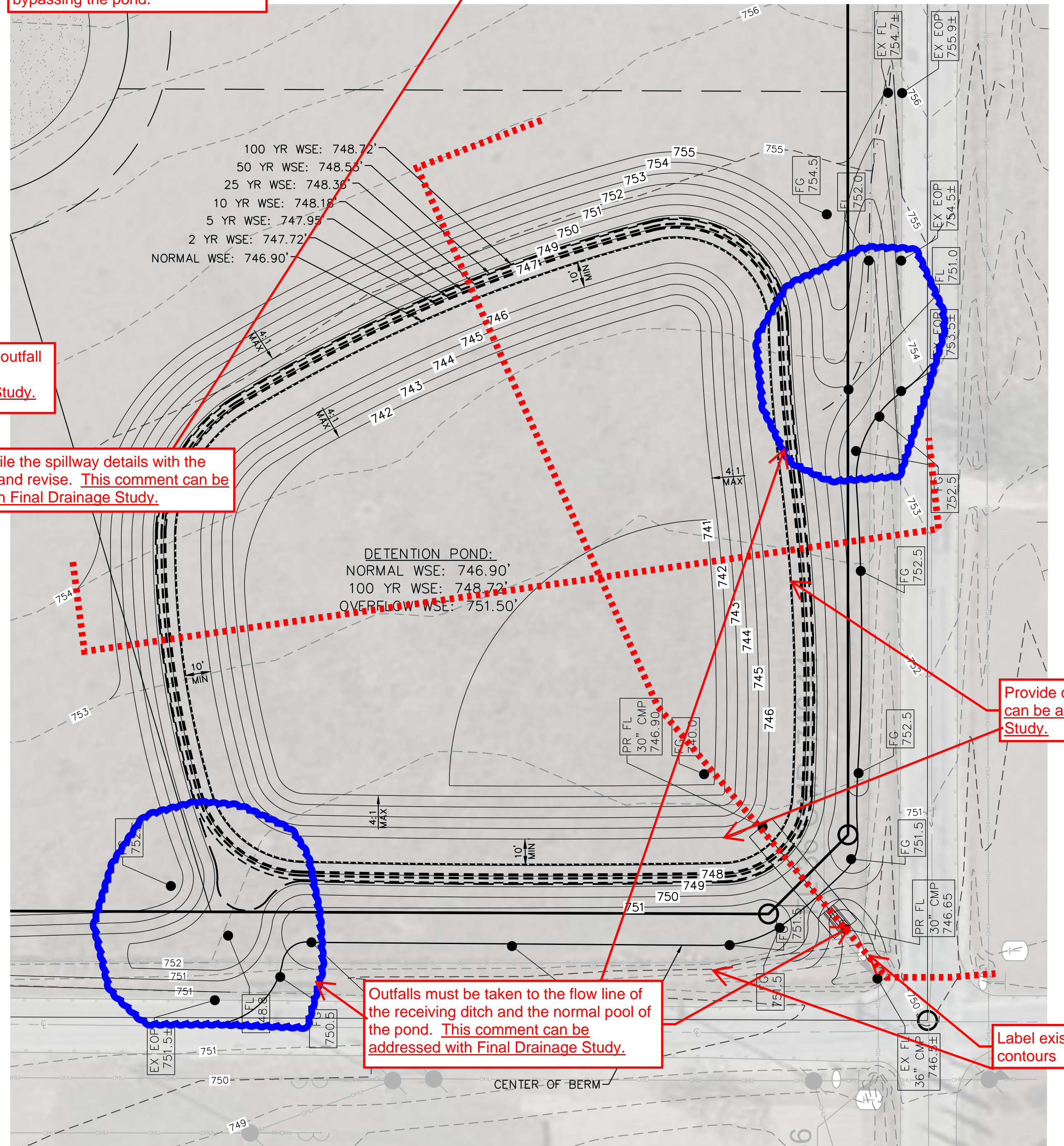
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.75	20.00	0.00	0.00
Crest El. (ft)	= 746.90	750.00	0.00	0.00
Weir Coeff.	= 2.60	2.60	3.33	3.33
Weir Type	= Broad	Broad	---	---
Multi-Stage	= No	No	No	No
Exfil. (in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Provide structural details for the outfall structure. This comment can be addressed with Final Drainage Study.

Please reconcile the spillway details with the model details and revise. This comment can be addressed with Final Drainage Study.



Please explain how the Allowable was calculated. Please add a note below the chart to indicate areas draining to the pond and the areas bypassing the pond.



Outfalls must be taken to the flow line of the receiving ditch and the normal pool of the pond. This comment can be addressed with Final Drainage Study.

Provide cross-sections. This comment can be addressed with Final Drainage Study.

Label existing/proposed contours

REV. 1	
REV. 2	
REV. 3	
REV. 4	
REV. 5	

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
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Texas Board of
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Drawn by: TMM
Checked by: LKA

AL ESTATE
PLANS
ADDITION
ON COUNTY, TEXAS
INVESTMENT
CONSTRUCTION
RIDGEVIEW
CITY OF SANGER, TEXAS
DETENTION POND PLAN

Job: IRE2101

SHEET
6

Storm Analysis Ditch Sizing																							
				1 Yr				2 Yr				5 Yr				10 Yr				25 Yr			
Design point	Drainage Area No.	Area (Ac.)	"C"	Time of Conc. (min.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)	Q 1 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)	Q 2 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)	Q 5 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)	Q 10 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)
DP 1	DP 2	14.74	0.39	15	1.00	0.39	3.31	19.02	1.00	0.39	3.90	22.41	1.00	0.39	4.85	27.87	1.00	0.39	5.50	31.61	1.10	0.43	6.41
	DP 4	5.01	0.39	15	1.00	0.39	3.31	6.47	1.00	0.39	3.90	7.62	1.00	0.39	4.85	9.48	1.00	0.39	5.50	10.75	1.10	0.43	13.78
	A11	4.65	0.39	15	1.00	0.39	3.31	6.00	1.00	0.39	3.90	7.07	1.00	0.39	4.85	8.79	1.00	0.39	5.50	9.97	1.10	0.43	12.78
	OS-A3	0.74	0.39	15	1.00	0.39	3.31	0.95	1.00	0.39	3.90	1.12	1.00	0.39	4.85	1.40	1.00	0.39	5.50	1.59	1.10	0.43	2.03
		25.13						32.45				38.23				47.64				53.91			69.12
DP 2	DP 3	1.79	0.39	15	1.00	0.39	3.31	2.31	1.00	0.39	3.90	2.72	1.00	0.39	4.85	3.38	1.00	0.39	5.50	3.83	1.10	0.43	4.91
	DP 6	12.95	0.39	15	1.00	0.39	3.31	16.72	1.00	0.39	3.90	19.70	1.00	0.39	4.85	24.49	1.00	0.39	5.50	27.78	1.10	0.43	35.61
		14.74						19.02				22.41				27.87				31.61			40.52
DP 3	A5	1.79	0.39	15	1.00	0.39	3.31	2.31	1.00	0.39	3.90	2.72	1.00	0.39	4.85	3.38	1.00	0.39	5.50	3.83	1.10	0.43	4.91
		1.79						2.31				2.72				3.38				3.83			4.91
DP 4	A6	4.13	0.39	15	1.00	0.39	3.31	5.33	1.00	0.39	3.90	6.28	1.00	0.39	4.85	7.81	1.00	0.39	5.50	8.86	1.10	0.43	11.36
	A7	0.88	0.39	15	1.00	0.39	3.31	1.14	1.00	0.39	3.90	1.34	1.00	0.39	4.85	1.66	1.00	0.39	5.50	1.89	1.10	0.43	2.42
		5.01						6.47				7.62				9.48				10.75			13.78
DP 5	A12	3.45	0.39	15	1.00	0.39	3.31	4.46	1.00	0.39	3.90	5.25	1.00	0.39	4.85	6.53	1.00	0.39	5.50	7.40	1.10	0.43	9.49
	OS-A4	0.41	0.39	15	1.00	0.39	3.31	0.53	1.00	0.39	3.90	0.63	1.00	0.39	4.85	0.78	1.00	0.39	5.50	0.89	1.10	0.43	1.14
		3.87						4.99				5.88				7.31				8.29			10.63
DP 6	A4	6.85	0.39	15	1.00	0.39	3.31	8.84	1.00	0.39	3.90	10.42	1.00	0.39	4.85	12.96	1.00	0.39	5.50	14.70	1.10	0.43	18.84
	OS-A2	0.45	0.39	15	1.00	0.39	3.31	0.58	1.00	0.39	3.90	0.68	1.00	0.39	4.85	0.85	1.00	0.39	5.50	0.97	1.10	0.43	1.24
	DP 7	5.65	0.39	15	1.00	0.39	3.31	7.29	1.00	0.39	3.90	8.59	1.00	0.39	4.85	10.68	1.00	0.39	5.50	12.12	1.10	0.43	15.53
DP 7	A1	0.30	0.39	15	1.00	0.39	3.31	0.39	1.00	0.39	3.90	0.46	1.00	0.39	4.85	0.57	1.00	0.39	5.50	0.64	1.10	0.43	0.83
	A2	3.70	0.39	15	1.00	0.39	3.31	4.78	1.00	0.39	3.90	5.63	1.00	0.39	4.85	7.00	1.00	0.39	5.50	7.94	1.10	0.43	10.17
	A3	0.86	0.39	15	1.00	0.39	3.31	1.11	1.00	0.39	3.90	1.31	1.00	0.39	4.85	1.63	1.00	0.39	5.50	1.84	1.10	0.43	2.36
	OS-A1	0.79	0.39	15	1.00	0.39	3.31	1.02	1.00	0.39	3.90	1.20	1.00	0.39	4.85	1.49	1.00	0.39	5.50	1.69	1.10	0.43	2.17
		5.65						7.29				8.59				10.68				12.12			15.53

Culverts							
100 Yr							
Culvert No.	Drainage Area No.	Area (Ac.)	"C"	Time of Conc. (min.)	Freq. Factor "F"	Runoff Coeff. "C"	Q 100 (c.f.s.)
1	C8	1.47	0.39	15	1.25	0.49	7.91
		1.47					5.66
2	A6	4.13	0.39	15	1.25	0.49	7.91
		4.13					15.93
3	A9	1.46	0.39	15	1.25	0.49	7.91
		1.46					5.63
4	DP 2	14.74	0.39	15	1.25	0.49	7.91
		14.74					56.82

Please label the design points on the proposed drainage area map.

Please use a C-value of 0.45 per the Denton County standards. See Table IV.1-4.

Provide RAS model for all proposed roadside ditches (Criteria Manual Section IV.3.4). Include proposed culverts and driveway culverts and verify the 100-yr fully developed flow is contained within the right of way. If not contained within ROW, additional DE must be dedicated to contain the fully developed 100-yr water surface elevation. This comment can be addressed with Final Drainage Study.

