PLANNING & ZONING COMMISSION

MEETING AGENDA

OCTOBER 10, 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 August 08, 2022, meeting.

2. Consideration and possible action of the minutes from September 12, 2022, meeting.

PUBLIC HEARING ITEMS

ACTION ITEMS

3. Consideration and possible action on Final Plat of lots 1-30, Block A of Lonesome Dove Addition, 55.5 acres, located in the City of Sanger's ETJ, and generally located on the south west corner of Metz Road and Hoehn Road.

4. Consideration and possible action on Preliminary Plat of the Glenn Polk Addition, being 10.418 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

5. Consideration and possible action on a Preliminary Plat of lots 1-23 and lots 1X and 2X Block A of Palomino Bay Addition, being 54.34 acres, located in the City of Sanger's

ETJ, and generally located on the west side of Jones Road approximately 782 feet north of the intersection of FM 1190 and Jones Road.

6. Consideration and possible action on Final Plat of lots 1 and 2, of Union Hill Road Addition, being 13.143 acres, located in the City of Sanger's ETJ, and generally located on the north east corner of FM 455 and Union Hill Road.

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 is readily accessible to the general public at all times and posted on the City of Sanger website on October 06, 2022, at 5:00 PM.

/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: October 10, 2022

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from August 08, 2022, meeting.

SUMMARY:
N/A

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

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from August 08, 2022

PLANNING & ZONING COMMISSION

MEETING MINUTES

AUGUST 08, 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 Matt Fuller called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Sally Amendola
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Matt Fuller
Commissioner, Place 6	Jason Miller

BOARD MEMBERS ABSENT

Commissioner, Place 7 Phillip Surles

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Approval of Minutes from 07/11/22

   Motion to approve made by Commissioner Fuller, Seconded by Commissioner Amendola.

   Voting Yea: Commissioner McAlister, Commissioner Turner, Commissioner Miller, and Commissioner Stone. Motion passed unanimously.

PUBLIC HEARING ITEMS

Commissioner Fuller opens the Public Hearings at 7:02 p.m.

2. Conduct a Public Hearing on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.

   Director Ramie Hammonds presents to the board about amending the ordinance to allow Quick Service Food and Beverage to have a drive through without having an SUP. She also goes over adding a stacking requirement.

3. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Quick Service Food and Beverage Shop, on 0.61 acres of land described as Lot 1R-2, Block 1 of the Sanger Lodging Addition, Zoned as Business District 2 (B-2) and generally located on the east side of Stemmons Frwy approximately 594 feet South of FM 455.

   Director Ramie Hammonds explains this is an SUP for a business that is wanting a drive thru in a B-2 zoning. The customer wanted to go ahead and submit in order to stay within their timeline. Director Ramie Hammonds explains if the the previous item does pass this SUP will not be needed.

4. Conduct a public hearing on a Replat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

   Director Ramie Hammonds explains this is a part of a plat that has already been approved but there is a piece that was separated and not platted.

   Commissioner Fuller closes Public Hearings at 7:09 p.m.

ACTION ITEMS

5. Consideration and possible action on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.

   The board has a brief discussion about the project.

   Motion to approve made by Commissioner Fuller, Seconded by Commissioner Amendola.

   Voting Yea: Commissioner McAlister, Commissioner Turner, Commissioner Miller, and Commissioner Stone. Motion passed unanimously.

6. Consideration and possible action on a request for a Specific Use Permit (SUP) for Quick Service Food and Beverage Shop, on 0.61 acres of land described as Lot 1R-2, Block 1 of the Sanger Lodging Addition, Zoned as Business District 2 (B-2) and generally located on the east side of Stemmons Frwy approximately 594 feet South of FM 455.

   The board has a brief discussion about the project.

   Motion to approve made by Commissioner Fuller with the condition that the proposed 9 car stacking rules is approved by City Council. Seconded by Commissioner Miller.

   Voting Yea: Commissioner McAlister, Commissioner Turner, Commissioner Amendola, and Commissioner Stone. Motion passed unanimously.

7. Consideration and possible action on a Replat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

   The board has a brief discussion about the project.

   Motion to approve made by Commissioner Fuller, Seconded by Commissioner Amendola.

   Voting Yea: Commissioner McAlister, Commissioner Turner, Commissioner Miller and Commissioner Stone. Motion passed unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

There being no further items on the agenda Matt Fuller adjourns the meeting at 7:24 p.m.

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 10, 2022

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from September 12, 2022, meeting.

SUMMARY:
N/A

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

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from September 12, 2022

PLANNING & ZONING COMMISSION

MEETING MINUTES

SEPTEMBER 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

There being a quorum Commissioner Surles called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Sally Amendola
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Matt Fuller
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Phillip Surles

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ, and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

Commissioner Surles opens the public hearing at 7:03 p.m.

Director Ramie Hammonds reviews the variances that have been requested.

Robert Snider, 9049 Sam Bass Rd., let the board know that he owns the land bottom of the hill of the proposed property. He says this has a big hill and states it will take a lot to flatten the land in order to build homes. He is also worried about the drainage problems it will cause. He states that he is also worried about the 20 septic systems that will be draining on his property.

Mary Snider asks who has jurisdiction over the areas outside of the City limits.

Director Ramie Hammonds explains to the customer about the ETJ and how the City has the platting jurisdiction for Sanger ETJ.

Commissioner Surles closes the public hearing at 7:10 p.m.

3.

Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

Commissioner Surles opens the public hearing at 7:11 p.m.

Director Ramie Hammonds explains this is part of the previous proposed addition.

Commissioner Surles closes the public hearing at 7:12 p.m.

4. Conduct a public hearing on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

Commissioner Surles opens the public hearing at 7:12 p.m.

Director Ramie Hammonds reviews the project with the board. She says this project has already came before the board but they made some changes and wanted to bring it back to the board.

Pam Holt explains the changes they had made on the project. She said she is from Sanger and wants to build a great product here for the city. She says this will be commercial up front and apartments in the back with an amenity center.

ACTION ITEMS

5. Consideration and possible action on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

   Motion to approve made by Commissioner Fuller, seconded by Commissioner Amendola.

   Voting Yea: Commissioner McAlister, Commissioner Turner, Commissioner Surles, Commissioner Miller, and Commissioner Stone. Motion passed unanimously.

6. Consideration and possible action on a Minor Plat of Lot 1, Block A of the Enderby Gas Addition, being 1.22 acres in the City of Sanger, and generally located on south east corner of the I-35 access road and Southside Drive.

   Director Ramie Hammonds briefly goes over the project. She explains they are just having to reconfigure on the property as the expansion is taking part of the property.

   Motion to approve made by Commissioner Miller, seconded by Commissioner Fuller.

   Voting Yea: Commissioner McAlister, Commissioner Turner, Commissioner Surles, Commissioner Amendola, and Commissioner Stone. Motion passed unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

There being no further items on the agenda Commissioner Surles adjourns the meeting at 7:57 p.m.

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 10, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Final Plat of lots 1-30, Block A of Lonesome Dove Addition, 55.5 acres, located in the City of Sanger's ETJ, and generally located on the south west corner of Metz Road and Hoehn Road.

SUMMARY:

- The applicant is proposing to create 30 single family lots ranging in size from 1.40 acres to 3.01 acre, from 1 previously unplatted tract.
- There are 6 lots below the 1.5 acres required to be considered Estate Lots.
- Each lot has a minimum 142 feet of frontage.
- The applicant is dedicating 5.15 acres of right-of-way for Metz Road.
- This project was granted the variance to be considered Estates lots through the preliminary plat.
- The preliminary plat also granted variances to the maximum block length and maximum cul-de-sac length.
- The property is located in the City of Sanger's ETJ.

FISCAL INFORMATION:

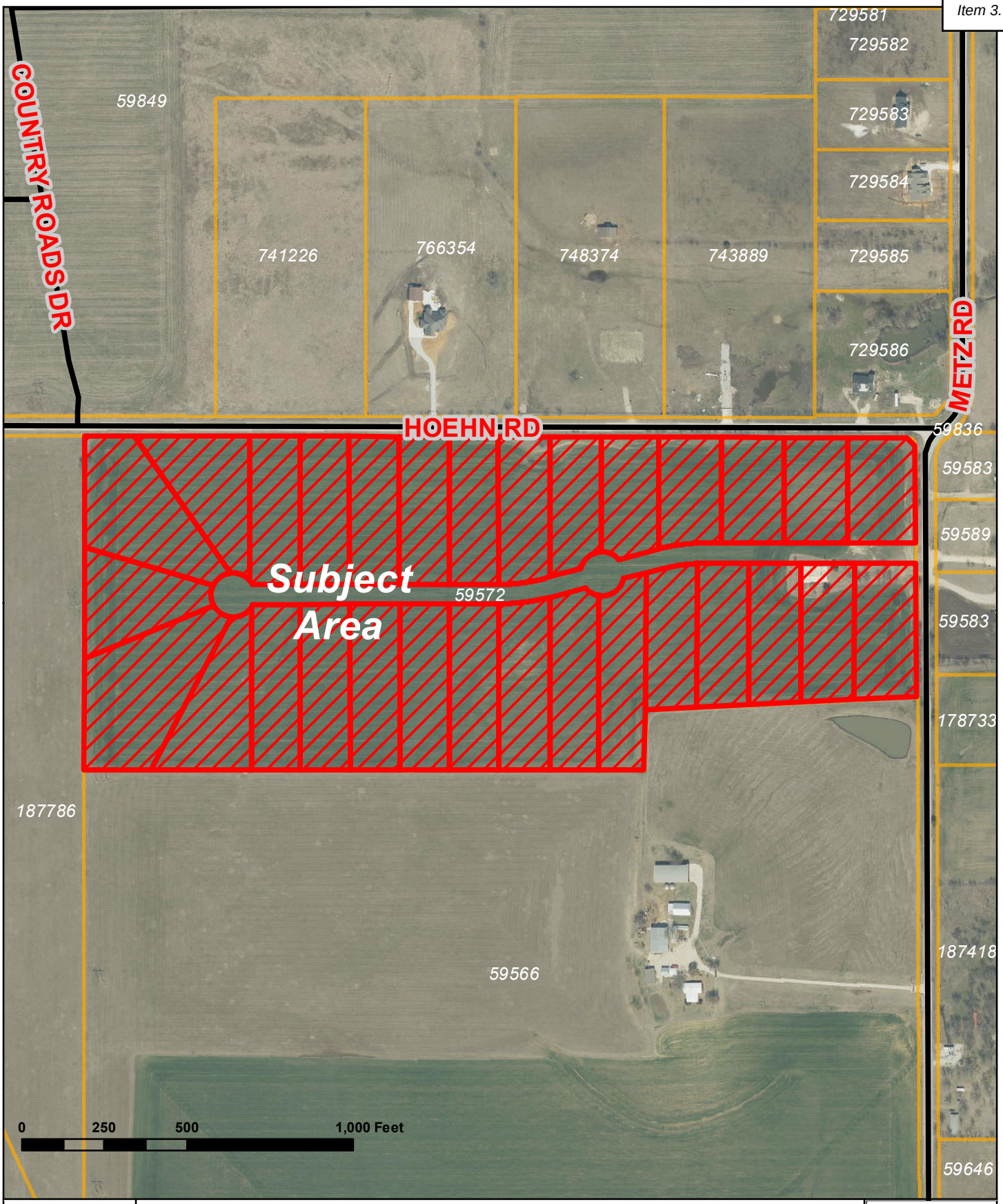
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



N
W E
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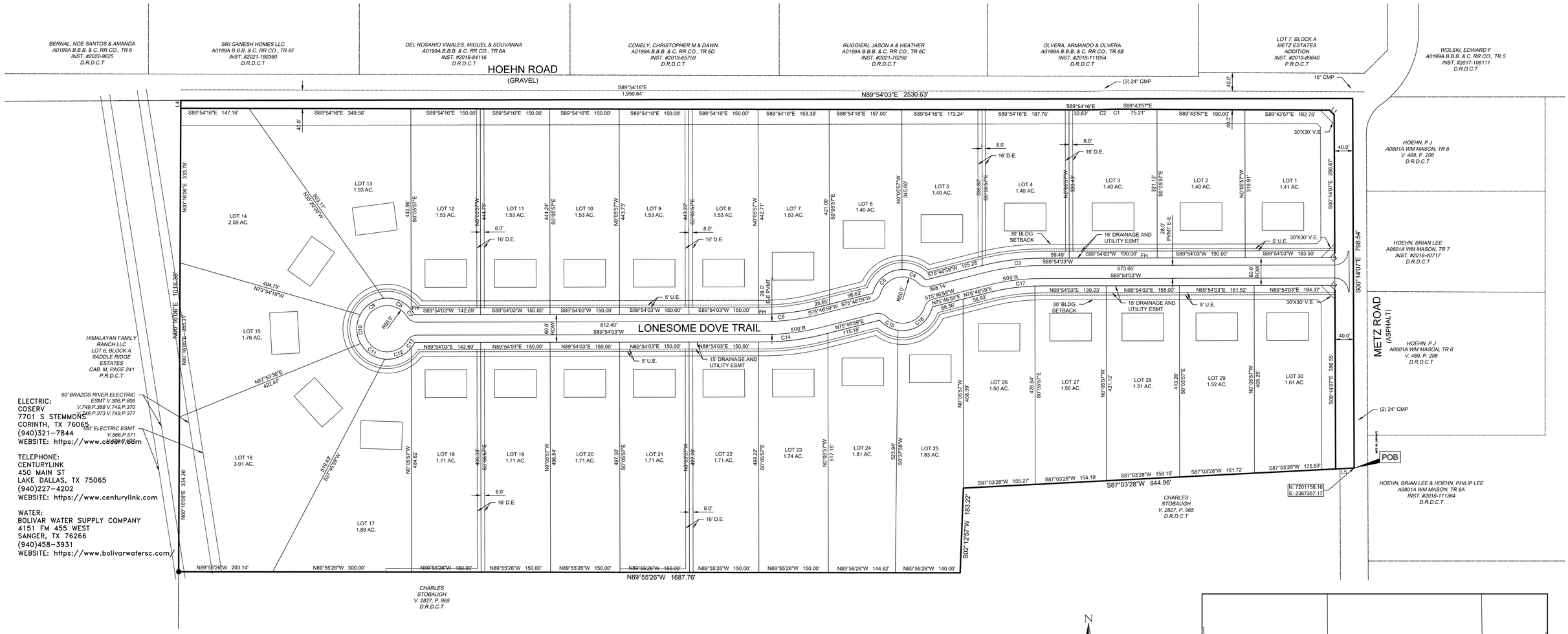
SANGER TEXAS

Project Name: Lonesome Dove Addn
Final Plat
Project: 22SANZON-0055

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: 9/17/2022 5:26:35 PM
Doc Name: 22SANZON-0055_LonesomeDoveAddn





GENERAL NOTES:

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
4. NOTICE – SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOODPLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0065G DATED MARCH 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL SUBDIVISION.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this plat is true and correct and was prepared from an actual Survey of the property made on the ground under my supervision.

Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
223 CR 1260
Decatur, Tx 76234
FIRM NO. 10069700

STATE OF TEXAS · REGISTERED · TOMMY Q. BURKS · 5509 · PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S44°59'02"E	14.20'
L2	S44°49'58"W	14.13'
L3	S45°10'02"E	14.16'
L4	N00°16'06"E	17.03'
L5	S87°03'28"W	40.04'

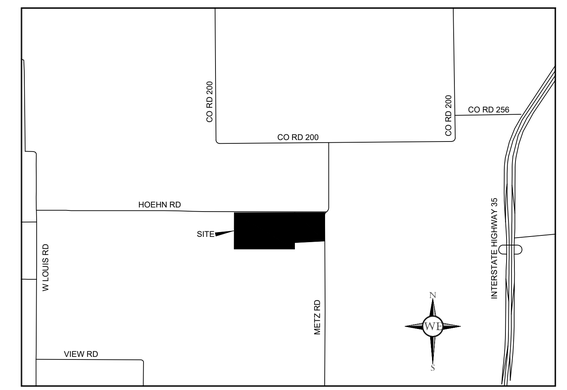
CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	960.00'	40.94'	002°26'36"	N89°02'45"E	40.94'
C2	1040.00'	41.23'	002°16'18"	N88°57'35"E	41.23'
C3	530.00'	129.56'	014°00'23"	S82°53'52"W	129.24'
C4	66.00'	57.31'	049°45'10"	N66°07'45"W	55.53'
C5	66.00'	87.75'	076°10'33"	S50°54'24"W	81.43'
C6	470.00'	115.81'	014°07'04"	S82°50'31"W	115.52'
C7	66.00'	13.49'	011°42'28"	N32°59'19"W	13.46'
C8	66.00'	66.85'	058°02'01"	N67°51'34"W	64.03'
C9	66.00'	64.41'	055°54'41"	S55°10'05"W	61.88'
C10	66.00'	64.66'	056°07'51"	S00°51'10"E	62.10'
C11	66.00'	64.75'	056°12'51"	S57°01'32"E	62.19'
C12	66.00'	64.76'	056°13'24"	N66°45'21"E	62.20'
C13	66.00'	13.49'	011°42'28"	N32°47'25"E	13.46'
C14	530.00'	130.59'	014°07'04"	N82°50'31"E	130.26'
C15	66.00'	46.13'	040°03'01"	S61°16'40"E	45.20'
C16	66.00'	98.92'	085°52'42"	N55°45'28"E	89.92'
C17	470.00'	101.04'	012°19'02"	N81°56'30"E	100.85'

LEGEND

	PROPERTY LINE
	EASEMENT
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
V.E.	VISIBILITY EASEMENT
E-E	EDGE TO EDGE

N
WE
S

0' 50' 100' 200'
GRAPHIC SCALE
1" = 100'



VICINITY MAP
N.T.S.

OWNER / DEVELOPER:
TRACON ENTERPRISES INC
4925 GREENVILLE AVE STE 200,
DALLAS, TX. 75206
CONTACT: KEITH SMITH

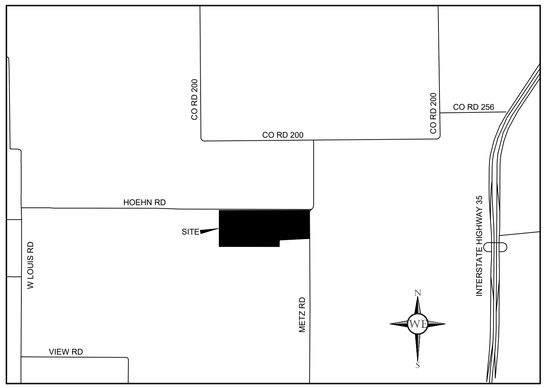
SURVEYOR:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TX 76255
CONTACT: QUINT BURKS, RPLS

ENGINEER / APPLICANT:
WESTFALL ENGINEERING
CIVIL ENGINEERING CONSULTANTS
TBPE FIRM REG. #19101
CONTACT: HEATH VOYLES, P.E.
EMAIL: HEATH@WESTFALLENGINEERING.COM

PAGE 1 OF 2

FINAL PLAT
LONESOME DOVE ADDITION
LOTS 1 - 30, BLOCK A
5.15 AC R.O.W. DEDICATION
55.50 ACRES (2,417,492.19 SQ.FT.) OUT OF THE
WILLIAM MASON SURVEY, ABSTRACT NO. 801
SANGER ETJ, DENTON COUNTY, TEXAS
PREPARED: AUGUST 19, 2022

WE WESTFALL ENGINEERING



VICINITY MAP

N.T.S.

ELECTRIC:
COSERV
7701 S STEMMONS
CORINTH, TX 76065
(940)321-7844
WEBSITE: https://www.coserv.com

TELEPHONE:
CENTURYLINK
450 MAIN ST
LAKE DALLAS, TX 75065
(940)227-4202
WEBSITE: https://www.centurylink.com

WATER:
BOLIVAR WATER SUPPLY COMPANY
4151 FM 455 WEST
SANGER, TX 76266
(940)458-3931
WEBSITE: https://www.bolivarwatersc.com/

GENERAL NOTES:

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
4. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOODPLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0065G DATED MARCH 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL SUBDIVISION.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON
I hereby certify that this plat is true and correct and was prepared from an actual Survey of the property made on the ground under my supervision.

_____
Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
223 CR 1260
Decatur, Tx 76234
FIRM NO. 10069700

STATE OF TEXAS
REGISTERED
TOMMY Q. BURKS
5509
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS

COUNTY OF DENTON

We, Tracom Enterprises, Inc, the undersigned, are the owners of the land shown on this plat within the area described by metes and bounds as follows:
BEING all that certain lot, tract, or parcel of land situated in the William Mason Survey Abstract Number 801 in Denton County, Texas, being all that certain tract of land conveyed by deed from Josephine B. Hoehn to Wilbur Clarence Hoehn recorded in Volume 748, Page 804, Deed Records, Denton County, Texas and being more particularly described as follows:
BEGINNING at a P. K. nail set for corner in Metz Road, a public roadway, said point being the northeast corner of that certain tract of land conveyed by deed from Fanton R. Hoehn and wife, Anna Mae Hoehn to Charles E. Stobaugh recorded in Volume 2827, Page 965, Real Property Records, Denton County, Texas;
THENCE South 87°03'28" West, 844.96 feet with the north line of said Stobaugh tract to a fence corner for corner;
THENCE South 02°12'57" West, 183.22 feet with the north line of said Stobaugh tract to an iron rod set for corner;
THENCE South 89°55'26" West, 1,687.76 feet with the north line of said Stobaugh tract to an iron rod set for corner in the east line of Lot 6, Block A of Saddle Ridge Estates, an addition to Denton County, Texas according to the plat thereof recorded in Cabinet M, Page 241, Plat Records, Denton County, Texas;
THENCE North 00°16'06" East, 1,018.38 feet with said east line of said Lot 6, Block A of said Saddle Ridge Estates to an iron rod set for corner in Hoehn Road, a public roadway;
THENCE North 89°54'03" East, 2,530.63 feet with said Hoehn Road to an iron rod set for corner in said Metz Road;
THENCE South 00°14'07" East, 798.54 feet with said Metz Road to the PLACE OF BEGINNING and containing 55.50 acres of land.

STANDARD DENTON COUNTY CONSTRUCTION NOTES:

1. ALL LOTS WILL BE SERVICED BY BOLIVAR WATER.
2. ALL LOTS WILL HAVE SEPTIC SYSTEMS FOR SANITARY SEWER.
3. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
4. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
5. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
6. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
7. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OR-WAY.
8. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN INDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
9. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT Tracom Enterprises, Inc, acting herein by and through its duly authorized officer does hereby adopt this plat designating the herein above described property as Lots 1-30, Block A, Lonesome Dove 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, of other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time procuring permission from anyone.

WITNESS MY HAND this ___ day of _____, 2022.
_____
Keith Smith (Tracom representative)

STATE OF TEXAS

COUNTY OF DENTON

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

Given under my hand and seal of office this _____ day of _____ , 2022
_____
Notary Public in and for the State of Texas
Commission expires:
_____

Approved:

_____	_____
Chairman, Planning & Zoning Commision City of Sanger, Texas	Date
_____	_____
Mayor City of Sanger, Texas	Date
Attested by	
_____	_____
City Secretary, City of Sanger, Texas	Date

OWNER / DEVELOPER:
TRACOM ENTERPRISES INC
4925 GREENVILLE AVE STE 200,
DALLAS, TX, 75206
CONTACT: KEITH SMITH

SURVEYOR:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TX 76255
CONTACT: QUINT BURKS, RPLS

ENGINEER / APPLICANT:
WESTFALL ENGINEERING
CIVIL ENGINEERING CONSULTANTS
TBPE FIRM REG. #19101
CONTACT: HEATH VOYLES, P.E.
EMAIL: HEATH@WESTFALLENGINEERING.COM

FINAL PLAT
LONESOME DOVE ADDITION
LOTS 1 - 30, BLOCK A
5.15 AC R.O.W. DEDICATION
55.50 ACRES (2,417,492.19 SQ.FT.) OUT OF THE
WILLIAM MASON SURVEY, ABSTRACT NO. 801
SANGER ETJ, DENTON COUNTY, TEXAS
PREPARED: AUGUST 19, 2022

WESTFALL ENGINEERING

Authentisign ID: 350B2E9B-9754-4FAA-9083-B83DE0FD22C4

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

SUBDIVISION APPLICATION

	Preliminary Plat Minor Plat	X	Final Plat/Replat Amended Plat		Vacating Plat Conveyance Plat

Applicant		Owner (if different from applicant)	
Name:	Heath Voyes	Name:	Keith Smith
Company:	Westfall Engineering, PLLC	Company:	Tracom Enterprises Inc
Address:	1719 Angel Pkwy Ste 400-206	Address	4925 Greenville, Ave Ste 200
City, State, Zip:	Allen, TX 75002	City, State, Zip:	Dallas, TX 75206
Phone	817-657-4759	Phone:	469-877-3766
Fax:		Fax:	
Email:	heath@westfallengineering.com	Email:	ksmith@usrealtyteam.com

Submittal Checklist

X	Pre-Application Conference (Date:____/____/_____)
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): 59572

Authentisign Keith Smith 09/14/2022 9:58:26 AM CDT
Owner's Signature — Date: 09/14/2022

Applicant's Signature — Date: 9/13/2022

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

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

September 14, 2022

Ms. Ramie Hammonds
City of Sanger
Development Services
201 Bolivar
Sanger, TX 76266

RE: Letter of Intent – Final Plat: Lonesome Dove Addition

Ms. Hammonds,

Please let this letter serve as our formal Letter of Intent for the Final Plat for the property located at the southwest corner of Metz Road and Hoehn Road. The subject property is located outside of Sanger's City limits, but within the City's ETJ. The 55.50+/- acre property is anticipated to create approximately 30 residential lots. The Final Plat has been prepared in general conformance with the approved Preliminary Plat.