Channel Report

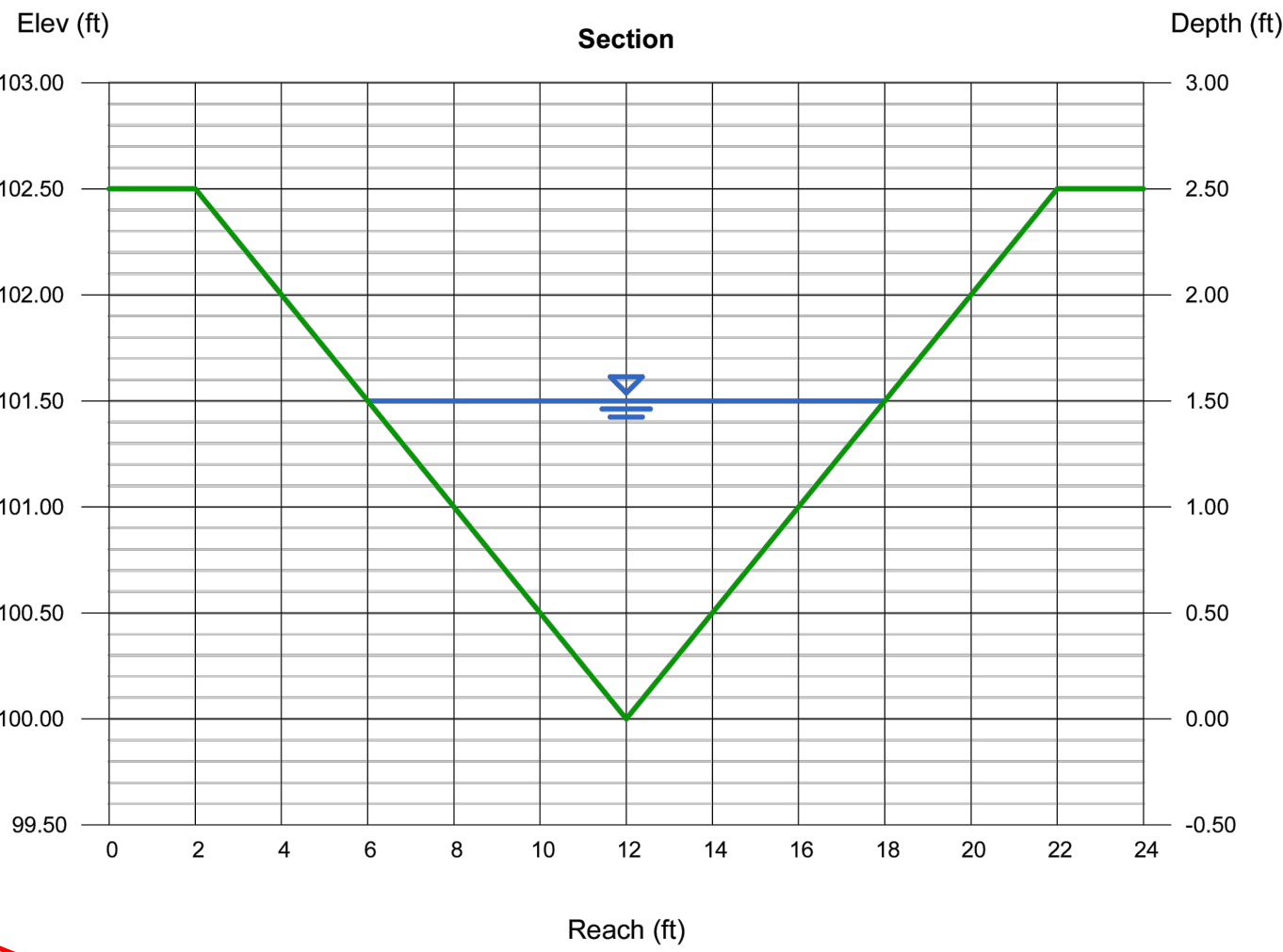
Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

TYP Channel Section

Triangular
Side Slopes (z:1) = 4.00, 4.00
Total Depth (ft) = 2.50
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.030

Highlighted
Depth (ft) = 1.50
Q (cfs) = 25.50
Area (sqft) = 9.00
Velocity (ft/s) = 2.83
Wetted Perim (ft) = 12.37
Crit Depth, Yc (ft) = 1.21
Top Width (ft) = 12.00
EGL (ft) = 1.62

Calculations
Compute by: Known Depth
Known Depth (ft) = 1.50



Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

Culvert 1

Invert Elev Dn (ft) = 768.37
Pipe Length (ft) = 59.00
Slope (%) = 4.31
Invert Elev Up (ft) = 770.91
Rise (in) = 18.0
Shape = Circular
Span (in) = 18.0
No. Barrels = 1
n-Value = 0.013
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

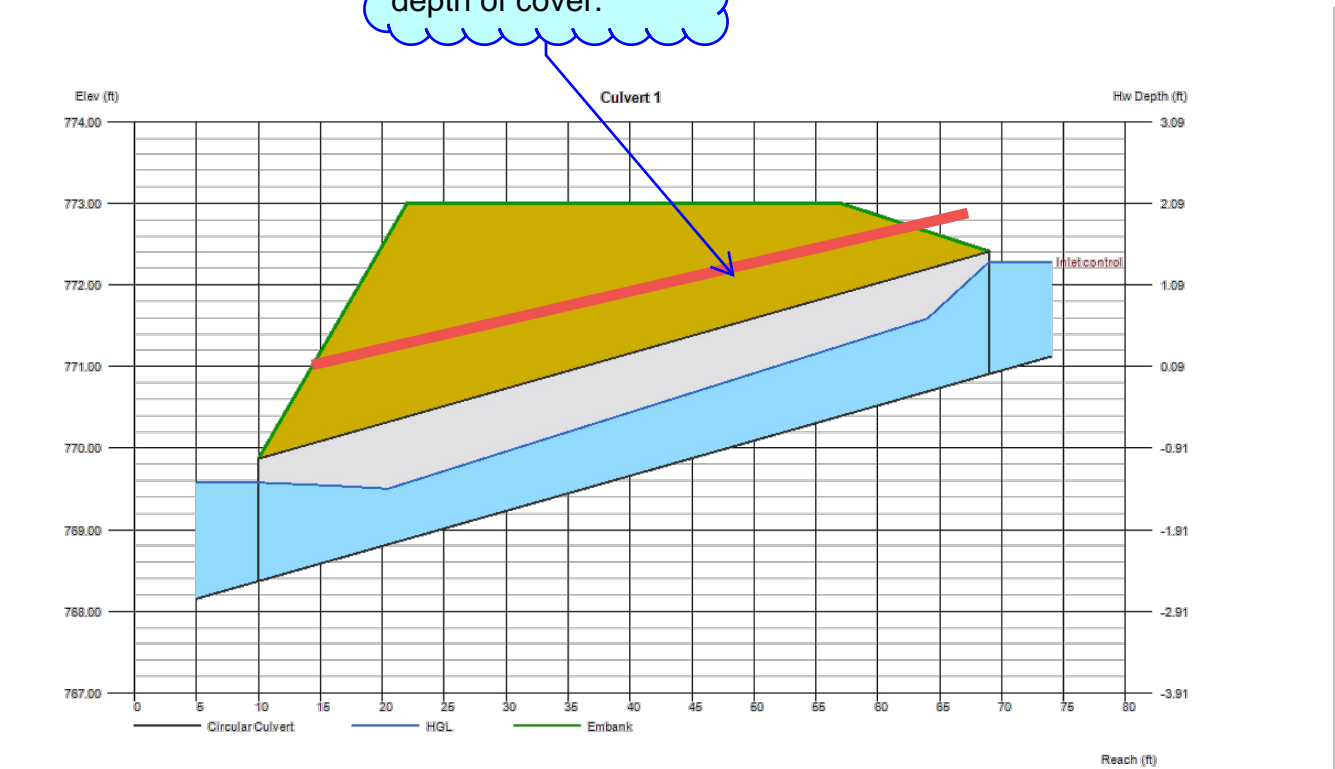
Calculations
Qmin (cfs) = 5.66
Qmax (cfs) = 5.66
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 5.66
Qpipe (cfs) = 5.66
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 3.71
Veloc Up (ft/s) = 5.00
HGL Dn (ft) = 769.58
HGL Up (ft) = 771.83
Hw Elev (ft) = 772.28
Hw/D (ft) = 0.92
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) =
Top Width (ft) =
Crest Width (ft) =

Top of pavement is at 772.1.

Provide culvert plan and profiles for all cross drainage structures. Make there is enough depth of cover.



Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

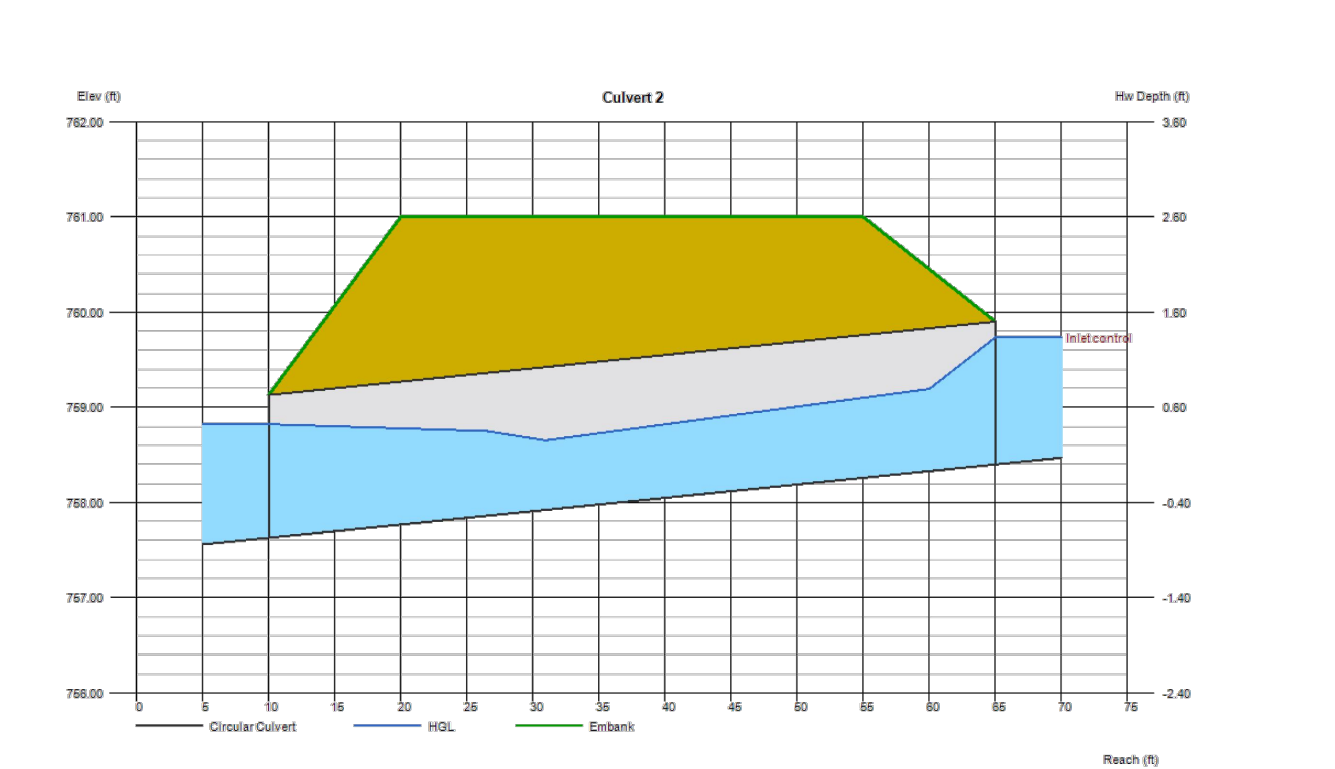
Culvert 2

Invert Elev Dn (ft) = 757.63
Pipe Length (ft) = 55.00
Slope (%) = 1.40
Invert Elev Up (ft) = 758.40
Rise (in) = 18.0
Shape = Circular
Span (in) = 18.0
No. Barrels = 3
n-Value = 0.013
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Calculations
Qmin (cfs) = 15.93
Qmax (cfs) = 15.93
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 15.93
Qpipe (cfs) = 15.93
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 3.52
Veloc Up (ft/s) = 4.88
HGL Dn (ft) = 758.82
HGL Up (ft) = 759.29
Hw Elev (ft) = 759.74
Hw/D (ft) = 0.89
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) = 761.00
Top Width (ft) = 35.00
Crest Width (ft) = 30.00



Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

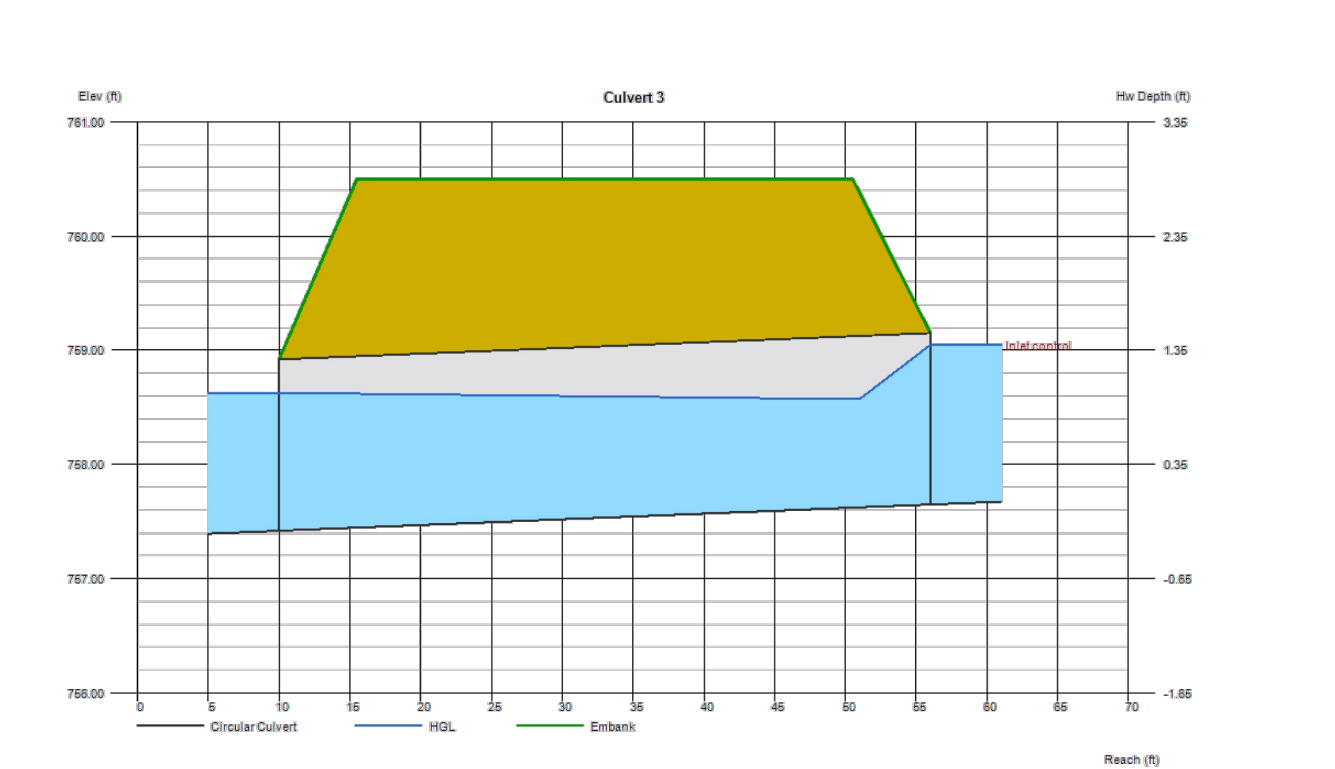
Culvert 3

Invert Elev Dn (ft) = 757.42
Pipe Length (ft) = 46.00
Slope (%) = 0.50
Invert Elev Up (ft) = 757.65
Rise (in) = 18.0
Shape = Circular
Span (in) = 18.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Calculations
Qmin (cfs) = 5.63
Qmax (cfs) = 5.63
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 5.63
Qpipe (cfs) = 5.63
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 3.69
Veloc Up (ft/s) = 4.99
HGL Dn (ft) = 758.63
HGL Up (ft) = 758.56
Hw Elev (ft) = 759.05
Hw/D (ft) = 0.93
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) = 760.50
Top Width (ft) = 35.00
Crest Width (ft) = 30.00



Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

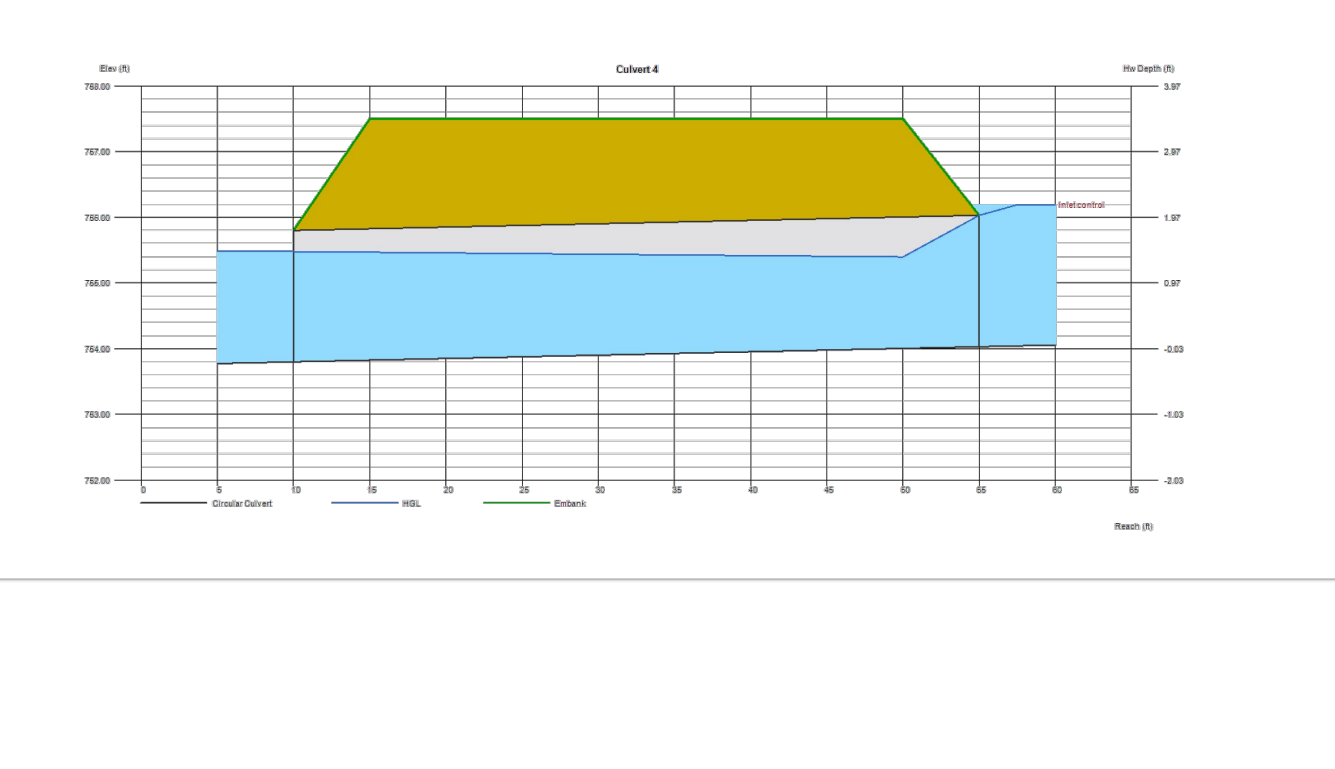
Culvert 4

Invert Elev Dn (ft) = 753.80
Pipe Length (ft) = 45.00
Slope (%) = 0.51
Invert Elev Up (ft) = 754.03
Rise (in) = 24.0
Shape = Circular
Span (in) = 24.0
No. Barrels = 4
n-Value = 0.012
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Calculations
Qmin (cfs) = 56.82
Qmax (cfs) = 56.82
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 56.82
Qpipe (cfs) = 56.82
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 5.05
Veloc Up (ft/s) = 6.26
HGL Dn (ft) = 755.48
HGL Up (ft) = 755.39
Hw Elev (ft) = 756.19
Hw/D (ft) = 1.08
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) = 757.50
Top Width (ft) = 35.00
Crest Width (ft) = 30.00



REV. 1
REV. 2
REV. 3
REV. 4
REV. 5

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431
Texas Board of Professional Engineers
Registration Number: F-7698
info@ae-grp.com



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LEE K. ALLISON P.E. 53647
IT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION, BIDDING, PERMITTING, ETC.

Drawn by:TMM
Checked by:LKA

INVESTMENT REAL ESTATE
CONSTRUCTION PLANS
RIDGEVIEW ADDITION
CITY OF SANGER, ETJ, DENTON COUNTY, TEXAS

CULVERT REPORTS

Job: IRE2101

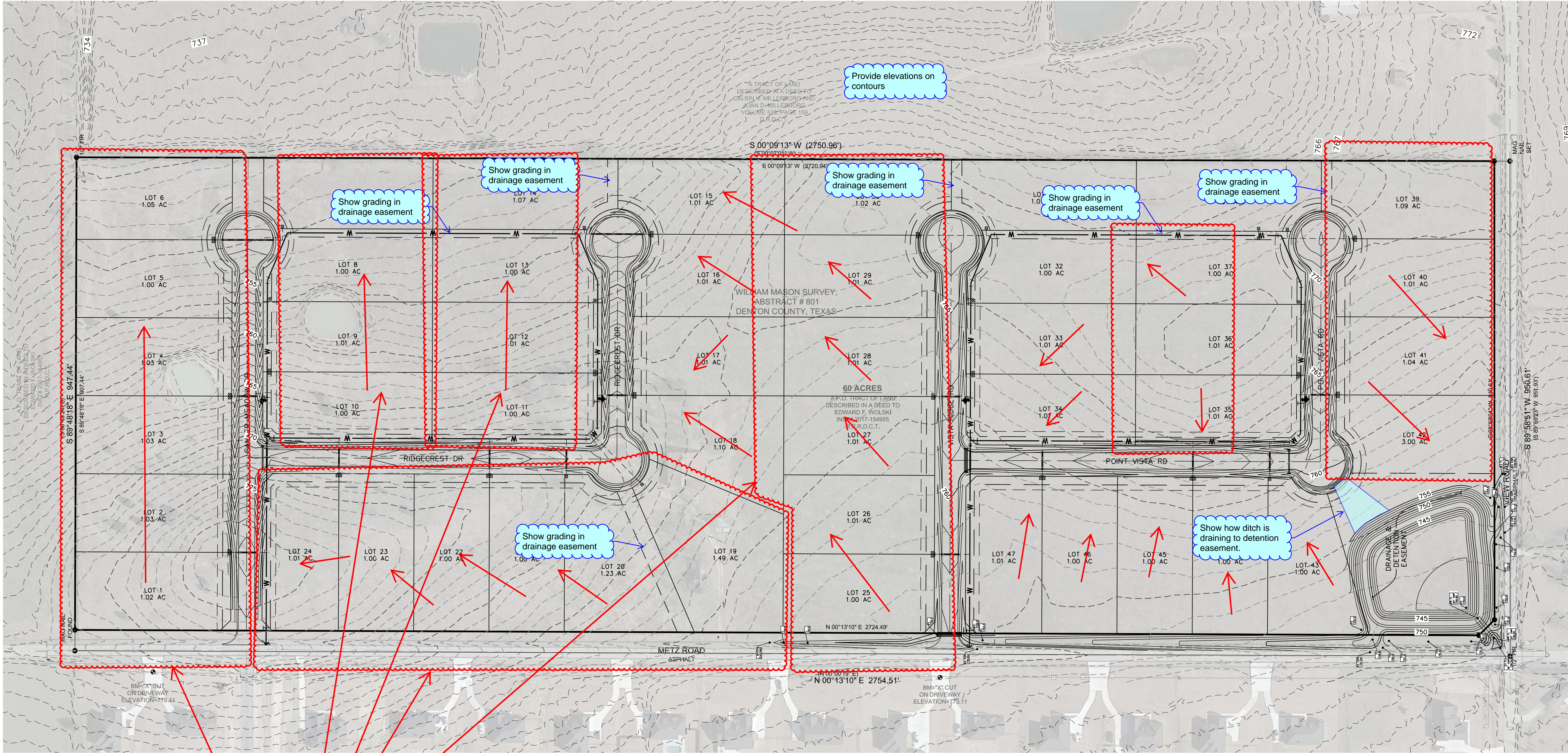
SHEET
7

Plotted By: Jason Monk
Plot Date: Wednesday, November 16, 2022 4:36:37 PM
File Name: P:\Projects\IRE2101 - NE Metz - View SFRDWG - CEP-8 OVERALL GRADING PLAN.dwg
Save Date: Wednesday, November 16, 2022 4:34:21 PM
Plot Style Table: Allison.ctb

The below comments can be addressed with the Final Drainage Study

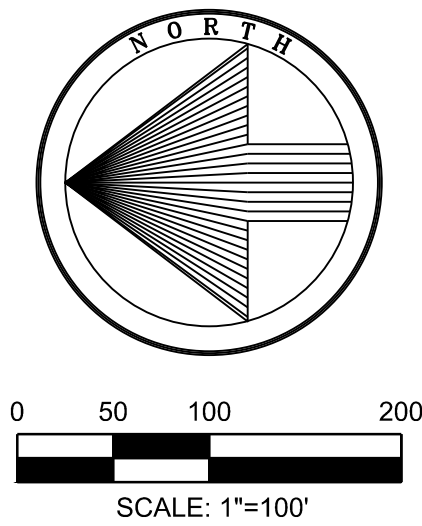
General Comments:

1. Please add flow arrows onsite and offsite to show drainage patterns.
2. Label contours (at least the index contours).3
3. Please show proposed storm drain lines and shade back.
4. Please add flow arrows along proposed road side ditches.



The below comment can be addressed with the Final Drainage Study

Per the City variance, lot to lot drainage is only allowed across two lots before being picked up in a drainage easement. Provide side yard swales as needed to direct lot flows to the roads. Some instances have been identified. Please check for all.