This Final Plat requests three variances from the subdivision ordinance as were approved with the Preliminary Plat:

1. The minimum of 1.5 acre for Estate lots not apply
2. Maximum cul-de-sac length to not apply
3. Maximum block length to not apply

The 6 lots at the northeast corner of subdivision are approximately 1.4 acres and slightly smaller than the 1.5 acre requirement for estate lots. The proposed roadway, Lonesome Dove Trail, has been aligned so that all lots on the south side of the proposed right-of-way meet the 1.5 acre requirement. The average lot size for the proposed subdivision is approximately 1.68 acres.

Requests 2 and 3 are related. This Final Plat proposes a central estate style road with a 60-ft right-of-way running through the center of the subdivision. The total length of the proposed roadway is just over 2100-ft. It would take a vehicle travelling 30 mph about 45 seconds to travel the length of the street. This limited amount of time would not be an undue burden on the residents or emergency vehicles. It also removes an unnecessary connection to Hoehn Road which is likely to have limited use as residents would be using the paved internal street to access the Metz Road. A central turn around meeting the geometry requirements of a cul-de-sac is proposed approximately midway in the proposed roadway. This style of development has been successfully implemented and allows the residents the benefit of a dead-end street that won't have cut-through traffic. The layout creates a single block which would exceed the maximum in the subdivision ordinance and is common for a single block subdivision.

The City's future land use plan identifies this area as rural residential. We believe this development is in conformance with the future land use plan and the requested variances are in line with the spirit of the City's ordinances while allowing for a unique approach to a rural residential development.

Sincerely



Heath Voyles, PE

DATE: 09/27/2022

1st REVIEW COMMENTS – Final Plat (Lonesome Dove Addition)

Request is for a Final Plat of the Lonesome Dove Addition, being approximately 55.50 acres, prepared by Westfall Engineering, submitted on 09/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Describe and locate all permanent survey monuments, pins, and control points and tie and reference the survey corners at two points to the Texas State Plan Coordinate System North Central Zone 1983-1999 datum.
2. Provide an accurate location of at least two corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
3. Provide an accurate location of the subdivision in reference to the deed records of the county which shall include volume and page of the deed of the property.
4. Show the accurate location, material, and approximate size of all monuments.
5. Provide total number of lots in title block.
6. Provide a signed and notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.

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 October 10, 2022, and for City Council meeting on Monday November 7, 2022.

HALFF

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

September 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: **Lonesome Dove 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 Civil Plans for the Lonesome Dove Addition located near the intersection of Metz Road and Hoehn Road. The proposed improvements are located within the City of Sanger ETJ. The plans were prepared by Westfall Engineering and are dated September 13, 2022.

It is our understanding that Planning and Zoning approved the preliminary plat with the following variances approved:
1. The minimum of 1.5 acre for Estate lots not apply
2. Maximum cul-de-sac length to not apply
3. Maximum block length to not apply

We have completed the civil review of the plans and have the below comments. Please note a detailed Hydrology and Hydraulic review is forth coming.

Final Plat Sheet 1 of 2:

1. Not a true statement. State the exception you received from Planning and Zoning for undersized lots.
2. Entire 16' drainage easement needs to be in lot. Cannot split with neighboring parcel.

C3.00 – Paving Plan and Profile:

1. City requires an 8-inch minimum of lime stabilized.
2. Provide radius for cul-de-sac returns.
3. Provide radius for curb returns at the intersection of Lonesome Dove Trail and Metz Road.
4. Increase K value to meet 30 mph design speed.
5. HGL for both culverts is above ditch high point. This will cause carry over which is not accounted for in your calculations
6. Verify. Center of pipe is higher than upstream invert.

C4.00 – Grading Plan:

1. The proposed ditch between Lot 5 and Lot 6 will not have capacity as currently shown.
2. All ditches must meet minimum of 0.5% longitudinal slope.
3. Do not want ROW/Property line within the flooded area (HGL). Pull ROW back beyond HGL elevation and beyond rock rubble.
4. Per city ordinance all channels shall be trapezoidal with a max velocity of 6 ft/s and allows 1' of freeboard.
5. All Sections. Provide edge of pavement call out with elevation, property line with elevation, prove ditch section has 1' of freeboard.
6. Section B-B does not take into account HGL at structure.
7. Verify direction of Section Section B-B. Downstream HGL should not be higher than upstream.
8. Lot to Lot drainage is not permitted.
9. Provide section downstream in existing ditch 100’ downstream of Culvert A.

C4.01 – Grading Plan:

1. The proposed ditch between Lots 9, 10, and 11 will not have capacity as currently shown. Drainage will bypass these channels and follow the existing contours and cross lot lines.
2. Proposed contours between Lots 18 and Lot 19 as well as Lot 21 and 22 show a lowpoint behind the houses.
3. Provide minimum 0.5 % longitudinal slope for all ditches. Provide more control for your contractor.

C5.00 – Downstream Assessment:

1. Detailed H&H comments are forthcoming.

C6.00 – Storm Culvert A and B and C Plan and Profile:

1. Hoehn intersection will need to be reconstructed. Show your proposed improvements (Plan and Profile).
2. Provide proposed grading and show existing contours. I am concerned with downstream ditch capacity.
3. Headwall is to close to edge of pavement and is within clear zone.
4. Provide box culvert details and Traffic control Plan.
5. Pull ROW back out of Headwater depth and out from stone riprap.
6. Provide 1' of freeboard.
7. HW is higher than the highpoint of road ditch. Will have split flow to Culvert C. This has not been accounted for.
8. Verify grading. Ditch between lots should be draining to culvert.
9. Remove high point in ditch. Do not pond water.

10. HW is higher than the highpoint of road ditch. Will have split flow to adjacent Culvert. This has not been accounted for.

C6.00 – Storm Culvert D and E Plan and Profile:

1. HW is higher than the highpoint of road ditch. Will have split flow to adjacent Culvert. This has not been accounted for.
2. HW is higher than the highpoint of road ditch. Will have split flow to adjacent Culvert. This has not been accounted for.

C6.02 – Storm Culvert Calculations:

1. Verify calculations. Appears to be bypass in ditches which are not accounted for in these calcs.

C7.00 – Utility Plan:

1. Provide fire hydrant at intersection.
2. City requires letter from Bolivar WSC stating they can supply the subdivision with water and they approve your design.
3. Max distance between fire hydrants is 500 feet. Evaluate spacing between all fire hydrants.

C8.00 – Signage Plan:

1. Provide stop bar.
2. Remove weigh limit sign unless County has a requirement.

C9.00 – Erosion Control Plan:

1. Show entire limits of work and provide erosion control measures.

The Engineer/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

CIVIL CONSTRUCTION PLANS

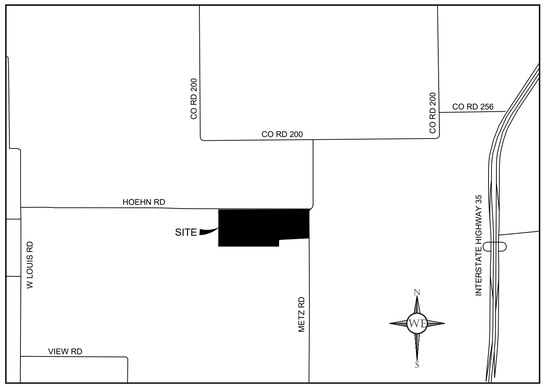
FOR

LONESOME DOVE

METZ ROAD AND HOEHN ROAD
SANGER ETJ, DENTON COUNTY, TEXAS

SUBMITTAL LOG

DATE	DESCRIPTION
SEPTEMBER 2022	CITY REVIEW SUBMITTAL



VICINITY MAP

N.T.S.

SHEET INDEX

SHEET NO.	SHEET TITLE
C1.00	COVER SHEET
C1.01	GENERAL NOTES
C1.02	FINAL PLAT
C2.00	DEMOLITION PLAN
C3.00	PAVING PLAN AND PROFILE
C3.01	PAVING PLAN AND PROFILE
C4.00	GRADING PLAN
C4.01	GRADING PLAN
C5.02	DRAINAGE AREA MAP
C5.00	PRE-PROJECT DOWNSTREAM ASSESSMENT
C5.01	POST-PROJECT DOWNSTREAM ASSESSMENT
C5.03	DRAINAGE AREA MAP
C6.00	STORM CULVERT A AND B AND C PLAN AND PROFILE
C6.02	STORM CULVERT D AND E PLAN AND PROFILE
C6.02	STORM CULVERT CALCULATIONS
C7.00	UTILITY PLAN
C8.00	SIGNAGE PLAN
C9.00	EROSION CONTROL PLAN
C9.01	EROSION CONTROL DETAILS
C10.00	CONSTRUCTION DETAILS
C11.01	CONSTRUCTION DETAILS
C10.02	CONSTRUCTION DETAILS

OWNER / DEVELOPER
TRACOM ENTERPRISES INC
4925 GREENVILLE AVE STE 200,
DALLAS, TX, 75206
CONTACT: KEITH SMITH

SURVEYOR
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TX 76255
CONTACT: QUINT BURKS, RPLS

ENGINEER
WESTFALL ENGINEERING
1719 ANGEL PKWY, SUITE 400-206
ALLEN, TX 75002
TBPE FIRM REG. #19101
(817) 657-4759
CONTACT: HEATH VOYLES, P.E.

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 107823 ON 09/13/2022. IT IS NOT TO BE USED FOR CONSTRUCTION.

SEPTEMBER 2022

C1.00

GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH ANY APPLICABLE CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION. FOR INSTANCES WHERE THEY CONFLICT WITH THESE WESTFALL ENGINEERING, PLLC GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BEST KNOWN DATA AT THE CONTRACTUAL TIME BASED ON FIELD OBSERVATIONS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF REQUIRED, THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND NOT COMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO MOVE, REMOVE, RELOCATE OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO WESTFALL ENGINEERING, PLLC BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.....) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO WESTFALL ENGINEERING, PLLC IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE SOLELY RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, TO ORIGINAL CONDITIONS OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY POINTS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE CLEANED OR REPLACED. WASH WATER FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEDIMENT CONTROL FENCE INSTALLATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS SOON AS POSSIBLE.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER THAT IS 70% COMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

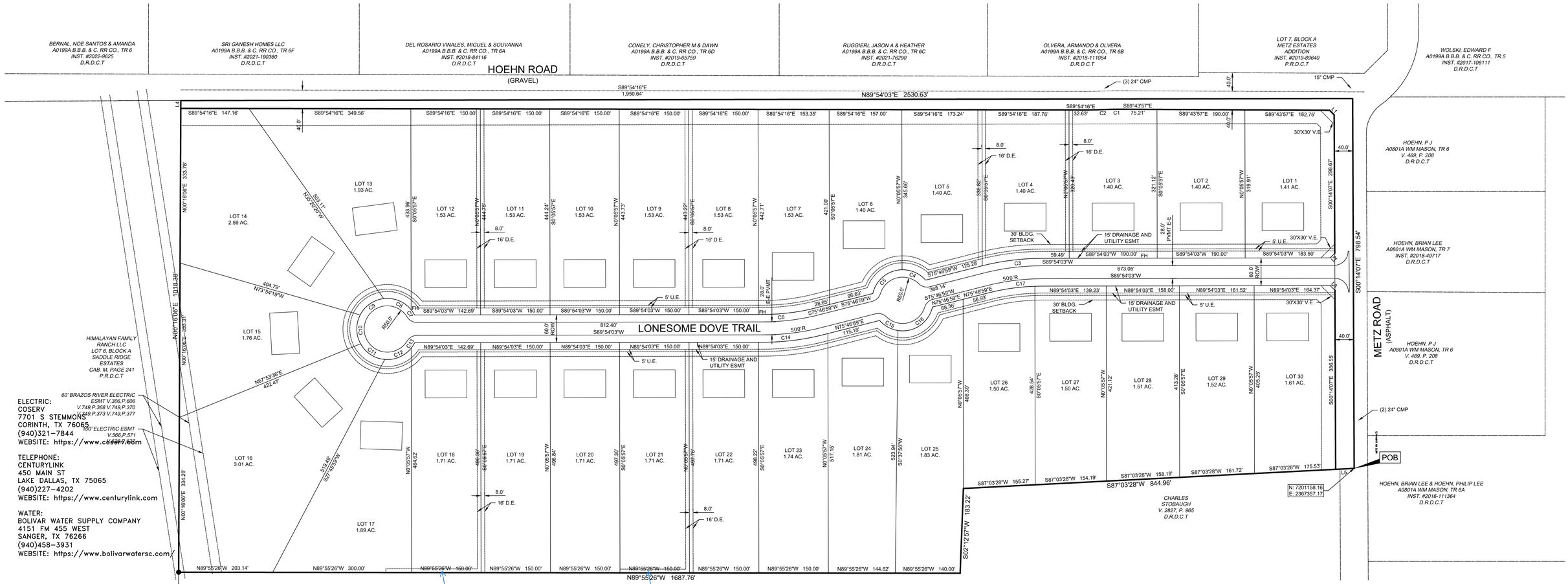
STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR DURING CONSTRUCTION, AND A COPY KEPT IN THE TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.
7. WESTFALL ENGINEERING, PLLC DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL FEATURES THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED NEEDS OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

DEMOLITION:

1. WESTFALL ENGINEERING, PLLC IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. WESTFALL ENGINEERING, PLLC DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT ALL UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS DEMO PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   A. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.
   B. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER.
   C. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   D. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. WESTFALL ENGINEERING, PLLC DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL FEATURES THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED NEEDS OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

**GRAD



GENERAL NOTES:

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
4. NOTICE – SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOODPLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0065G DATED MARCH 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL SUBDIVISION.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this plat is true and correct and was prepared from an actual Survey of the property made on the ground under my supervision.

Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
223 CR 1260
Decatur, Tx 76234
FIRM NO. 10069700

STATE OF TEXAS · REGISTERED · TOMMY Q. BURKS · 5509 · PROFESSIONAL · LAND SURVEYOR

LINE TABLE

LINE NO.	BEARING	LENGTH
L1	S44°59'02"E	14.20'
L2	S44°49'58"W	14.13'
L3	S45°10'02"E	14.16'
L4	N00°16'06"E	17.03'
L5	S87°03'28"W	40.04'

CURVE TABLE

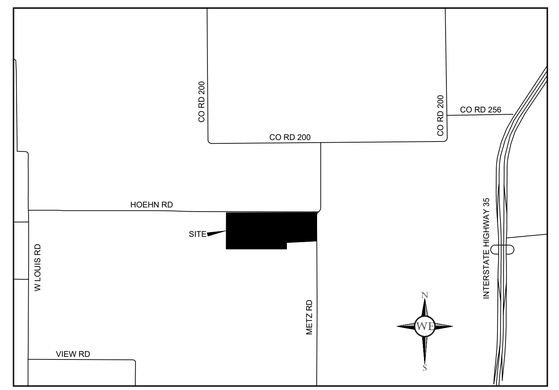
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	960.00'	40.94'	002°26'36"	N89°02'45"E	40.94'
C2	1040.00'	41.23'	002°16'18"	N88°57'35"E	41.23'
C3	530.00'	129.56'	014°00'23"	S82°53'52"W	129.24'
C4	66.00'	57.31'	049°45'10"	N66°07'45"W	55.53'
C5	66.00'	87.75'	076°10'33"	S50°54'24"W	81.43'
C6	470.00'	115.81'	014°07'04"	S82°50'31"W	115.52'
C7	66.00'	13.49'	011°42'28"	N32°59'19"W	13.46'
C8	66.00'	66.85'	058°02'01"	N67°51'34"W	64.03'
C9	66.00'	64.41'	055°54'41"	S55°10'05"W	61.88'
C10	66.00'	64.66'	056°07'51"	S00°51'10"E	62.10'
C11	66.00'	64.75'	056°12'51"	S57°01'32"E	62.19'
C12	66.00'	64.76'	056°13'24"	N66°45'21"E	62.20'
C13	66.00'	13.49'	011°42'28"	N32°47'25"E	13.46'
C14	530.00'	130.59'	014°07'04"	N82°50'31"E	130.26'
C15	66.00'	46.13'	040°03'01"	S61°16'40"E	45.20'
C16	66.00'	98.92'	085°52'42"	N55°45'28"E	89.92'
C17	470.00'	101.04'	012°19'02"	N81°56'30"E	100.85'

LEGEND

	PROPERTY LINE
	EASEMENT
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
V.E.	VISIBILITY EASEMENT
E-E	EDGE TO EDGE

N
WE
S

0' 50' 100' 200'
GRAPHIC SCALE
1" = 100'



VICINITY MAP
N.T.S.

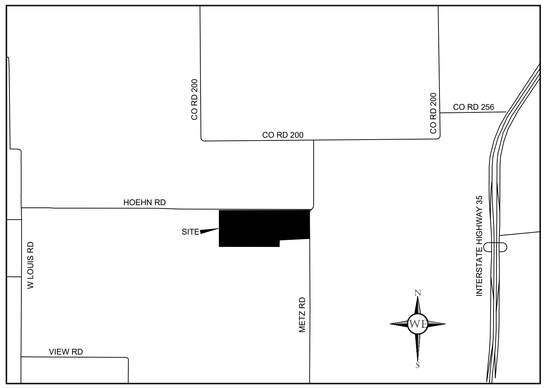
OWNER / DEVELOPER:
TRACOM ENTERPRISES INC
4925 GREENVILLE AVE STE 200,
DALLAS, TX. 75206
CONTACT: KEITH SMITH

SURVEYOR:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TX 76255
CONTACT: QUINT BURKS, RPLS

ENGINEER / APPLICANT:
WESTFALL ENGINEERING
CIVIL ENGINEERING CONSULTANTS
TBPE FIRM REG. #19101
CONTACT: HEATH VOYLES, P.E.
EMAIL: HEATH@WESTFALLENGINEERING.COM

FINAL PLAT
LONESOME DOVE ADDITION
LOTS 1 - 30, BLOCK A
5.15 AC R.O.W. DEDICATION
55.50 ACRES (2,417,492.19 SQ.FT.) OUT OF THE
WILLIAM MASON SURVEY, ABSTRACT NO. 801
SANGER ETJ, DENTON COUNTY, TEXAS
PREPARED: AUGUST 19, 2022

WE WESTFALL ENGINEERING



VICINITY MAP

N.T.S.

ELECTRIC:
COSERV
7701 S STEMMONS
CORINTH, TX 76065
(940)321-7844
WEBSITE: https://www.coserv.com

TELEPHONE:
CENTURYLINK
450 MAIN ST
LAKE DALLAS, TX 75065
(940)227-4202
WEBSITE: https://www.centurylink.com

WATER:
BOLIVAR WATER SUPPLY COMPANY
4151 FM 455 WEST
SANGER, TX 76266
(940)458-3931
WEBSITE: https://www.bolivarwatersc.com/

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_____
Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
223 CR 1260
Decatur, Tx 76234
FIRM NO. 10069700

STATE OF TEXAS
REGISTERED
TOMMY Q. BURKS
5509
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS

COUNTY OF DENTON

We, Tracom Enterprises, Inc, the undersigned, are the owners of the land shown on this plat within the area described by metes and bounds as follows:
BEING all that certain lot, tract, or parcel of land situated in the William Mason Survey Abstract Number 801 in Denton County, Texas, being all that certain tract of land conveyed by deed from Josephine B. Hoehn to Wilbur Clarence Hoehn recorded in Volume 748, Page 804, Deed Records, Denton County, Texas and being more particularly described as follows:
BEGINNING at a P. K. nail set for corner in Metz Road, a public roadway, said point being the northeast corner of that certain tract of land conveyed by deed from Fanton R. Hoehn and wife, Anna Mae Hoehn to Charles E. Stobaugh recorded in Volume 2827, Page 965, Real Property Records, Denton County, Texas;
THENCE South 87°03'28" West, 844.96 feet with the north line of said Stobaugh tract to a fence corner for corner;
THENCE South 02°12'57" West, 183.22 feet with the north line of said Stobaugh tract to an iron rod set for corner;
THENCE South 89°55'26" West, 1,687.76 feet with the north line of said Stobaugh tract to an iron rod set for corner in the east line of Lot 6, Block A of Saddle Ridge Estates, an addition to Denton County, Texas according to the plat thereof recorded in Cabinet M, Page 241, Plat Records, Denton County, Texas;
THENCE North 00°16'06" East, 1,018.38 feet with said east line of said Lot 6, Block A of said Saddle Ridge Estates to an iron rod set for corner in Hoehn Road, a public roadway;
THENCE North 89°54'03" East, 2,530.63 feet with said Hoehn Road to an iron rod set for corner in said Metz Road;
THENCE South 00°14'07" East, 798.54 feet with said Metz Road to the PLACE OF BEGINNING and containing 55.50 acres of land.

STANDARD DENTON COUNTY CONSTRUCTION NOTES:

1. ALL LOTS WILL BE SERVICED BY BOLIVAR WATER.
2. ALL LOTS WILL HAVE SEPTIC SYSTEMS FOR SANITARY SEWER.
3. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
4. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
5. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
6. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
7. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OR-WAY.
8. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN INDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
9. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT Tracom Enterprises, Inc, acting herein by and through its duly authorized officer does hereby adopt this plat designating the herein above described property as Lots 1-30, Block A, Lonesome Dove 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, of other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time procuring permission from anyone.

WITNESS MY HAND this ___ day of _____, 2022.
_____
Keith Smith (Tracom representative)

STATE OF TEXAS

COUNTY OF DENTON

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

Given under my hand and seal of office this _____ day of _____ , 2022
_____
Notary Public in and for the State of Texas
Commission expires:
_____

Approved:

_____	_____
Chairman, Planning & Zoning Commision City of Sanger, Texas	Date
_____	_____
Mayor City of Sanger, Texas	Date
Attested by	
_____	_____
City Secretary, City of Sanger, Texas	Date

OWNER / DEVELOPER:
TRACOM ENTERPRISES INC
4925 GREENVILLE AVE STE 200,
DALLAS, TX, 75206
CONTACT: KEITH SMITH

SURVEYOR:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TX 76255
CONTACT: QUINT BURKS, RPLS

ENGINEER / APPLICANT:
WESTFALL ENGINEERING
CIVIL ENGINEERING CONSULTANTS
TBPE FIRM REG. #19101
CONTACT: HEATH VOYLES, P.E.
EMAIL: HEATH@WESTFALLENGINEERING.COM

FINAL PLAT
LONESOME DOVE ADDITION
LOTS 1 - 30, BLOCK A
5.15 AC R.O.W. DEDICATION
55.50 ACRES (2,417,492.19 SQ.FT.) OUT OF THE
WILLIAM MASON SURVEY, ABSTRACT NO. 801
SANGER ETJ, DENTON COUNTY, TEXAS
PREPARED: AUGUST 19, 2022