REV. 1
REV. 2
REV. 3
REV. 4
REV. 5

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Drawn by: TMM
Checked by: LKA

INVESTMENT REAL ESTATE
CONSTRUCTION PLANS
RIDGEVIEW ADDITION
CITY OF SANGER, ETJ, DENTON COUNTY, TEXAS

OVERALL GRADING PLAN



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 12, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

SUMMARY:

- The applicant is proposing to create 47 residential lots from one unplatted tract.
- This site is located on the west side of Metz Road at the intersection of Metz Road and View Road.
- The lots range in size from 1.00 acres to 3.00 acres.
- The subdivision would have two entrances from Metz Road.
- Variances were granted to not require sidewalks, to not require street lighting, to construct to residential estate street requirements, and to allow drainage to cross more than one lot before being directed to the street.
- The lots 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.
- With the granted variances the plat conforms to the City of Sanger subdivision ordinance.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

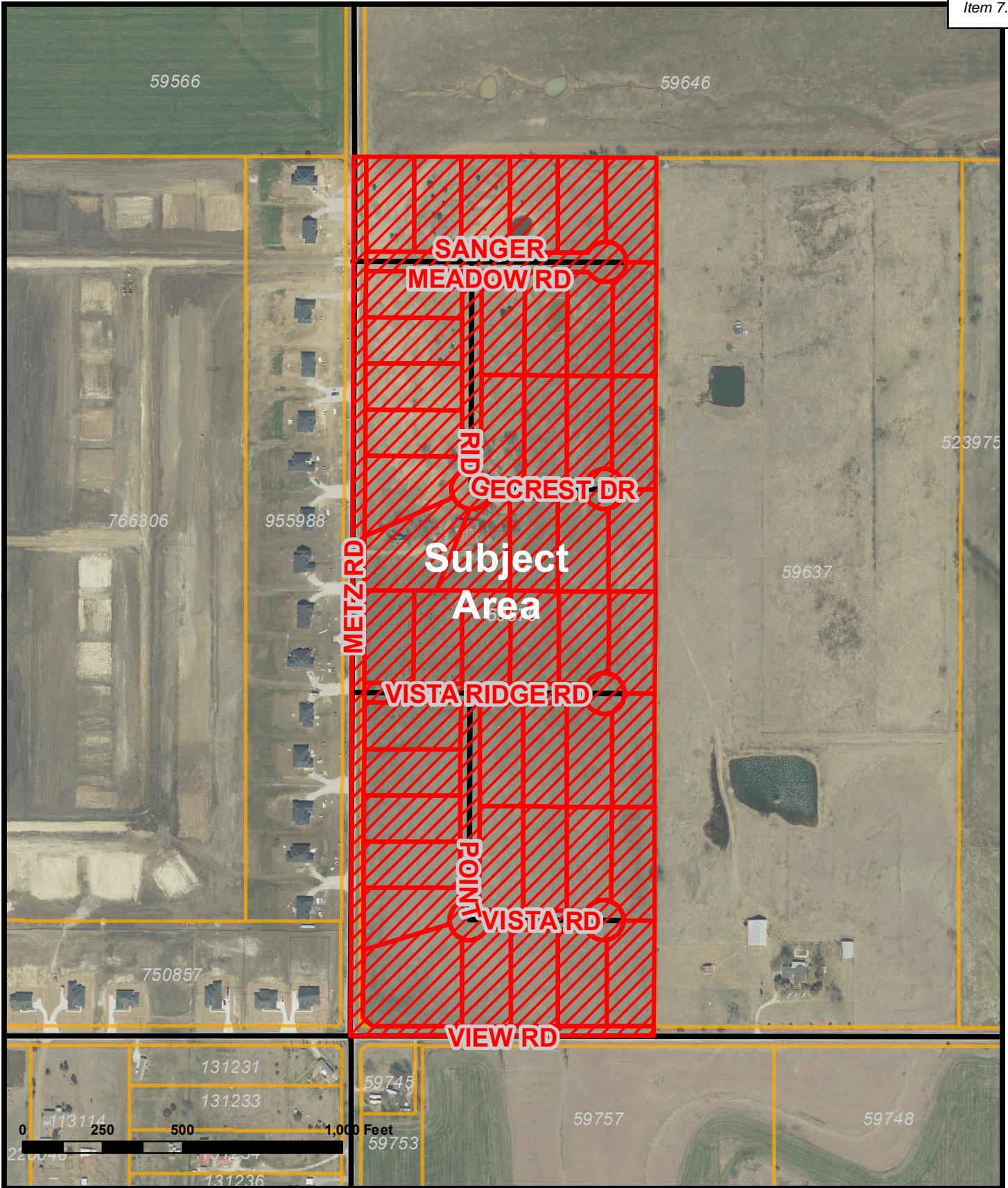
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



SANGER
TEXAS

Project Name: Metz/View Addition
Final Plat
Project: 22SANZON-0062

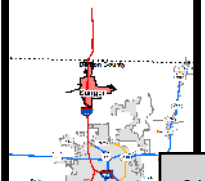


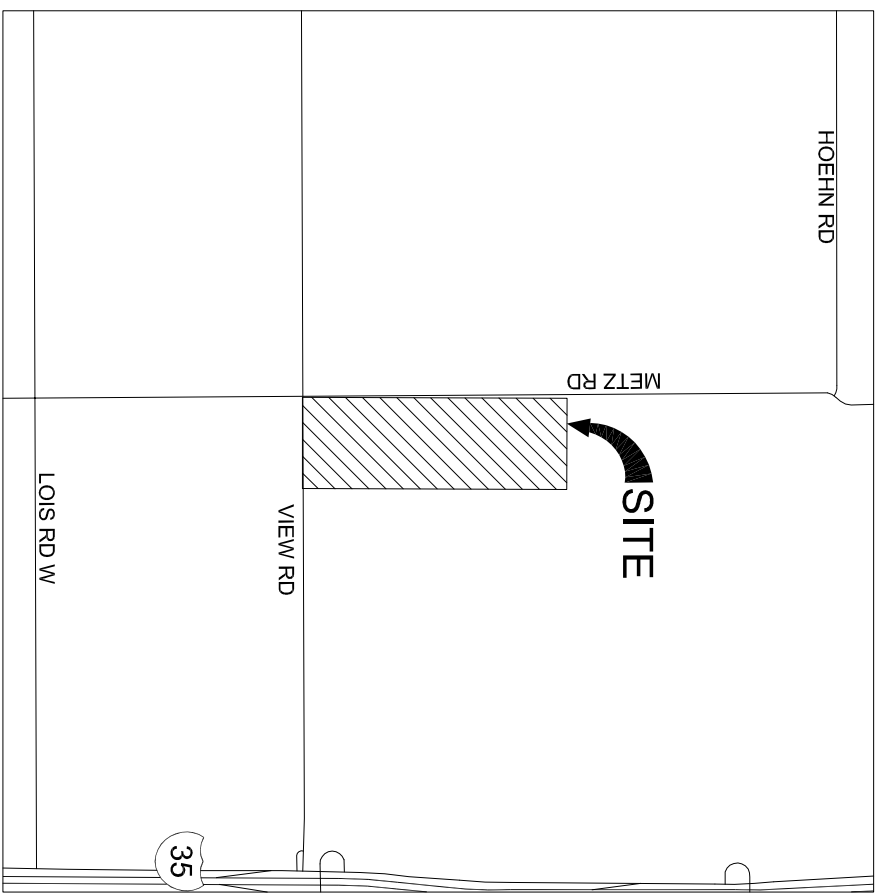
City Limits



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: 11/20/2022 3:36:57 PM
Doc Name: 22SANZON-0062_MetzViewAddn_FinalPlat





VICINITY MAP NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CARPENT 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 48078, EFFECTIVE DATE 04-18-2011, AND THAT MAP INDICATES AS SCALED 1:12,500, THAT THE PROPOSED LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 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1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197,

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, EDWARD F. WOLSKI, the undersigned owner of the land shown on this plat within all that certain tract of land situated in the William Mason Survey, Abstract Number 801, Denton County, Texas, and being a part of a tract of land described in the deed to Edward F. Wolski, recorded in Document Number 2017-154955, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch from rod found for the Southwest corner of the herein described tract, same being near the intersection of the centerline of Metz Road and the centerline of View Road; THENCE North 00 degrees 13 minutes 10 seconds East, along said centerline of Metz Road, a distance of 2,754.51 feet to a mag nail found at the Northwest corner of said herein described tract, same being the Southwest corner of the remainder of Wolski tract of land;

THENCE South 89 degrees 48 minutes 18 seconds East, departing said centerline of Metz Road, a distance of 947.44 feet to a 1/2 inch from rod found for the Northeast corner of said herein described tract, same being the Northwest corner of a tract of land described in a deed to Calvin K. Millerborg and Joan D. Millerborg, recorded in Volume 538, Page 159, Deed Records, Denton County, Texas;

THENCE South 00 degrees 09 minutes 13 seconds West, along the common line of said herein described tract and said Millerborg tract, a distance of 2,750.96 feet to a mag nail set stamped "K&Z SURVEYING" for the southeast corner of said herein described tract, same being near the centerline of said View Road;

THENCE South 89 degrees 58 minutes 51 seconds West, departing said common line and along said centerline of View Road, a distance of 950.61 feet to the POINT OF BEGINNING and containing 2,612.407 square feet or 59.97 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Edward F. Wolski, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1-23 & Lot 1X, Block A and Lots 1-24, Block B of Metz/View Addition, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by the simple title, use and deed of all liens and encumbrances, all streets, thoroughfares, alleys, the 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 grounds 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.

BY: _____ DATE _____
EDWARD F. WOLSKI, OWNER

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 EDWARD F. WOLSKI, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

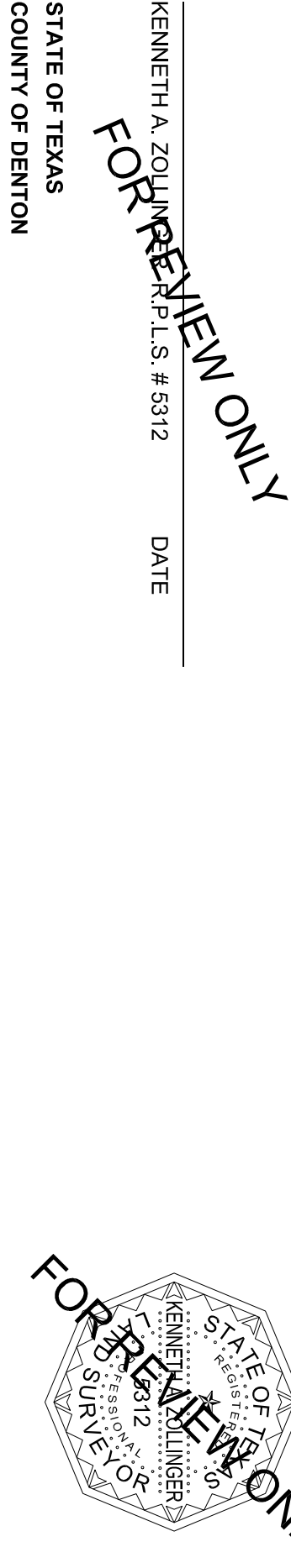
NOTARY PUBLIC IN AND FOR THE STATE OF _____
COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON
CERTIFICATE OF SURVEYOR

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 "K&Z" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER P.L.S. # 5312 DATE _____



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 _____, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

I, _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY FOR THE DRAINAGE DESIGN AND WILL DEFEND AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION DATE _____
CITY OF SANGER, TEXAS

MAYOR DATE _____
CITY OF SANGER, TEXAS

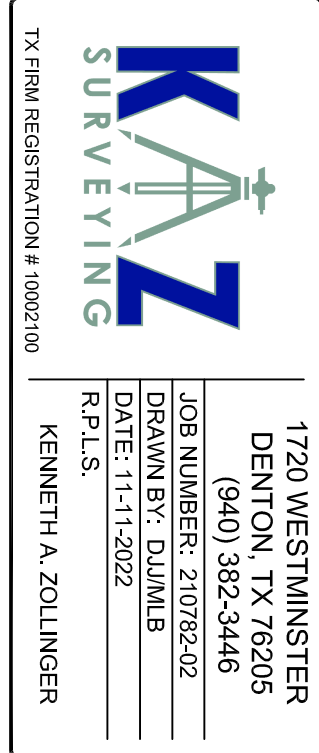
ATTESTED BY:

CITY SECRETARY DATE _____
CITY OF SANGER, TEXAS

SURVEYOR: K&Z SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBP.LS.FIRM # 10002100

OWNER: EDWARD F. WOLSKI
13424 CASHS MILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER: ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBP.LS.FIRM # 7-7898



FINAL PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23 & LOT 1X, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION
BEING 59.97 ACRES, 3.17 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRAJURISDICTIONAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS



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: Allison Engineering Group	Name: Edward F. Wolski/ Randall Smith
Company: Allison Engineering Group	Company:
Address: 2415 N. Elm St	Address 13424 Cashes Mill Rd
City, State, Zip: Denton, TX 76201	City, State, Zip: Sanger, TX 76266
Phone 940-380-9453	Phone: 940-300-0002
Fax:	Fax:
Email: info@ae-grp.com	Email: rs@randallsmith.net

Submittal Checklist

See letter of intent included in
Preliminary Plat submission

X	Pre-Application Conference (Date: 07 / 27 / 2021)
X	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
N/A	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)
X	Applicable Plat Checklist (Completed)
X	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): 759579

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services / /

Complete (Check # _____)
Incomplete (Returned to Applicant _____)

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020



DATE: 11/30/2022

1st REVIEW COMMENTS – Preliminary Plat (Metz View Addition)

The request is for a Preliminary Plat of the Metz View Addition of 47 residential lots and Lot 1X, of Block A and B, being approximately 59.97 acres, prepared by KAZ Surveying, submitted on 11/16/2022. 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. Provide the complete date of preparation and subsequent revisions. and Show the centerline of existing streets.
2. Provide 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 feature, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
3. Provide 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.
4. Provide 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').
5. Provide location of proposed fire hydrants and fire lanes.
6. Provide USPS Postmaster approved location of cluster mailboxes.
7. Provide proposed building lines with square footage.
8. Provide a table with the following information:
 - Listing of the lots with square footage, and the associated lot widths at the front building line.
 - Square footage of total building footprint and of each land use (if known)
 - Number of required and provided parking spaces
 - Required and provided total landscaped area and front yard landscaped area.
9. Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet about the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain floodplain, not that "No 100-year floodplain exists on the site" A floodplain reclamation study will be required with Final Plat if necessary.
10. The street name Ridgecrest has already been used, so that name will need to change.



Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, December 12, 2022, and the City Council meeting on Tuesday, January 3, 2023.



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

December 6, 2022
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: **Metz View Addition – Final plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Metz View Addition Final Plat. The Civil Plans are called Ridgeview Addition. The property is located at the northeast corner of Metz Road and View Road and is within the City of Sanger City E.T.J. The Final Plat was prepared by KAZ Surveying, Inc. and is dated November 11, 2022.

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

General Comments:

1. This replat is in the City of Sanger ETJ. The City of Sanger has an interlocal agreement with Denton County regarding platting, review of construction plans and construction inspection. All City of Sanger and well as Denton County standards, codes, and requirements shall apply with the more restrictive standard governing. See City Code and DCSRR Section IV, Paragraph 11.
2. Final Plat will not be approved until Civil Plans have been accepted.

Metz View Addition Final Plat:

1. Metz Road is shown as a 4 lane Minor Arterial on the Denton County Thoroughfare Plane which requires 80 to 100' ROW. Coordinate with Denton County and provide written documentation if they are requiring 80' or 100' ROW.
2. View Road is shown as a 2 lane Minor Arterial on the Denton County Thoroughfare Plane which requires 70' ROW (35' dedication).

Ms. Ramie Hammonds
December 6, 2022
Page 2 of 3

3. Provide Building set backs of 30' per Denton County Subdivision Rules and Regulations.
4. Note: Drainage easements adjacent to roadways may not be fenced and must be left so that access can be obtained for maintenance purposes.

Please note there is a separate review and letter for the Hydrology and Hydraulics of the project. The Surveyor/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: markups

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, EDWARD F. WOLSKI, the undersigned owner of the land shown on this plat within all that certain tract of land situated in the William Mason Survey, Abstract Number 801, Denton County, Texas, and being a part of a tract of land described in the deed to Edward F. Wolski, recorded in Document Number 2017-154955, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of the herein described tract, same being near the intersection of the centerline of Metz Road and the centerline of View Road; THENCE North 00 degrees 13 minutes 10 seconds East, along said centerline of Metz Road, a distance of 2,754.51 feet to a mag nail found at the Northwest corner of said herein described tract, same being the Southwest corner of the remainder of Wolski tract of land;

THENCE South 89 degrees 48 minutes 18 seconds East, departing said centerline of Metz Road, a distance of 947.44 feet to a 1/2 inch iron rod found for the Northeast corner of said herein described tract, same being the Northwest corner of a tract of land described in a deed to Calvin K. Millerborg and Joan D. Millerborg, recorded in Volume 538, Page 159, Deed Records, Denton County, Texas;

THENCE South 00 degrees 09 minutes 13 seconds West, along the common line of said herein described tract and said Millerborg tract, a distance of 2,750.96 feet to a mag nail set stamped "K&Z SURVEYING" for the southeast corner of said herein described tract, same being near the centerline of said View Road;

THENCE South 89 degrees 58 minutes 51 seconds West, departing said common line and along said centerline of View Road, a distance of 950.61 feet to the POINT OF BEGINNING and containing 2,612.407 square feet or 59.97 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Edward F. Wolski, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1-23 & Lot 1X, Block A and Lots 1-24, Block B of Metz/View Addition, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by the simple title, use and deed of all liens and encumbrances, all streets, thoroughfares, alleys, the 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 grounds 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.

BY: _____ DATE _____
EDWARD F. WOLSKI, OWNER

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 EDWARD F. WOLSKI, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

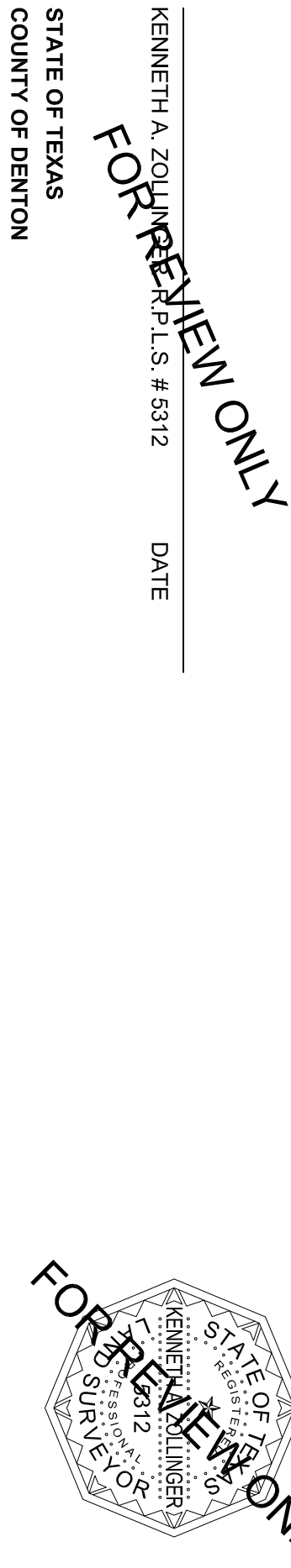
NOTARY PUBLIC IN AND FOR THE STATE OF _____
COUNTY

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 "K&Z" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER P.L.S. # 5312 DATE _____



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 _____, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

I, _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY FOR THE DRAINAGE DESIGN AND WILL DEFEND AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TEXAS

DATE

MAYOR
CITY OF SANGER, TEXAS

DATE

ATTESTED BY:

CITY SECRETARY
CITY OF SANGER, TEXAS

DATE

SURVEYOR:

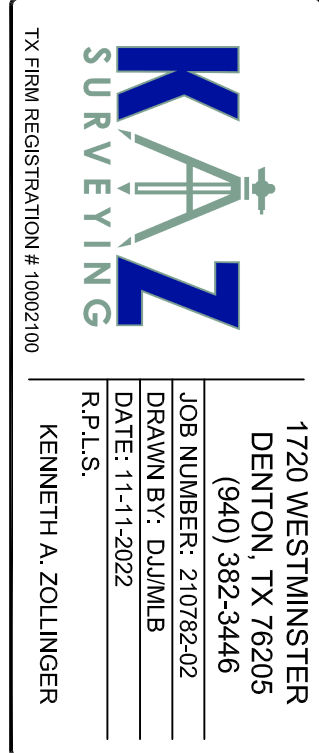
K&Z SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBP.LS.FIRM # 10002100

OWNER:

EDWARD F. WOLSKI
13424 CASHS MILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER:

ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBP.LS.FIRM # 7-7898



FINAL PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23 & LOT 1X, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION
BEING 59.97 ACRES, 3.17 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRAEXTRITORIAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 12, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of STC Phase 2, being 119.199 acres, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

SUMMARY:

- The applicant is proposing to create 407 single-family lots and 9 open-space lots from 4 unplatted tracts.
- This site is located on the west side of the Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.
- The lots have a minimum 60' width and 100' depth with a minimum sq footage of 6500 square feet.
- The subdivision will be accessed through Sanger Circle via Joshua Drive, Legend Drive, and Avion Drive.
- This subdivision is zoned SF-10 and is compatible with Sanger Circle.
- The property is located in the City of Sanger.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

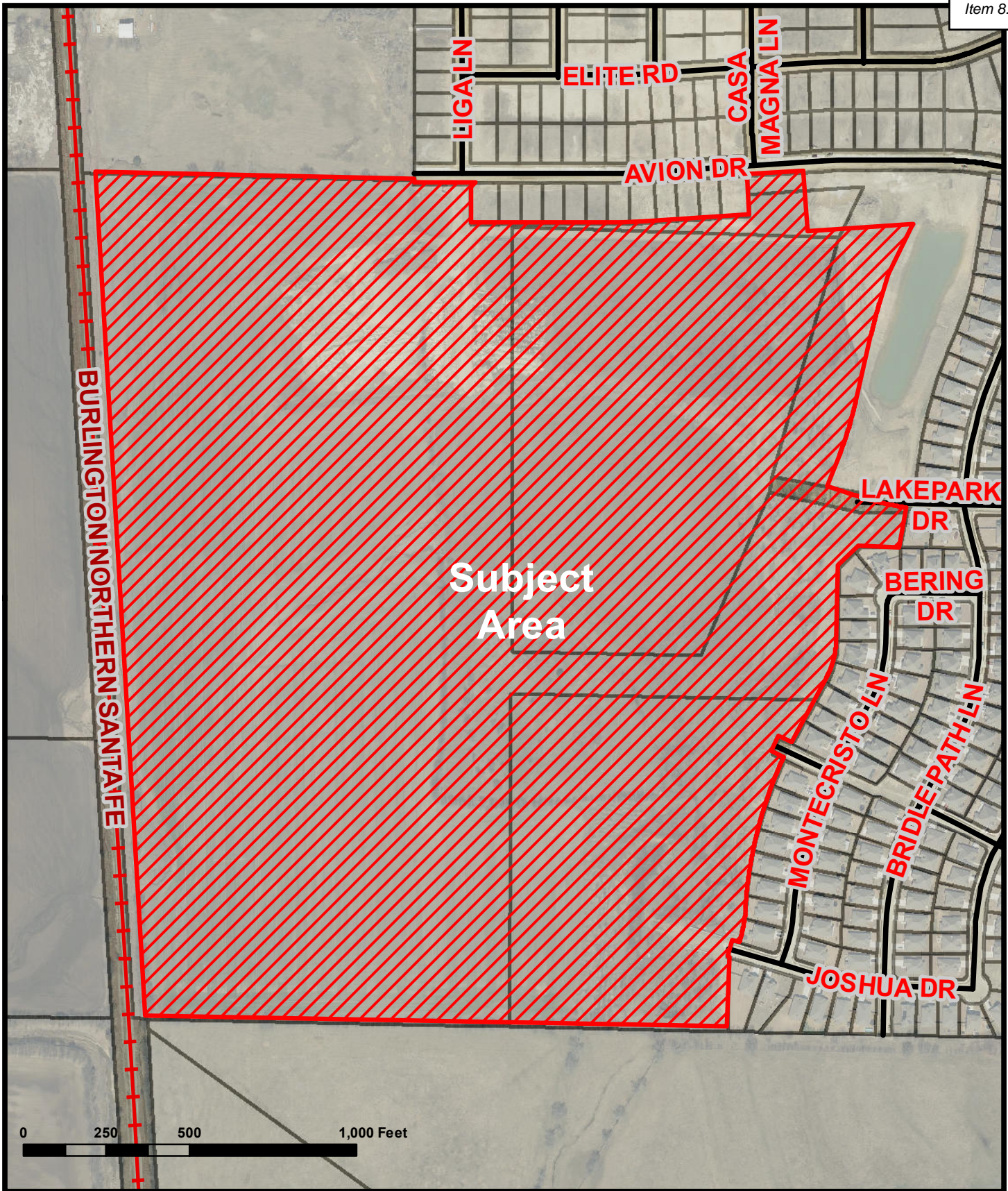
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