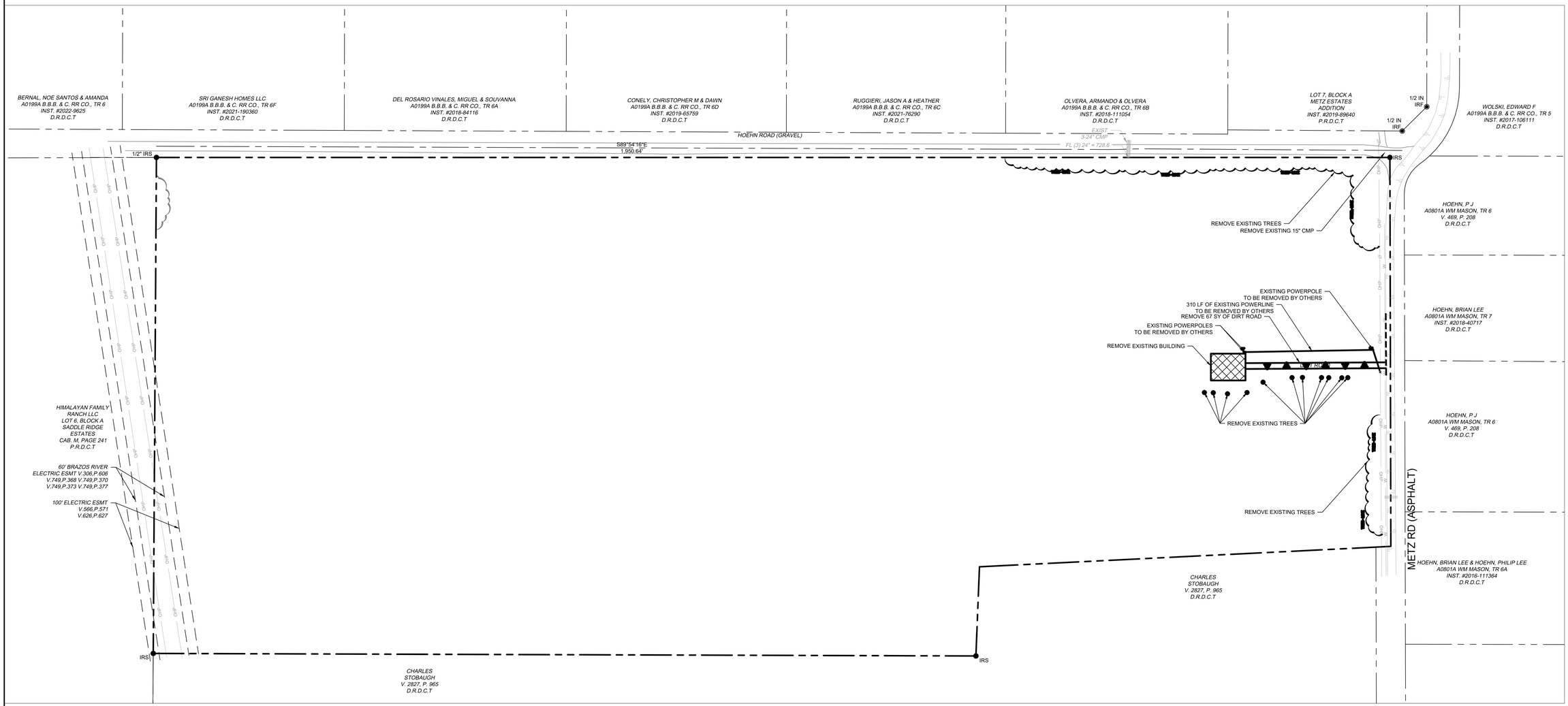
WESTFALL ENGINEERING

DEMOLITION LEGEND

- EXISTING PAVEMENT, BUILDING, AND APPURTENANCES TO BE REMOVED
- PROPOSED FULL DEPTH SAWCUT
- PROPOSED TREE PROTECTION
- EXISTING TREE TO BE REMOVED

N
WE
S

0' 50' 100' 200'
GRAPHIC SCALE
1" = 100'



BENCHMARK

BENCHMARK PROVIDED BY BURKS LAND SURVEYING UTILIZING THE GPS NETWORK IN TEXAS STATE PLANE NORTH CENTRAL (4202).

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

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 200 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 107823 ON 09/13/2022. IT IS NOT TO BE USED FOR CONSTRUCTION.

LONESOME DOVE

LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

DEMOLITION PLAN

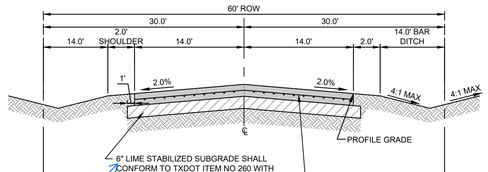
No.	DATE

REVISIONS

DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C2.00



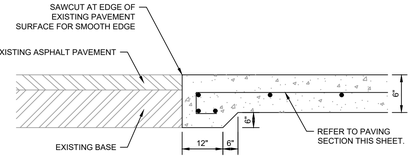
City requires an 8-inch minimum of lime stabilized

TYPICAL PAVING SECTION FOR 60' R.O.W. 28' EDGE TO EDGE OF PAVEMENT

N.T.S.

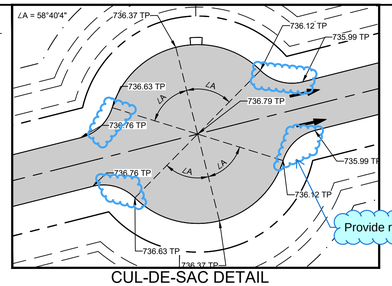
BENCHMARK

BENCHMARK PROVIDED BY BURKS LAND SURVEYING UTILIZING THE GPS NETWORK IN TEXAS STATE PLANE NORTH CENTRAL (4202).



CONCRETE TO ASPHALT CONNECTION DETAIL

N.T.S.



CUL-DE-SAC DETAIL

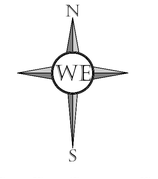
NTS

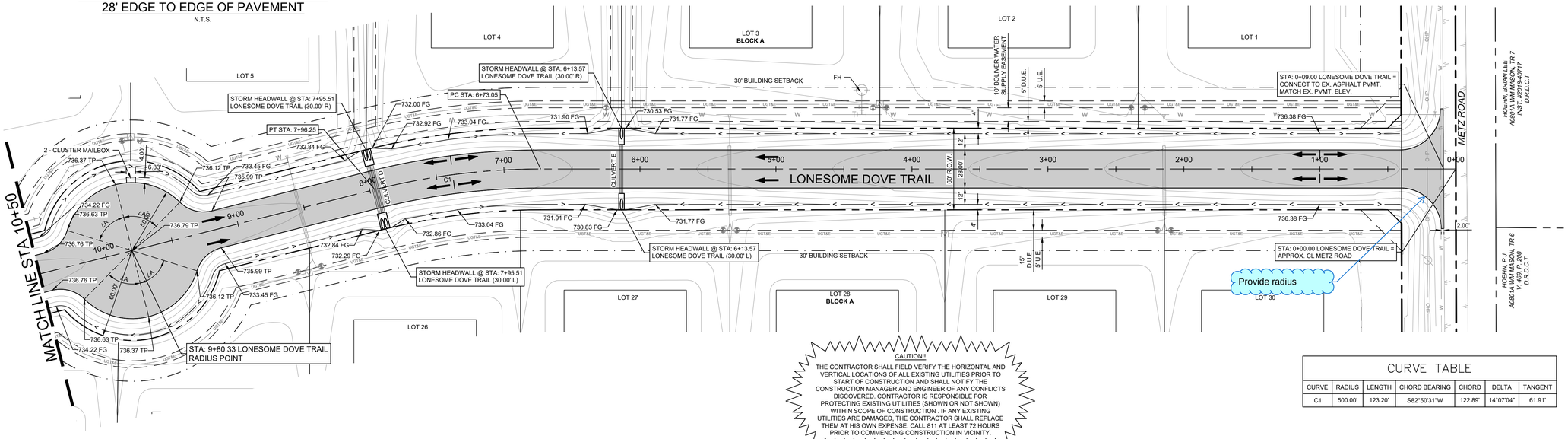
PAVING NOTES

1. ALL SPECIFICATIONS REGARDING PAVEMENT SECTION AND SUBGRADE PREPARATION ARE BASED ON CITY OF SANGER MINIMUM REQUIREMENTS.
2. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,600 PSI AT 28 DAYS EXCEPT THAT IN AREAS HAND FINISHED IS REQUIRED TO BE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.

PAVING LEGEND

	CONCRETE PAVEMENT = REFER TO PAVING SECTION THIS SHEET
FH	FIRE HYDRANT
FG	FINISHED GRADE
D.U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT



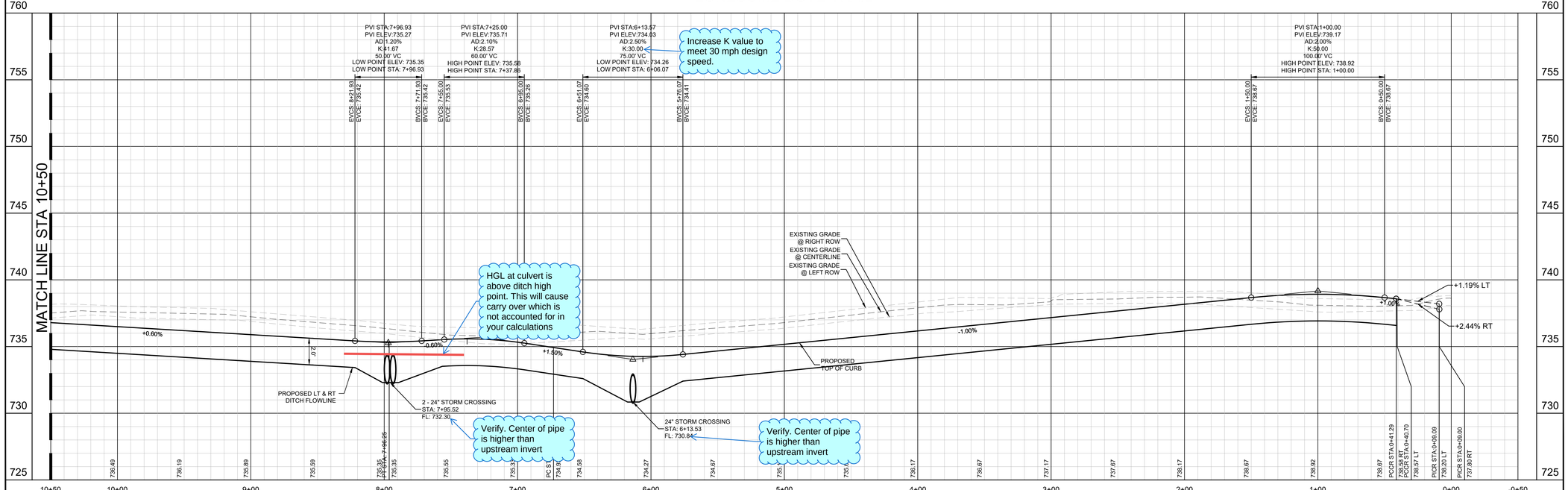


CAUTION!!

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	123.20'	S82°50'31"W	122.89'	14°07'04"	61.91'

LONESOME DOVE TRAIL



WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 200, MCKINNEY, TX 75502
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LONESOME DOVE
LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

PAVING PLAN AND PROFILE

No.	DATE	REVISIONS

DATE
08/01/2022
PROJECT NO.
16802
SHEET NO.
C3.00

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

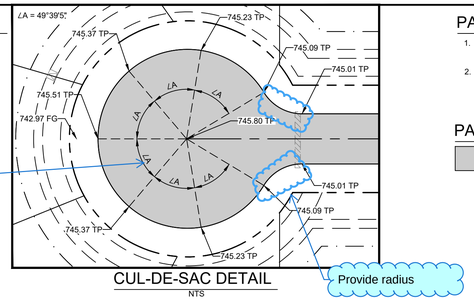
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	500.00'	123.20'	S82°50'31"W	122.89'	14°07'04"	61.91'

CAUTION!!

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BENCHMARK

BENCHMARK PROVIDED BY BURKS LAND SURVEYING UTILIZING THE GPS NETWORK IN TEXAS STATE PLANE NORTH CENTRAL (4202).



CUL-DE-SAC DETAIL
NTS

PAVING NOTES

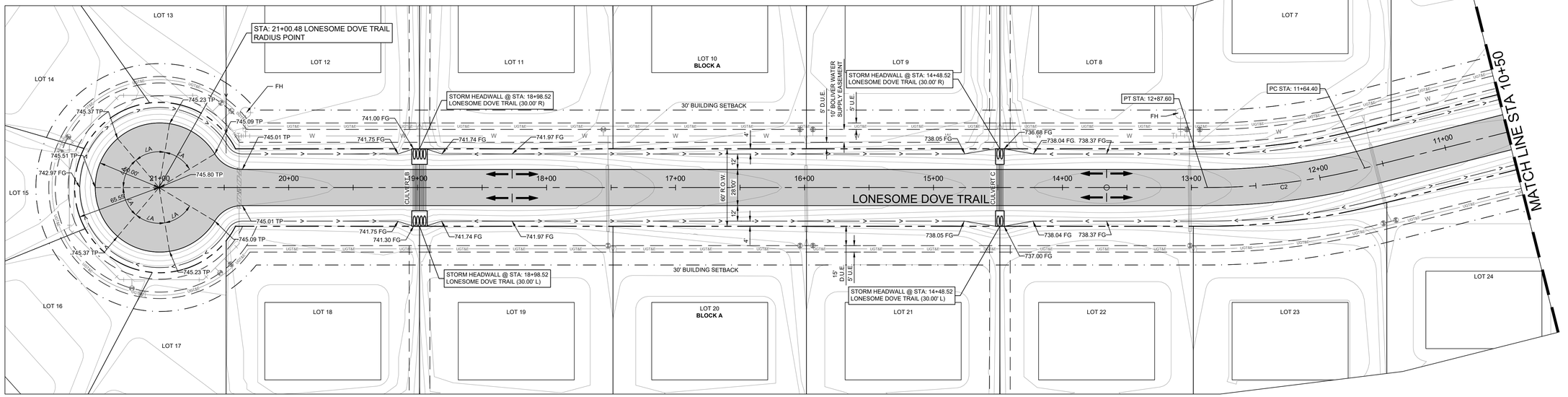
1. ALL SPECIFICATIONS REGARDING PAVEMENT SECTION AND SUBGRADE PREPARATION ARE BASED ON CITY OF SANGER MINIMUM REQUIREMENTS.
2. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,600 PSI AT 28 DAYS EXCEPT THAT IN AREAS HAND FINISHED IS REQUIRED TO BE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.

PAVING LEGEND

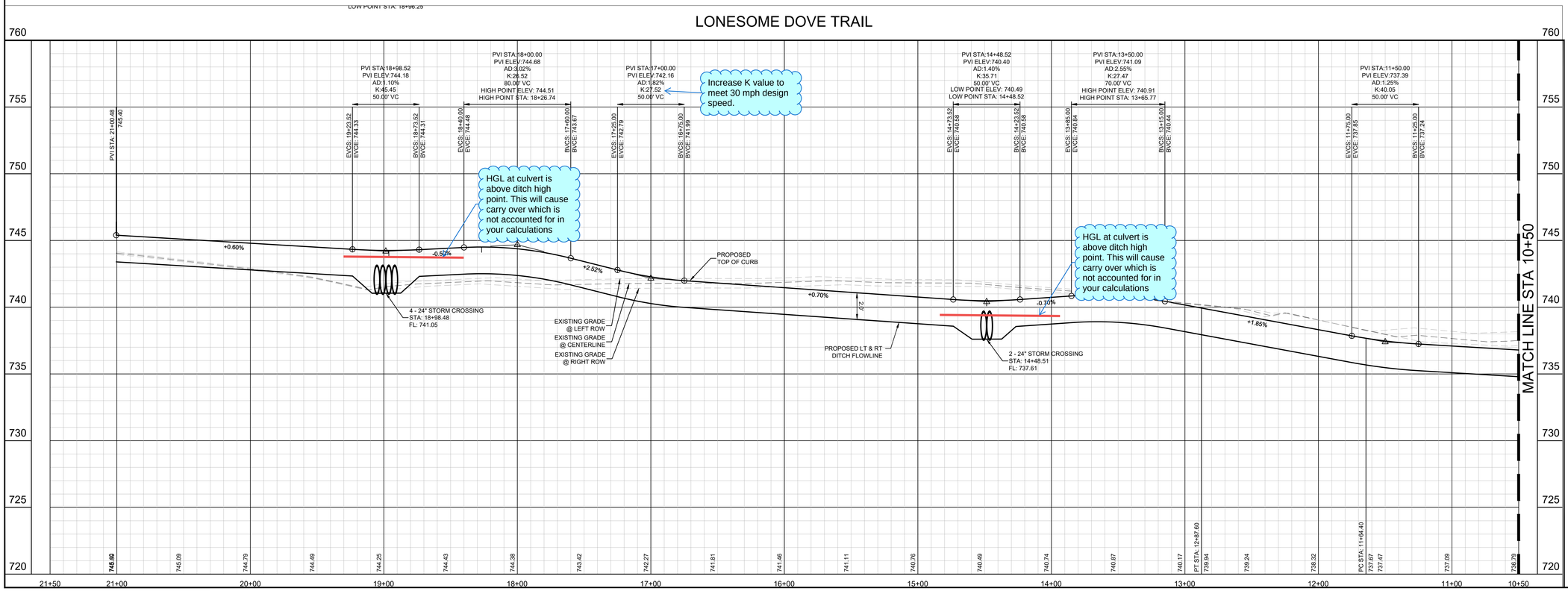
	CONCRETE PAVEMENT = REFER TO PAVING SECTION THIS SHEET
FH	FIRE HYDRANT
FG	FINISHED GRADE
D.U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT

N / WE / S

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'
VERTICAL 1" = 4'



LONESOME DOVE TRAIL



WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LONESOME DOVE
LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

PAVING PLAN AND PROFILE

REVISIONS		
No.	DATE	

DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C3.01

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

RUGGIERI, JASON A & HEATHER
A0199A B.B.B. & C. RR CO., TR 6C
INST. #2021-76290
D.R.D.C.T

OLVERA, ARMANDO & OLVERA
A0199A B.B.B. & C. RR CO., TR 6B
INST. #2018-111054
D.R.D.C.T

LOT 7, BLOCK A
METZ ESTATES
ADDITION
INST. #2019-89640
P.R.D.C.T

HOEHN ROAD

EXIST 24" RCP CULVERTS

METZ ROAD

LONESOME DOVE TRAIL

MATCH LINE SEE SHEET C4.01

MATCH LINE SEE THIS SHEET

All ditches must meet minimum of 0.5% longitudinal slope.

All ditches must meet minimum of 0.5% longitudinal slope.

All ditches must meet minimum of 0.5% longitudinal slope.

Do not want ROW/ Property line within the flooded area. Pull ROW back beyond HGL elevation and beyond rock rubble.

Ditch does not have capacity.

Per city ordinance all channels shall be trapezoidal with a max velocity of 6 ft/s and allows 1' of freeboard.

A-01
3.67 ac
13.0 cfs

A-02
5.27 ac
16.0 cfs

A-03
9.20 ac
32.7 cfs

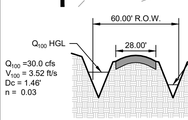
LOT 1 FP 739.5
LOT 2 FP 739.4
LOT 3 FP 737.5
LOT 4 FP 736.7
LOT 5 FP 737.6
LOT 6 FP 738.4
LOT 7 FP 741.3
LOT 23 FP 742.1
LOT 24 FP 739.4
LOT 25 FP 738.8
LOT 26 FP 737.9
LOT 27 FP 737.5
LOT 28 FP 738.4
LOT 29 FP 740.0
LOT 30 FP 739.9

30' BUILDING SETBACK

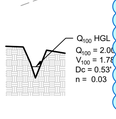
15' D.U.E.
5' U.E.

CHARLES STOBAUGH
V. 2827, P. 965
D.R.D.C.T

drainage crossing lots is not permitted.

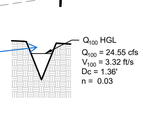


CROSS SECTION A-A

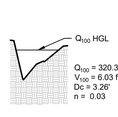


CROSS SECTION C-C

All Sections. Provide edge of pavement call out with elevation, property line with elevation, prove ditch section has 1' of freeboard.



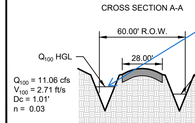
CROSS SECTION E-E



CROSS SECTION G-G

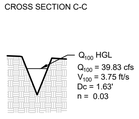


CROSS SECTION I-I

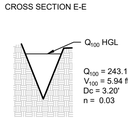


CROSS SECTION B-B

This section does not take into account HGL at structure.

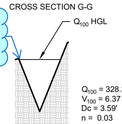


CROSS SECTION D-D

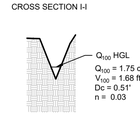


CROSS SECTION F-F

Provide 1' of freeboard along all ditches.

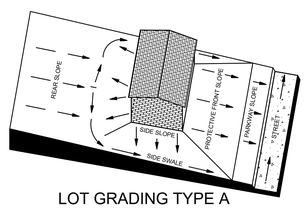


CROSS SECTION H-H

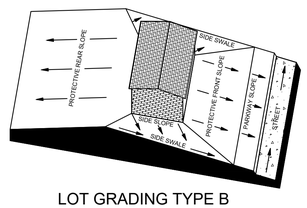


CROSS SECTION J-J

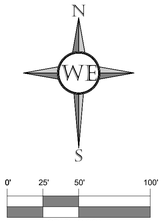
Verify direction of Section. Downstream HGL should not be higher than upstream



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



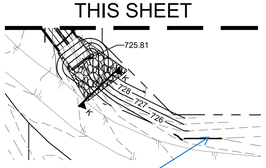
LEGEND

- PROPERTY LINE
- 475 — PROPOSED CONTOUR
- 475 — EXISTING CONTOUR
- PROPOSED VALLEY
- PROPOSED RIDGE
- X 500.00 — PROPOSED SPOT ELEVATION
- FG — PROPOSED FINISHED GRADE ELEVATION
- EX — EXISTING ELEVATION
- ME — MATCH EXISTING
- PROPOSED STORM DRAINAGE LINE

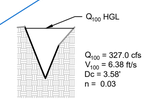
GRADING NOTES

1. ALL FILL MATERIAL SHALL BE COMPACTED PER GEOTECH RECOMMENDATION. REFER TO PAVING SECTION DETAILS FOR SUBGRADE PREPARATION REQUIREMENTS UNDER ALL PAVED AREAS. (REFER TO GEOTECH REPORT)
2. SPOT ELEVATIONS IDENTIFIED AS "MATCH EXISTING" SHALL BE FIELD VERIFIED. CONTRACTOR SHALL NOTIFY CIVIL ENGINEERING CONSULTANT (CEC) OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH GRADING ACTIVITIES.

MATCH LINE SEE THIS SHEET



Provide section downstream.



CROSS SECTION K-K

BENCHMARK

BENCHMARK PROVIDED BY BURKS LAND SURVEYING UTILIZING THE GPS NETWORK IN TEXAS STATE PLANE NORTH CENTRAL (4202).

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

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100, MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LONESOME DOVE

LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

GRADING PLAN

No.	DATE	REVISIONS

DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C4.00

SRI GANESH HOMES LLC
A0199A B.B.B. & C. RR CO., TR 6F
INST. #2021-190360
D.R.D.C.T

DEL ROSARIO VINALES, MIGUEL & SOUVANNA
A0199A B.B.B. & C. RR CO., TR 6A
INST. #2018-84116
D.R.D.C.T

CONELY, CHRISTOPHER M & DAWN
A0199A B.B.B. & C. RR CO., TR 6D
INST. #2019-65759
D.R.D.C.T

HOEHN ROAD

LOT 13 FP 746.3
LOT 14 FP 746.4
LOT 15 FP 747.0
LOT 16 FP 746.8
LOT 17 FP 746.0
LOT 12 FP 745.3
LOT 11 FP 745.8
LOT 10 FP 743.8
LOT 9 FP 742.5
LOT 8 FP 741.3
LOT 18 FP 746.5
LOT 19 FP 745.3 BLOCK A
LOT 20 FP 745.3
LOT 21 FP 743.4
LOT 22 FP 742.5

30' BUILDING SETBACK
15' D.U.E.
5' U.E.

LONESOME DOVE TRAIL

Provide ditch capacity.

Contours show low point here.

Provide minimum 0.5 % longitudinal ditch slope on all ditches.

Contours show low point here.

MATCH LINE SEE SHEET C4.00

60' BRAZOS RIVER ELECTRIC ESMT V.306,P.606 V.749,P.368 V.749,P.370 V.749,P.373 V.749,P.377

100' ELECTRIC ESMT V.566,P.571 V.626,P.627

CROSS SECTION A-A
Q_{100} HGL
Q_{100} = 34.43 cfs
V_{100} = 3.63 ft/s
Dc = 1.54'
n = 0.03

CROSS SECTION B-B
60.00' R.O.W.
28.00'
Q_{100} HGL
Q_{100} = 39.87 cfs
V_{100} = 3.75 ft/s
Dc = 1.63'
n = 0.03
Q_{100} HGL
Q_{100} = 16.15 cfs
V_{100} = 3.00 ft/s
Dc = 1.16'
n = 0.03

CROSS SECTION C-C
60.00' R.O.W.
28.00'
Q_{100} HGL
Q_{100} = 9.36 cfs
V_{100} = 2.59 ft/s
Dc = 0.95'
n = 0.03
Q_{100} HGL
Q_{100} = 2.28 cfs
V_{100} = 1.82 ft/s
Dc = 0.56'
n = 0.03

CROSS SECTION D-D
Q_{100} HGL
Q_{100} = 17.65 cfs
V_{100} = 3.06 ft/s
Dc = 1.20'
n = 0.03

CROSS SECTION E-E
Q_{100} HGL
Q_{100} = 114.27 cfs
V_{100} = 4.88 ft/s
Dc = 2.42'
n = 0.03

CROSS SECTION F-F
Q_{100} HGL
Q_{100} = 41.72 cfs
V_{100} = 3.79 ft/s
Dc = 1.66'
n = 0.03

CROSS SECTION G-G
Q_{100} HGL
Q_{100} = 41.72 cfs
V_{100} = 3.79 ft/s
Dc = 1.66'
n = 0.03

N
WE
S

0' 25' 50' 100'
GRAPHIC SCALE
1" = 50'