SANGER
TEXAS

Project Name: Stephens Town
Crossing Ph 2 - Preliminary Plat
Project: 22SANZON-0061

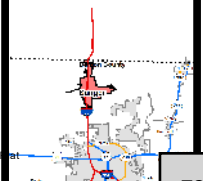


City Limits



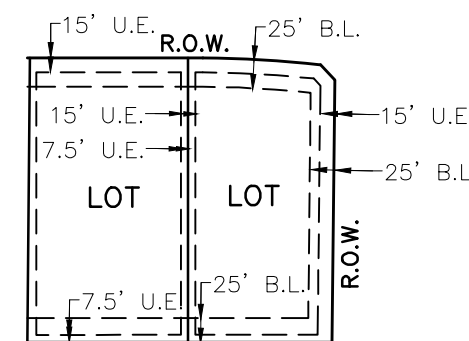
Exhibits

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: 11/20/2022 3:49:43 PM
Doc Name: 22SANZON-0061_STC Phase2 Preliminary



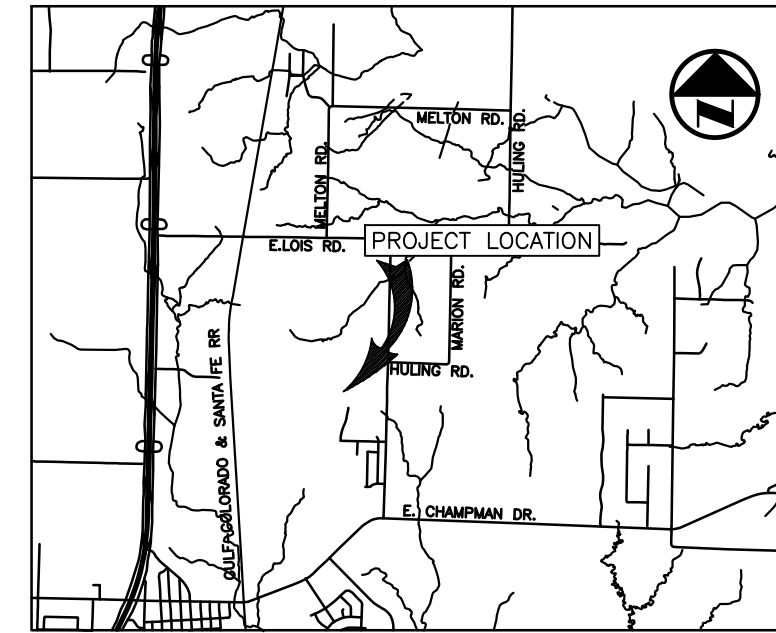
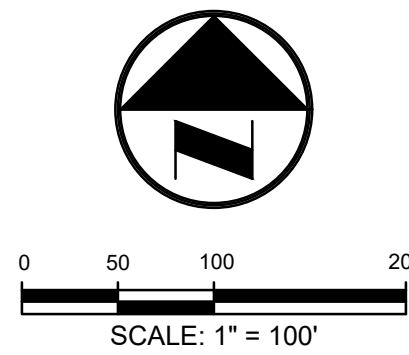
GENERAL NOTES:

1. Basing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015063. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map Number 48121C0070G with Map Revised April 18, 2011.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.

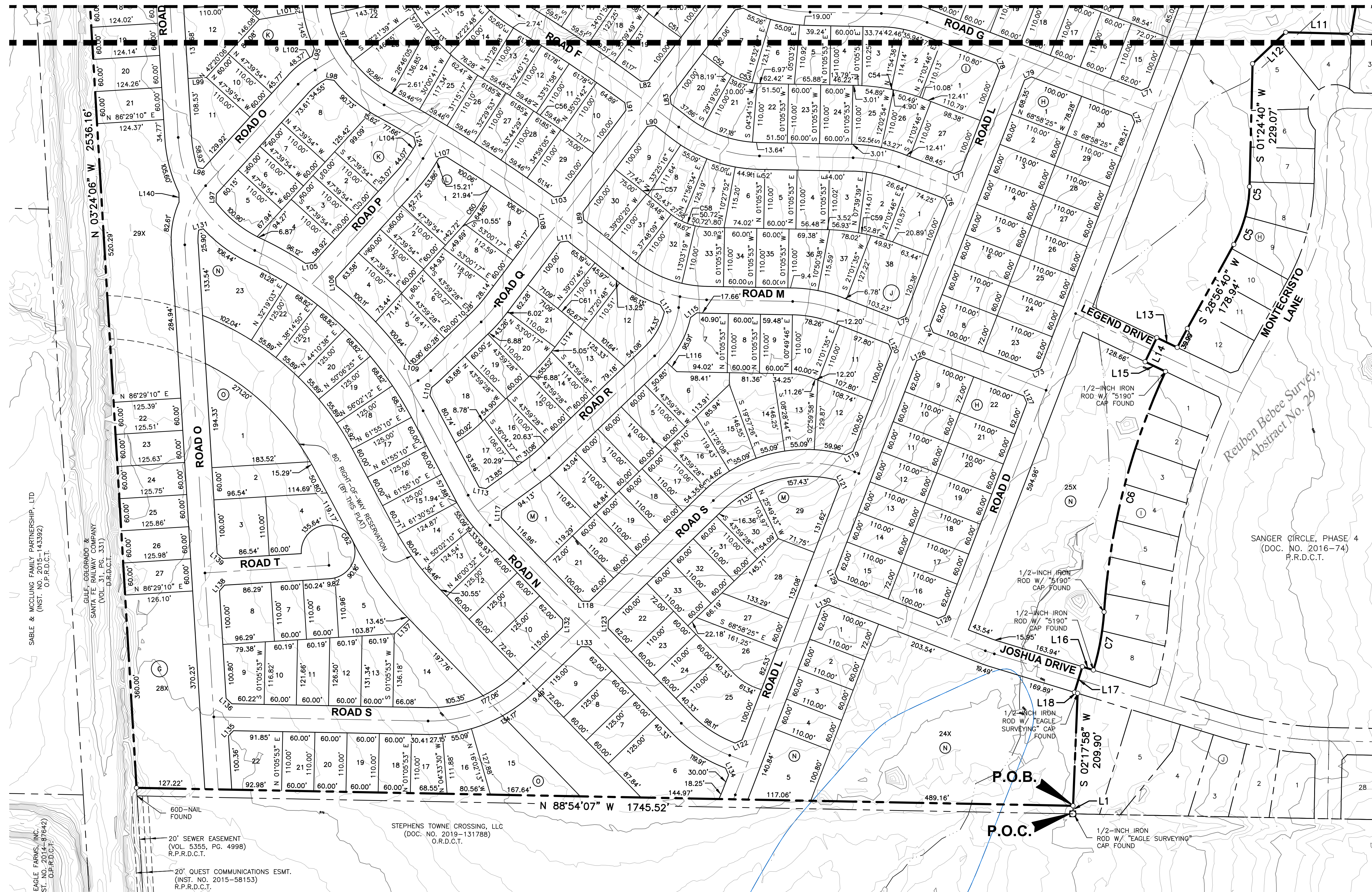


TYPICAL LOT DETAIL

LEGEND	
M.R.D.	MONUMENT OF RECORD DIGNITY
CIRS	5/8-INCH IRON ROD W/ "BGE" CAP SET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING PROPERTY LINE

VICINITY MAP
(NOT TO SCALE)

SEE SHEET 2



LEGAL DESCRIPTION

BEING, all of that 119.199 acre (5,192.320 square foot) tract of land situated in the Reuben Bebee Survey, Abstract No. 29, in the City of Sanger, Denton County, Texas; being all of that tract of land described in Warranty Deed with Vendor's Lien to STC 2WG, LLC as recorded in Document No. 2020-189627 of the Official Records of Denton County, Texas; being part of that tract called 5.034 acres tract of land as described in General Warranty Deed to Stephen Town Crossing, LLC as recorded in Document No. 2020-6351 of the Official Records of Denton County, Texas; and being all of that tract of land described in Special Warranty Deed with Vendor's Lien to STC DH, LLC as recorded in Document No. 2021-6530 of the Official Records of Denton County, Texas; said 119.199 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2-inch iron rod with "EAGLE SURVEYING" cap found at the southeast corner of said STC 2WG, LLC tract; said point being in the north line of said Stephens Town Crossing tract; said point being the southwest corner of Sanger Circle, Phase 4, an addition to the City of Sanger as recorded in Document No. 2016-74 of the Plat Records of Denton County, Texas;

THENCE, North 02 degrees 17 minutes 58 seconds East, along the east line of said STC 2WG, LLC tract and the west line of said Sanger Circle, Phase 4, a distance of 15.00 feet to the POINT OF BEGINNING;

THENCE, North 88 degrees 54 minutes 07 seconds West, departing the east line of said STC 2WG, LLC tract and the west line of said Sanger Circle, Phase 4, a distance of 1,745.52 feet to a point for corner in the west line of said STC 2WG, LLC tract; said point being in the east line of that tract of land described in Deed to the Gulf Colorado & Santa Fe Railway Company as recorded in Volume 31, Page 331 of the Deed Records of Denton County, Texas;

THENCE, North 03 degrees 24 minutes 06 seconds West, along the east line of said Gulf Colorado & Santa Fe Railway tract, a distance of 2,536.16 feet to a 5/8-inch iron rod found at the northwest corner of said STC 2WG, LLC tract; said point being the southwest corner of that tract of land described in Warranty Deed to the City of Sanger as recorded in Volume 11215, Page 943 of the Deed Records of Denton County, Texas;

THENCE, departing the east line of said Gulf Colorado & Santa Fe Railway tract, and with the north line of said STC 2WG, LLC tract, the following thirteen (13) courses and distances:

South 88 degrees 45 minutes 38 seconds East, a distance of 957.19 feet to a point at the southeast corner of said City of Sanger tract; said point being in a west line of that tract of land described in Warranty Deed with Vendor's Lien to Sanger Land Development, LLC as recorded in Document No. 2019-16167 of the Official Records of Denton County, Texas;

South 00 degrees 02 minutes 50 seconds East, a distance of 9.99 feet to a point for corner;

North 89 degrees 59 minutes 50 seconds East, a distance of 184.99 feet to a point for corner;

South 44 degrees 58 minutes 30 seconds West, a distance of 21.19 feet to a point for corner;

South 00 degrees 02 minutes 35 seconds East, a distance of 105.01 feet to a point for corner;

North 89 degrees 59 minutes 50 seconds East, a distance of 454.87 feet to a point for corner at the beginning of a curve to the left;

In a northeasterly direction, along said curve to the left, an arc length of 60.45 feet, having a radius of 905.00 feet, a central angle of 03 degrees 49 minutes 38 seconds, and a chord which bears North 88 degrees 05 minutes 00 seconds East, 60.44 feet to a point for corner;

North 86 degrees 10 minutes 12 seconds East, a distance of 322.04 feet to a point for corner;

North 03 degrees 49 minutes 48 seconds West, a distance of 105.02 feet to a point for corner;

North 48 degrees 49 minutes 48 seconds West, a distance of 21.18 feet to a point for corner;

North 86 degrees 10 minutes 12 seconds East, a distance of 186.01 feet to a point for corner;

South 03 degrees 50 minutes 26 seconds East, a distance of 181.19 feet to a point for corner;

North 86 degrees 09 minutes 34 seconds East, a distance of 318.54 feet to a point at the most northerly northeast corner of said STC 2WG, LLC tract;

THENCE, South 26 degrees 23 minutes 48 seconds West, a distance of 168.86 feet to a point at the northeast corner of said STC DH, LLC tract; said point being the beginning of a curve to the left;

THENCE, with the east line of said STC DH, LLC tract, the following four (4) courses and distances:

In a southwesterly direction, along said curve to the left, an arc length of 191.06 feet, having a radius of 1,825.00 feet, a central angle of 05 degrees 59 minutes 54 seconds, and a chord which bears South 15 degrees 55 minutes 32 seconds West, 190.97 feet to a point for corner;

South 12 degrees 55 minutes 35 seconds West, a distance of 206.04 feet to a point for corner at the beginning of a curve to the right;

In a southwesterly direction, along said curve to the right, an arc length of 166.86 feet, having a radius of 1,175.00 feet, a central angle of 08 degrees 08 minutes 11 seconds, and a chord which bears South 16 degrees 59 minutes 41 seconds West, 166.72 feet to a point for corner;

South 21 degrees 03 minutes 47 seconds West, a distance of 98.23 feet to a point for corner; said point being in a north line of said STC 2WG, LLC tract;

THENCE, South 70 degrees 57 minutes 10 seconds East, departing the east line of said STC DH, LLC tract, and along the north line of said STC 2WG, LLC tract, a distance of 65.78 feet to a point for corner at the beginning of a curve to the left;

THENCE, in a southeasterly direction, continuing along the north line of said STC 2WG, LLC tract and said curve to the left, an arc length of 178.41 feet, having a radius of 1,030.00 feet, a central angle of 09 degrees 55 minutes 27 seconds, and a chord which bears South 75 degrees 54 minutes 22 seconds East, 178.18 feet to a 1/2-inch iron rod with "KAZ" cap found for corner; said point being in the west line of Sanger Trails, Phase 1 an addition to the City of Sanger as recorded in Cabinet U1, Page 77 of the Plat Records of Denton County, Texas;

THENCE, South 09 degrees 31 minutes 15 seconds West, along the east line of said STC 2WG, LLC tract, a distance of 120.59 feet to a point for corner; said point being the southwest corner of said Sanger Trails, Phase 1; said point being in the north line of said Sanger Circle, Phase 4;

THENCE, along the east line of said STC 2WG, LLC tract and the west line of said Sanger Circle, Phase 4, the following fifteen (15) courses and distances:

North 88 degrees 35 minutes 38 seconds West, a distance of 121.83 feet to a point for corner;

South 46 degrees 24 minutes 40 seconds West, a distance of 88.27 feet to a point for corner;

South 01 degrees 24 minutes 40 seconds West, a distance of 229.07 feet to a point for corner at the beginning of a curve to the right;

In a southwesterly direction, along said curve to the right, an arc length of 112.93 feet, having a radius of 235.00 feet, a central angle of 27 degrees 32 minutes 01 seconds, and a chord which bears South 15 degrees 10 minutes 39 seconds West, 111.85 feet to a point for corner;

South 28 degrees 56 minutes 40 seconds West, a distance of 178.94 feet to a point for corner at the beginning of a curve to the left;

In a southwesterly direction, along said curve to the left, an arc length of 39.99 feet, having a radius of 1,265.00 feet, a central angle of 01 degrees 48 minutes 41 seconds, and a chord which bears South 28 degrees 02 minutes 19 seconds West, 39.99 feet to a point for corner;

North 64 degrees 24 minutes 42 seconds West, a distance of 42.44 feet to a point for corner;

South 25 degrees 35 minutes 18 seconds West, a distance of 50.00 feet to a point for corner;

South 64 degrees 24 minutes 42 seconds East, a distance of 42.08 feet to a point for corner at the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, an arc length of 465.33 feet, having a radius of 1,265.00 feet, a central angle of 21 degrees 04 minutes 34 seconds, and a chord which bears South 14 degrees 15 minutes 49 seconds West, 462.71 feet to a 1/2-inch iron rod with "5190" cap found for corner at the beginning of a reverse curve to the right;

With said reverse curve, along said curve to the right, an arc length of 110.26 feet, having a radius of 480.00 feet, a central angle of 13 degrees 09 minutes 41 seconds, and a chord which bears South 10 degrees 22 minutes 22 seconds West, 110.02 feet to a 1/2-inch iron rod with "5190" cap found for corner;

North 73 degrees 02 minutes 14 seconds West, a distance of 21.62 feet to a point for corner;

South 16 degrees 57 minutes 46 seconds West, a distance of 50.00 feet to a point for corner;

South 73 degrees 02 minutes 14 seconds East, a distance of 6.05 feet to a point for corner;

South 02 degrees 17 minutes 58 seconds West, a distance of 209.90 feet to the POINT OF BEGINNING and containing an area of 119.199 acres or 5,192.320 square feet of land, more or less.

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

PRELIMINARY PLAT
STC PHASE 2407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTSBEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2022
SHEET 1 OF 2

OWNER

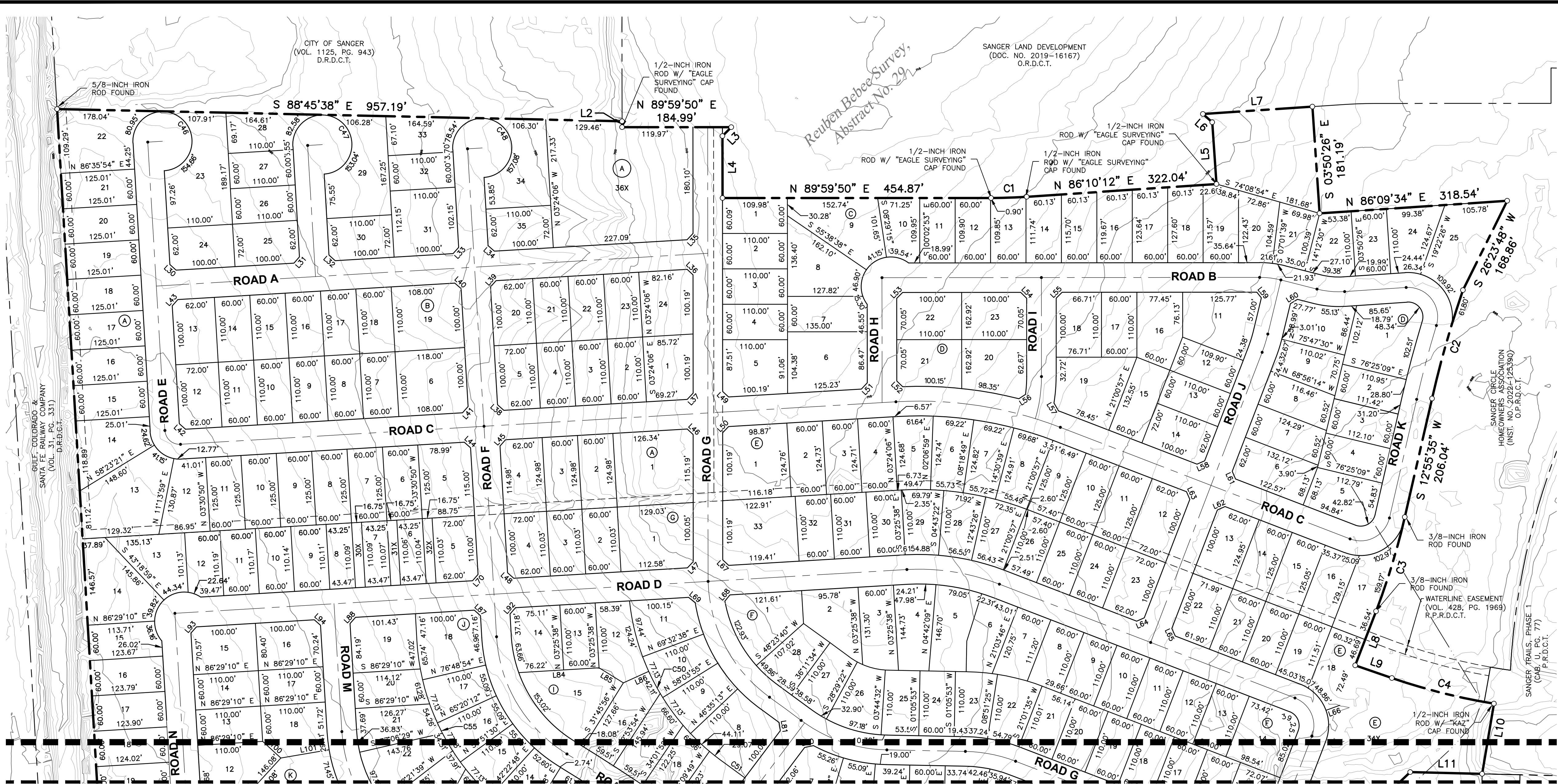
STC 2WG, LLC
103 East Virginia Street,
McKinney, Texas 75069

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416Contact: René Salvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsalvas@bgeinc.com

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SEE SHEET 1

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 02°17'58" E	15.00'
L2	S 00°02'50" E	9.99'
L3	S 44°58'30" W	21.19'
L4	S 00°02'35" E	105.01'
L5	N 03°49'48" W	105.02'
L6	N 48°49'48" W	21.18'
L7	N 86°10'12" E	86.01'
L8	S 21°03'47" W	98.23'
L9	S 70°57'10" E	65.78'
L10	S 09°31'15" W	120.59'
L11	N 88°35'38" W	121.83'
L12	S 46°24'40" W	85.27'
L13	N 64°24'42" W	82.44'
L14	S 25°35'18" W	50.00'
L15	S 64°24'42" E	82.08'
L16	N 73°02'14" W	21.62'
L17	S 16°57'46" W	50.00'
L18	S 73°02'14" E	6.05'
L19	N 68°58'25" W	36.17'
L20	N 68°58'25" W	8.45'
L21	S 03°30'50" E	25.00'
L22	N 58°10'21" E	42.48'
L23	N 06°50'29" E	20.55'
L24	S 57°33'01" W	20.29'
L25	S 86°35'54" W	25.00'
L26	S 86°35'54" W	25.00'
L27	S 86°35'54" W	25.00'
L28	N 86°09'34" E	104.43'
L29	S 75°47'30" E	82.10'
L30	N 48°24'06" W	14.14'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L31	S 41°35'54" W	14.14'
L32	N 48°24'06" W	14.14'
L33	S 41°35'54" W	14.14'
L34	N 48°24'06" W	14.14'
L35	S 43°16'30" W	14.55'
L36	S 46°43'30" E	13.72'
L37	S 43°16'30" W	14.55'
L38	N 48°24'06" W	14.14'
L39	N 41°35'54" E	14.14'
L40	N 48°24'06" E	14.14'
L41	S 41°35'54" W	14.14'
L42	N 48°24'06" W	14.14'
L43	N 41°35'54" E	14.14'
L44	S 48°24'06" E	14.14'
L45	S 41°35'54" W	14.14'
L46	N 46°43'30" W	13.72'
L47	S 43°15'44" W	14.55'
L48	N 48°24'52" W	14.14'
L49	N 46°43'30" W	13.72'
L50	N 43°16'30" W	14.55'
L51	S 43°16'30" W	14.55'
L52	N 46°23'35" W	13.81'
L53	N 44°57'07" E	14.14'
L54	S 45°02'53" E	14.14'
L55	N 44°57'07" E	14.14'
L56	N 56°45'38" E	13.43'
L57	N 30°00'16" W	15.23'
L58	S 66°02'21" W	14.14'
L59	S 38°14°01" E	12.36'
L60	S 58°53'41" W	14.06'