LEGEND

- PROPERTY LINE
- 475 PROPOSED CONTOUR
- 475 EXISTING CONTOUR
- PROPOSED VALLEY
- PROPOSED RIDGE
- X 500.00 PROPOSED SPOT ELEVATION
- FG PROPOSED FINISHED GRADE ELEVATION
- EX EXISTING ELEVATION
- ME MATCH EXISTING
- PROPOSED STORM DRAINAGE LINE

GRADING NOTES

1. ALL FILL MATERIAL SHALL BE COMPACTED PER GEOTECH RECOMMENDATION. REFER TO PAVING SECTION DETAILS FOR SUBGRADE PREPARATION REQUIREMENTS UNDER ALL PAVED AREAS. (REFER TO GEOTECH REPORT)
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BENCHMARK

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

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WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100 MCKINNEY, TX 75069
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LONESOME DOVE

LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

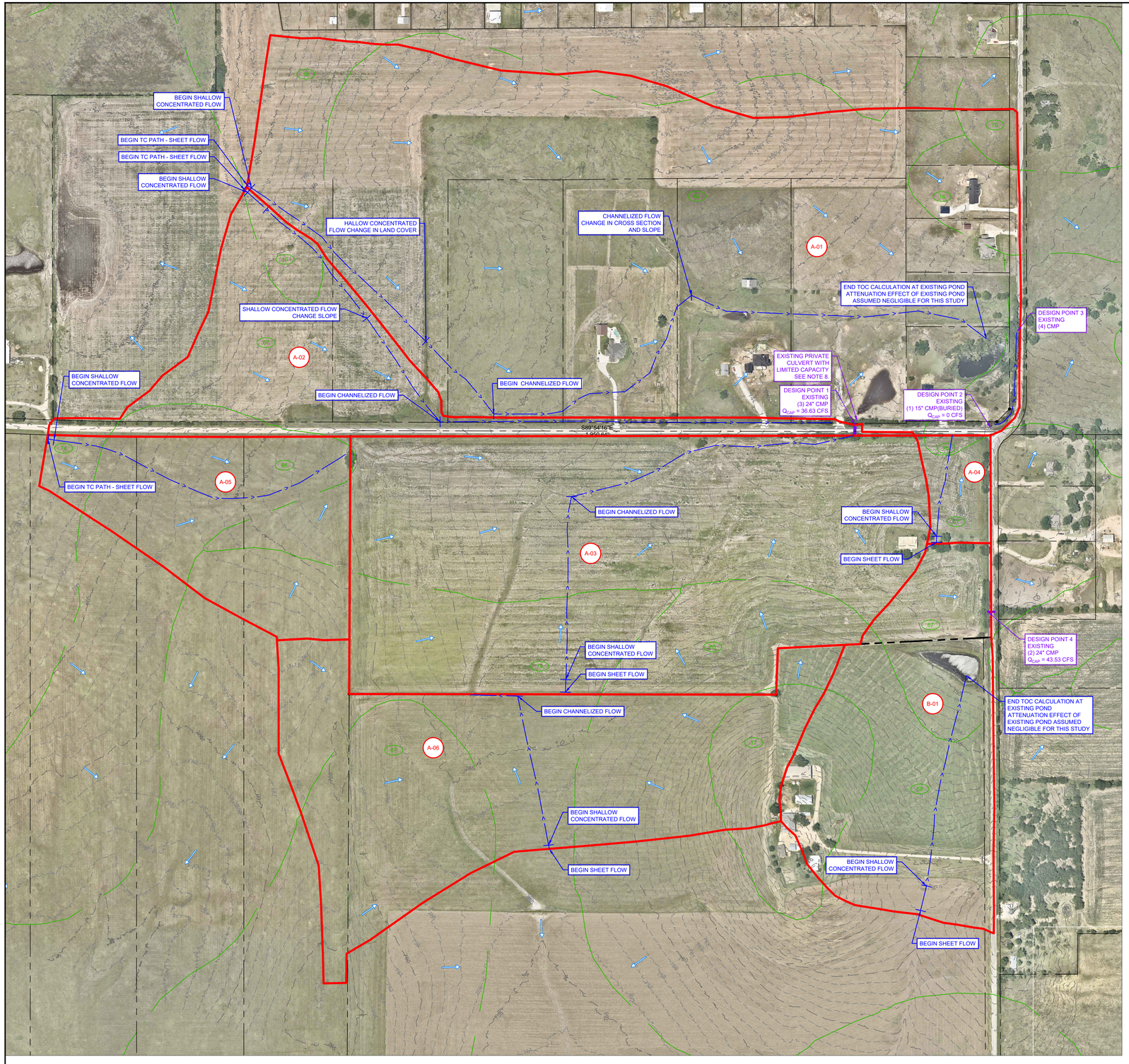
GRADING PLAN

No.	DATE	REVISIONS

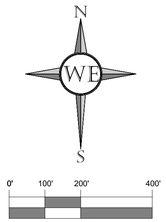
DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C4.01



Detailed H&H comments are forthcoming.



A-01 TOC Calcs				
Sheet Flow				
	L	S_0	P_2	Time
n	*(ft)*	*(%)*	*(in)*	*(min)*
0.41	20	0.66%	3.97	8.5
Shallow Concentrated				
	L	S_0	V_p	Time
	(ft)	*(%)*	*(ft/s)*	*(min)*
Hay Meadow	1073	1.47%	0.3	58.6
Short-grass pasture	244	1.61%	0.9	4.6
Channel Flow				
	L		V_p	Time
	(ft)		*(ft/s)*	*(min)*
	691		2.9	4.0
	1210		2.4	8.4
			TOC	**84**
			Lag Time	**50**

A-02 TOC Calcs				
Sheet Flow				
	L	S_0	P_2	Time
n	*(ft)*	*(%)*	*(in)*	*(min)*
0.41	27	0.73%	3.97	10.3
Shallow Concentrated				
	L	S_0	V_p	Time
	(ft)	*(%)*	*(ft/s)*	*(min)*
Hay Meadow	676	1.62%	0.3	35.2
Hay Meadow	502	1.39%	0.3	28.2
Channel Flow				
	L		V_p	Time
	(ft)		*(ft/s)*	*(min)*
	1639		4.1	6.7
			TOC	**80**
			Lag Time	**48**

A-03 TOC Calcs				
Sheet Flow				
	L	S_0	P_2	Time
n	*(ft)*	*(%)*	*(in)*	*(min)*
0.24	50	1.63%	3.97	8.0
Shallow Concentrated				
	L	S_0	V_p	Time
	(ft)	*(%)*	*(ft/s)*	*(min)*
Short-grass pasture	737	0.96%	0.7	18.0
Channel Flow				
	L		V_p	Time
	(ft)		*(ft/s)*	*(min)*
	486		1.5	5.36
	517		3.5	2.43
			TOC	**34**
			Lag Time	**20**

A-04 TOC Calcs				
Sheet Flow				
	L	S_0	P_2	Time
n	*(ft)*	*(%)*	*(in)*	*(min)*
0.24	24	0.32%	3.97	8.5
Shallow Concentrated				
	L	S_0	V_p	Time
	(ft)	*(%)*	*(ft/s)*	*(min)*
Short-grass pasture	406	1.65%	0.9	7.6
			TOC	**16**
			Lag Time	**10**

A-05 TOC Calcs				
Sheet Flow				
	L	S_0	P_2	Time
n	*(ft)*	*(%)*	*(in)*	*(min)*
0.41	25	1.19%	3.97	8.0
Shallow Concentrated				
	L	S_0	V_p	Time
	(ft)	*(%)*	*(ft/s)*	*(min)*
Hay Meadow	676	1.27%	0.3	39.7
Hay Meadow	563	0.71%	0.2	44.3
			TOC	**92**
			Lag Time	**55**

A-06 TOC Calcs				
Sheet Flow				
	L	S_0	P_2	Time
n	*(ft)*	*(%)*	*(in)*	*(min)*
0.41	15	0.28%	3.97	9.5
Shallow Concentrated				
	L	S_0	V_p	Time
	(ft)	*(%)*	*(ft/s)*	*(min)*
Hay Meadow	602	0.50%	0.2	56.4
Channel Flow				
	L		V_p	Time
	(ft)		*(ft/s)*	*(min)*
	186		1.6	2.00
			TOC	**68**
			Lag Time	**41**

B-01 TOC Calcs				
Sheet Flow				
	L	S_0	P_2	Time
n	*(ft)*	*(%)*	*(in)*	*(min)*
0.24	50	1.38%	3.97	8.5
Shallow Concentrated				
	L	S_0	V_p	Time
	(ft)	*(%)*	*(ft/s)*	*(min)*
Short-grass pasture	898	2.59%	1.1	13.4
			TOC	**22**
			Lag Time	**13**

LEGEND

- A-01 — BASIN NAME
- DRAINAGE AREA
- FLOW ARROW
- 425 — EXISTING CONTOUR
- PROPERTY LINE
- EXISTING STORM LINE
- SOIL TYPE BOUNDARY

SOIL MAP UNIT SYMBOL

16	BOLAR CLAY LOAM, 1 TO 3 PERCENT SLOPES (HSG C)
17	BOLAR CLAY LOAM, 3 TO 5 PERCENT SLOPES (HSG C)
66	PONDER LOAM, 1 TO 3 PERCENT SLOPES (HSG C)
67	SLIDELL CLAY, 1 TO 3 PERCENT SLOPES (HSG D)
68	SANGER CLAY, 3 TO 5 PERCENT SLOPES (HSG D)
74	SANGER CLAY, 1 TO 3 PERCENT SLOPES (HSG D)
75	SOMERVELL GRAVELLY LOAM, 1 TO 5 PERCENT SLOPE (HSG C)

DRAINAGE AREA MAP NOTES:

1. TOPOGRAPHY BASED ON SURVEY AND LIDAR.
2. SOIL TYPES BASED ON DELINEATION AND CHARACTERISTICS FROM THE NRCS
3. SCS TYPE II STORM USED IN DRAINAGE CALCULATIONS.
4. PRECIPITATION VALUES SHOWN BELOW ARE BASED ON ATLAS 14
5. TIME OF CONCENTRATION BASED ON TR 55 AND NATIONAL ENGINEERING HANDBOOK CRITERIA.
6. ATTENUATION EFFECTS DUE TO EXISTING PONDS HAVE BEEN ASSUMED TO HAVE NO IMPACT ON BASIN HYDROLOGY.
7. MAXIMUM SHEET FLOW LENGTH ASSUMED TO BE 100 FT OR 100X SQRT(S)/n PER KIBLER AND ARON (1082) AS OUTLINED IN THE NATIONAL ENGINEERING HANDBOOK CHAPTER 630.
8. TOPOGRAPHIC SURVEY FOR DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WAS NOT PERFORMED. PRIVATE DRAINAGE IMPROVEMENTS APPEAR TO HAVE LIMITED CAPACITY AND WOULD LIKELY DIVERT RUNOFF FROM LARGE STORM EVENTS DON THE HOEHN RIGHT-OF WAY. THE HYDROLOGIC MODEL AND RESULTS BELOW ASSUME THAT THE DRAINAGE STRUCTURE PASSES THE DESIGN FLOWS WITHOUT BEING DIVERTED.