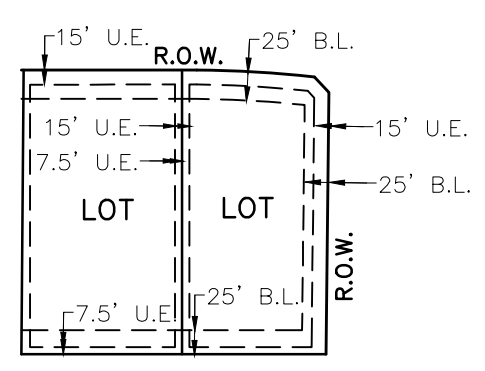
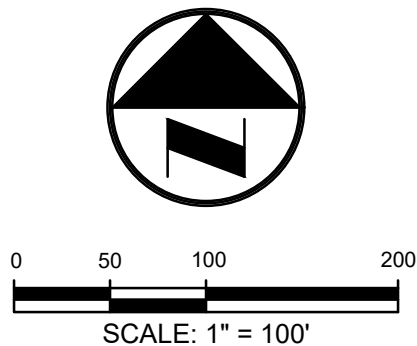
LINE TABLE		
NUMBER	BEARING	DISTANCE
L61	S 23°57'39" E	14.15'
L62	N 66°02'21" E	14.14'
L63	S 23°57'39" E	14.15'
L64	S 48°28'14" E	14.15'
L65	N 23°57'39" W	14.15'
L66	N 69°54'00" E	25.00'
L67	N 46°44'16" W	13.72'
L68	N 38°46'19" E	13.43'
L69	S 50°43'06" E	14.70'
L70	N 41°35'08" E	14.15'
L71	S 66°02'40" W	14.14'
L72	S 23°57'20" E	14.15'
L73	S 66°01'35" W	14.14'
L74	N 23°58'25" W	14.14'
L75	S 66°01'35" W	14.14'
L76	S 23°57'20" E	14.15'
L77	S 66°02'40" W	14.14'
L78	S 23°57'20" E	14.15'
L79	N 66°02'40" E	14.14'
L80	N 78°02'32" E	15.08'
L81	S 08°26'25" E	14.03'
L82	S 81°50'10" W	14.24'
L83	N 07°32'21" W	14.26'
L84	S 86°34'22" W	136.22'
L85	S 58°14'04" E	48.55'
L86	N 65°33'21" E	47.08'
L87	S 48°24'06" E	14.14'
L88	N 41°31'00" E	14.13'
L89	N 07°22'17" W	14.30'
L90	N 82°27'47" E	14.03'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L91	S 08°17'42" E	14.07'
L92	N 41°35'08" E	14.15'
L93	N 41°31'46" E	14.13'
L94	S 48°28'14" E	14.15'
L95	S 16°18'04" W	14.89'
L96	N 78°43'45" W	10.32'
L97	N 02°29'08" E	15.66'
L98	S 79°57'23" E	14.89'
L99	S 86°29'10" W	34.25'
L100	S 47°39'54" E	41.72'
L101	N 80°21'31" E	82.99'
L102	S 58°10'21" W	8.62'
L103	S 61°40'54" W	14.22'
L104	S 31°06'48" W	15.21'
L105	S 82°52'33" W	15.20'
L106	N 04°42'24" W	13.63'
L107	N 76°25'58" E	14.06'
L108	S 08°19'27" E	14.06'
L109	N 80°46'51" W	13.91'
L110	N 12°13'53" E	14.80'
L111	N 82°18'53" E	14.06'
L112	S 30°59'46" E	15.18'
L113	N 77°20'25" W	13.19'
L114	S 36°59'43" W	64.89'
L115	N 53°04'59" E	14.69'
L116	N 46°36'51" W	25.00'
L117	N 05°11'50" E	13.19'
L118	N 88°59'28" W	14.14'
L119	S 63°46'47" W	14.69'
L120	S 23°58'25" E	14.14'

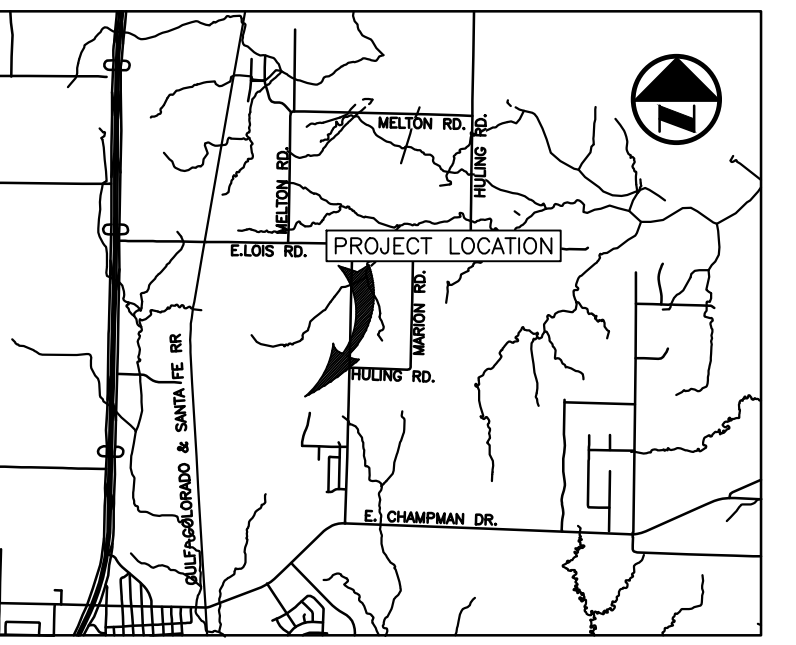
LINE TABLE		
NUMBER	BEARING	DISTANCE
L121	S 26°43'12" E	13.45'
L122	S 66°01'35" W	14.14'
L123	N 01°00'32" E	14.14'
L124	S 14°12'23" E	14.06'
L125	N 31°06'48" E	50.33'
L126	N 66°01'35" E	14.14'
L127	S 23°58'25" E	14.14'
L128	S 66°01'35" W	14.14'
L129	N 23°58'25" W	14.14'
L130	N 66°01'35" E	14.14'
L131	N 74°35'31" E	8.79'
L132	S 01°00'32" W	14.14'
L133	S 88°59'28" E	14.14'
L134	S 23°58'25" E	14.14'
L135	N 43°47'31" E	13.56'
L136	N 46°12'28" W	14.70'
L137	N 46°00'32" E	39.05'
L138	N 41°29'10" E	14.14'
L139	N 48°30'50" W	14.14'
L140	S 00°41'34" E	18.00'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	3°49'38"	905.00'	N 88°05'00" E	60.44'
C2	5°59'54"	1825.00'	S 15°55'32" W	190.97'
C3	8°08'11"	1175.00'	S 16°59'41" W	166.72'
C4	9°55'27"	1030.00'	S 75°54'22" E	178.18'
C5	27°32'01"	235.00'	S 15°10'39" W	111.85'
C6	21°04'34"	1265.00'	S 14°19'49" W	462.71'
C7	13°09'41"	480.00'	S 10°22'22" W	110.02'
C8	4°03'40"	250.00'	S 71°00'15" E	17.72'
C9	2°03'13"	250.00'	S 22°03'12" W	8.96'
C10	24°58'57"	250.00'	S 56°28'57" E	108.15'
C11	15°54'38"	250.00'	S 36°02'09" E	69.20'
C12	36°36'19"	690.00'	N 46°23'00" W	433.37'
C13	61°10'19"	250.00'	S 34°06'00" E	254.42'
C14	24°06'16"	380.00'	N 80°59'22" W	158.69'
C15	89°57'49"	50.00'	N 23°57'20" W	70.69'
C16	65°01'03"	250.00'	S 78°31'03" W	268.71'
C17	45°05'21"	250.00'	N 68°33'12" E	191.70'
C18	45°50'56"	150.00'	S 19°24'38" W	116.86'
C19	15°50'15"	150.00'	S 50°15'13" W	41.33'
C20	57°46'20"	250.00'	S 32°24'01" E	241.54'
C21	11°23'41"	2715.00'	N 55°35'20" W	539.06'
C22	39°00'38"	250.00'	S 69°23'49" E	166.95'
C23	19°55'42"	250.00'	N 78°56'16" W	86.52'
C24	39°10'03"	150.00'	N 26°25'30" E	100.56'
C25	75°45'11"	250.00'	N 49°57'58" E	34.50'
C26	11°32'29"	150.00'	N 51°46'46" E	30.16'
C27	9°00'49"	250.00'	N 41°30'07" E	39.29'
C28	11°13'18"	250.00'	N 36°43'27" E	48.89'
C29	55°10'37"	250.00'	S 30°59'25" E	231.56'
C30	6°57'39"	2985.00'	N 55°05'54" W	362.42'
C31	37°17'03"	250.00'	S 70°15'36" E	159.83'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C32	19°57'53"	250.00'	N 78°55'11" W	86.67'
C33	19°57'53"	250.00'	N 78°55'11" W	86.67'
C34	35°46'07"	250.00'	S 71°01'04" E	153.55'
C35	1°10'11"	3255.00'	N 53°43'06" W	66.45'
C36	54°15'18"	250.00'	S 27°10'32" E	227.99'
C37	90°00'00"	25.00'	S 48°24'06" E	35.36'
C38	24°27'52"	665.00'	N 81°10'10" W	281.79'
C39	98°08'11"	50.00'	S 61°59'40" W	75.55'
C40	4°00'45"	1850.00'	S 14°55'57" W	129.53'
C41	110°46'46"	50.00'	S 38°27'03" E	82.30'
C42	18°02'56"	150.00'	S 84°48'58" E	47.06'
C43	14°15'23"	150.00'	N 82°55'11" W	37.23'
C44	7°26'06"	250.00'	N 17°17'54" E	32.42'
C45	16°34'10"	250.00'	N 08°14'12" E	72.05'
C46	270°00'00"	50.00'	N 48°24'06" W	70.71'
C47	270°00'01"	50.00'	N 48°24'07" W	70.71'
C48	270°00'00"	50.00'	N 48°24'06" W	70.71'
C49	163°44'23"	50.00'	S 44°57'07" W	98.99'
C50	48°20'53"	385.00'	S 30°07'45" E	315.32'
C51	0°50'21"	3120.00'	S 53°53'01" E	45.70'
C52	0°55'40"	3120.00'	N 52°04'54" W	50.52'
C53	37°17'03"	115.00'	S 70°15'36" E	73.52'
C54	19°57'53"	385.00'	N 78°55'11" W	133.48'
C55	55°10'37"	385.00'	S 30°59'25" E	356.60'
C56	5°04'12"	2850.66'	S 56°02'35" E	252.17'
C57	2°36'38"	2850.00'	N 51°11'49" W	129.84'
C58	39°00'38"	115.00'	N 69°23'49" W	76.80'
C59	19°57'53"	385.00'	N 78°55'11" W	133.48'
C60	11°13'18"	385.00'	N 36°43'27" E	75.28'
C61	5°13'40"	2580.00'	N 49°50'08" W	235.32'
C62	155°25'58"	50.00'	S 74°12'09" W	97.71'



TYPICAL LOT DETAIL



VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- M.R.D. MONUMENT OF RECORD DIGNITY
 - C.I.R.S. 5/8-INCH IRON ROD W/ "BGE" CAP SET
 - INST. NO. INSTRUMENT NUMBER
 - VOL. VOLUME
 - P.G. PAGE
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - PROPERTY LINE

**PRELIMINARY PLAT
STC PHASE 2**

407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTS

BEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2022
SHEET 2 OF 2

OWNER

STC 2WC, LLC
103 East Virginia Street,
McKinney, Texas 75069

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416



Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rslvas@bgeinc.com



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: <u>Jason Frey</u>	Name: <u>Jon Anderson</u>
Company: <u>BGE, Inc.</u>	Company: <u>STC 2WC, LLC</u>
Address: <u>2595 Dallas Pkwy # 101</u>	Address: <u>103 E Virginia Street</u>
City, State, Zip: <u>Frisco, TX 75034</u>	City, State, Zip: <u>McKinney TX 75069</u>
Phone: <u>972-464-4821</u>	Phone: <u>903-563-2122</u>
Fax:	Fax:
Email: <u>Jfrey@BGEINC.COM</u>	Email: <u>Jon@presidentisl/land.com</u>

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>5/9/22</u>)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input checked="" type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <u>development@sangertexas.org</u>

Supporting Materials (List if provided): Conceptual Engineering Plans

R Number(s): _____

Jon Anderson
Owner's Signature

11-3-22

Date

Ja Frey
Applicant's Signature

11-7-22

Date

Office Use: Reviewed by Director of Development Services / /

<input type="checkbox"/>	Complete (Check # <u> </u>)
<input type="checkbox"/>	Incomplete (Returned to Applicant <u> </u> / <u> </u>)

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

940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

Effective Date: 02/11/2020



November 7, 2022

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

RE: Preliminary Plat Letter of Intent – Stephen’s Towne Crossing Phase 2

Ms. Hammonds,

On behalf of our client, STC 2WC, LLC, we respectfully submit this Letter of Intent for the attached Preliminary Plat for the Stephen’s Towne Crossing Phase 2 project.

Stephens Town Crossing Phase 2 is a 119-acre detached single-family residential project within the City of Sanger. More specifically, the project is located south of Lois Road, east of the G.C. & S.F. Railroad and north of FM 455.

The existing zoning is SF-10. We are not proposing any zoning changes.

We appreciate your review and consideration of our request. If you have questions or require additional information, please contact me at (972) 464-4821 or by email at jfrey@bgeinc.com

Sincerely,

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

Jason Frey, PE
Senior Project Manager

/file

Attachments