PRECIPITATION VALUES						
Return (YR)	2	5	10	25	50	100
Depth(in)	4	5	5.9	7.2	8.2	9.3

DESIGN POINT SUMMARY

Design Point	Q_2 *(cfs)*	Q_5 *(cfs)*	Q_{10} *(cfs)*	Q_{25} *(cfs)*	Q_{50} *(cfs)*	Q_{100} *(cfs)*
1	52	59	66	76	84	93
2	66	114	157	220	270	323
3	155	231	299	399	478	563
4	46	67	85	112	134	157

Pre Project Sub Basin Summary

Basin	Area *(Ac)*	Hydrologic Soil Group	CN	Land Use Description	Area *(Ac)*	Weighted CN	Q_2 *(cfs)*	Q_5 *(cfs)*	Q_{10} *(cfs)*	Q_{25} *(cfs)*	Q_{50} *(cfs)*	Q_{100} *(cfs)*
A-01	10.49	C	71	Meadow	84.18	78	70	103	134	178	213	251
	22.77	D	78	Meadow								
	2.26	C	77	2 Acre Residential								
	7.74	D	82	2 Acre Residential								
	40.92	D	80	Grassland - Good								
A-02	2.62	C	71	Meadow	18.68	77	15	23	30	40	48	56
	16.06	D	78	Meadow								
A-03	48.68	D	80	Grassland - Good	49.68	80	86	124	158	208	247	288
	1.00	D	86	Farmstead								
A-04	0.31	C	74	Grassland - Good	2.52	79	6	9	11	15	17	20
	2.21	D	80	Grassland - Good								
A-05	8.94	C	71	Meadow	16.04	74	10	16	21	29	35	41
	7.10	D	78	Meadow								
A-06	3.73	C	71	Meadow	33.64	77	31	46	60	80	97	114
	29.91	D	78	Meadow								
B-01	3.86	C	74	Grassland - Good	21.49	79	46	67	85	112	134	157
	17.63	D	80	Grassland - Good								

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
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LONESOME DOVE

LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

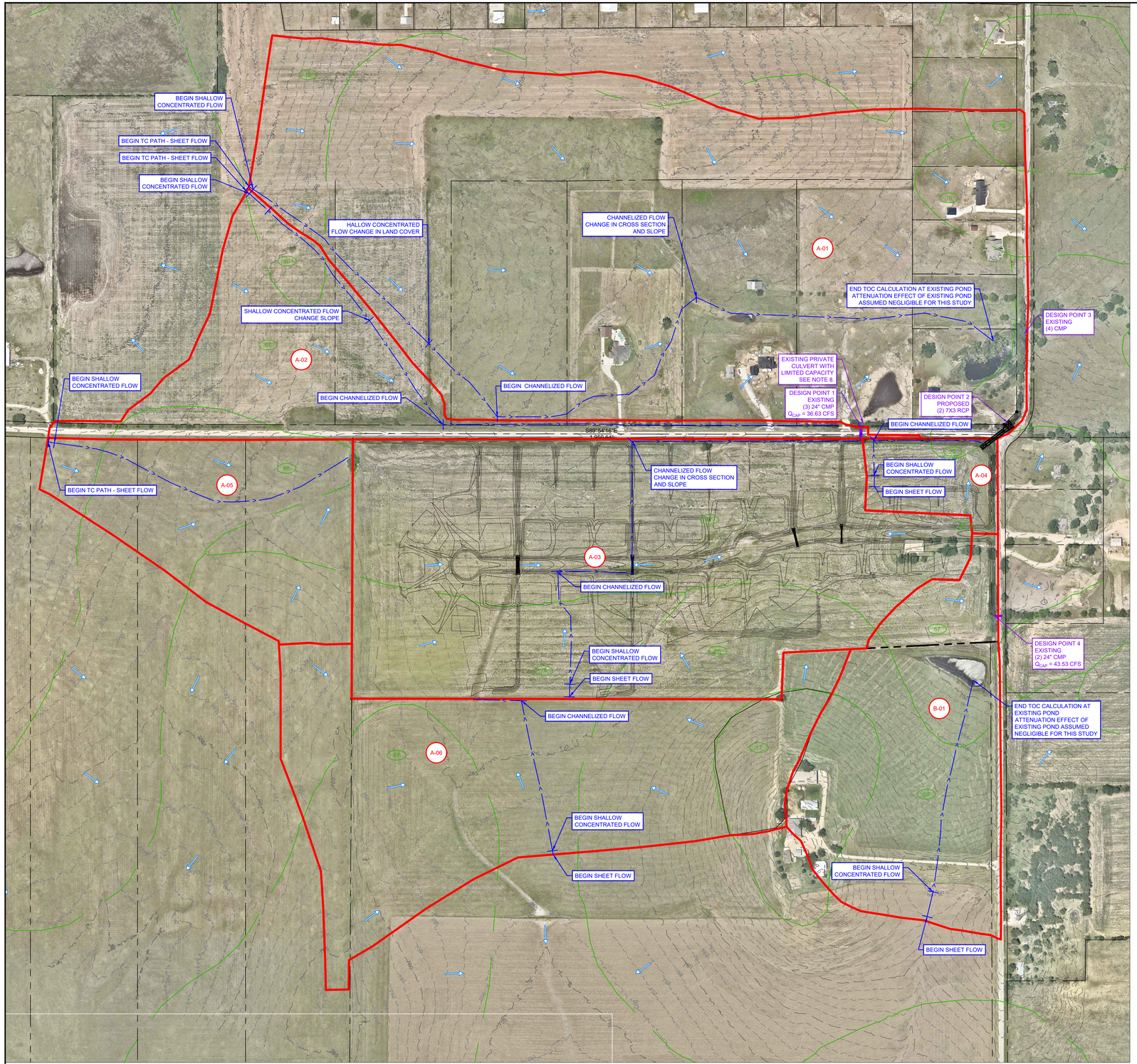
PRE-PROJECT DOWNSTREAM ASSESSMENT

No.	DATE	REVISIONS

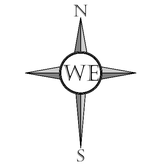
DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C5.00



H&H comments are forthcoming.



A-01 TOC Calcs					
Sheet Flow					
	n	L (ft)	S_0 (%)	P_2 (in)	Time (min)
	0.41	20	0.66%	3.97	8.5
Shallow Concentrated					
		L (ft)	S_0 (%)	V_p (ft/s)	Time (min)
Hay Meadow		1073	1.47%	0.3	58.6
Short-grass pasture		244	1.61%	0.9	4.6
Channel Flow					
		L (ft)		V_p (ft/s)	Time (min)
		691		2.9	4.0
		1210		2.4	8.4
				TOC	**84**
				Lag Time	**50**

A-02 TOC Calcs					
Sheet Flow					
	n	L (ft)	S_0 (%)	P_2 (in)	Time (min)
	0.41	27	0.73%	3.97	10.3
Shallow Concentrated					
		L (ft)	S_0 (%)	V_p (ft/s)	Time (min)
Hay Meadow		676	1.62%	0.3	35.2
Hay Meadow		502	1.39%	0.3	28.2
Channel Flow					
		L (ft)		V_p (ft/s)	Time (min)
		1639		4.1	6.7
				TOC	**80**
				Lag Time	**48**

A-03 TOC Calcs					
Sheet Flow					
	n	L (ft)	S_0 (%)	P_2 (in)	Time (min)
	0.24	50	1.63%	3.97	8.0
Shallow Concentrated					
		L (ft)	S_0 (%)	V_p (ft/s)	Time (min)
Short-grass pasture		515	0.96%	0.7	12.6
Channel Flow					
		L (ft)		V_p (ft/s)	Time (min)
		832		4.0	3.47
		937		5.3	2.95
				TOC	**27**
				Lag Time	**16**

A-04 TOC Calcs					
Sheet Flow					
	n	L (ft)	S_0 (%)	P_2 (in)	Time (min)
	0.24	44	1.23%	3.97	8.1
Shallow Concentrated					
		L (ft)	S_0 (%)	V_p (ft/s)	Time (min)
Short-grass pasture		137	0.84%	0.6	3.6
Channel Flow					
		L (ft)		V_p (ft/s)	Time (min)
		429		3.1	2.3
				TOC	**14**
				Lag Time	**8**

A-05 TOC Calcs					
Sheet Flow					
	n	L (ft)	S_0 (%)	P_2 (in)	Time (min)
	0.41	25	1.19%	3.97	8.0
Shallow Concentrated					
		L (ft)	S_0 (%)	V_p (ft/s)	Time (min)
Hay Meadow		676	1.27%	0.3	39.7
Hay Meadow		563	0.71%	0.2	44.3
				TOC	**92**
				Lag Time	**55**

A-06 TOC Calcs					
Sheet Flow					
	n	L (ft)	S_0 (%)	P_2 (in)	Time (min)
	0.41	15	0.28%	3.97	9.5
Shallow Concentrated					
		L (ft)	S_0 (%)	V_p (ft/s)	Time (min)
Hay Meadow		602	0.50%	0.2	56.4
Channel Flow					
		L (ft)		V_p (ft/s)	Time (min)
		186		1.6	2.00
				TOC	**68**
				Lag Time	**41**

B-01 TOC Calcs					
Sheet Flow					
	n	L (ft)	S_0 (%)	P_2 (in)	Time (min)
	0.24	50	1.38%	3.97	8.5
Shallow Concentrated					
		L (ft)	S_0 (%)	V_p (ft/s)	Time (min)
Short-grass pasture		898	2.59%	1.1	13.4
				TOC	**22**
				Lag Time	**13**

LEGEND

A-01	BASIN NAME
	DRAINAGE AREA
	FLOW ARROW
425	EXISTING CONTOUR
	PROPERTY LINE
	EXISTING STORM LINE
	SOIL TYPE BOUNDARY

SOIL MAP UNIT SYMBOL

16	BOLAR CLAY LOAM, 1 TO 3 PERCENT SLOPES (HSG C)
17	BOLAR CLAY LOAM, 3 TO 5 PERCENT SLOPES (HSG C)
66	PONDER LOAM, 1 TO 3 PERCENT SLOPES (HSG C)
67	SLIDELL CLAY, 1 TO 3 PERCENT SLOPES (HSG D)
68	SANGER CLAY, 3 TO 5 PERCENT SLOPES (HSG D)
74	SANGER CLAY, 1 TO 3 PERCENT SLOPES (HSG D)
75	SOMERVELL GRAVELLY LOAM, 1 TO 5 PERCENT SLOPE (HSG C)

DRAINAGE AREA MAP NOTES:

1. TOPOGRAPHY BASED ON SURVEY AND LIDAR.
2. SOIL TYPES BASED ON DELINEATION AND CHARACTERISTICS FROM THE NRCS
3. SCS TYPE II STORM USED IN DRAINAGE CALCULATIONS.
4. PRECIPITATION VALUES SHOWN BELOW ARE BASED ON ATLAS 14
5. TIME OF CONCENTRATION BASED ON TR 55 AND NATIONAL ENGINEERING HANDBOOK CRITERIA.
6. ATTENUATION EFFECTS DUE TO EXISTING PONDS HAVE BEEN ASSUMED TO HAVE NO IMPACT ON BASIN HYDROLOGY.
7. MAXIMUM SHEET FLOW LENGTH ASSUMED TO BE 100 FT OR 100X SQRT(S)/n PER KIBLER AND ARON (1082) AS OUTLINED IN THE NATIONAL ENGINEERING HANDBOOK CHAPTER 630.
8. THE DESIGN POINT SUMMARY BELOW DEPICTS THE POST PROJECT FLOW RATES AS WELL AS A DELTA COLUMN WHICH SHOWS THE DIFFERENCE IN FLOWS BETWEEN PRE AND POST PROJECT RESULTS. DESIGN POINT 2 SHOWS TO HAVE AN INCREASE IN FLOWS, HOWEVER DUE TO THE LIMITED CAPACITY OF THE EXISTING PRIVATE CULVERT THIS FLOW INCREASE IS NOT ACCURATE. THE PRE PROJECT CONDITION LIKELY HAS A LARGER FLOW RATE AT THIS POINT THAN MODELED. THE POST PROJECT CONDITION PROPOSES IMPROVING THE STORM CROSSING AT DESIGN POINT 2 TO PASS THE 100-YR DESIGN STORM WHILE KEEPING LARGE STORM EVENTS IN THE PUBLIC RIGHT-OF-WAY. DESIGN POINT 3 SHOWS THAT THE POST PROJECT FLOW RATE WOULD BE REDUCED FOR THE DRAINAGE BASIN AS IT CROSSES UNDER METZ ROAD.

PRECIPITATION VALUES						
Return (YR)	2	5	10	25	50	100
Depth(in)	4	5	5.9	7.2	8.2	9.3

DESIGN POINT SUMMARY

Design Point	Q_2 (cfs)	Q_5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{50} (cfs)	Q_{100} (cfs)	Delta Q_{100} (cfs)
1	52	59	66	76	84	93	0
2	84	137	184	252	306	363	40
3	152	223	287	380	454	535	-28
4	45	66	84	110	131	154	-3

Post Project Sub Basin Summary

Basin	Area (Ac)	Hydrologic Soil Group	CN	Land Use Description	Area (Ac)	Weighted CN	Q_2 (cfs)	Q_5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{50} (cfs)	Q_{100} (cfs)
A-01	10.49	C	71	Meadow	84.18	78	70	103	134	178	213	251
	22.77	D	78	Meadow								
	2.26	C	77	2 Acre Residential								
	7.74	D	82	2 Acre Residential								
	40.92	D	80	Grassland - Good								
A-02	2.62	C	71	Meadow	18.68	77	15	23	30	40	48	56
	16.06	D	78	Meadow								
A-03	48.90	D	82	2 Acre Residential	48.90	82	105	149	187	243	287	333
A-04	0.31	C	77	2 Acre Residential	3.69	82	11	15	19	25	30	34
	3.38	D	82	2 Acre Residential								
A-05	8.94	C	71	Meadow	16.04	74	10	16	21	29	35	41
	7.10	D	78	Meadow								
A-06	3.73	C	71	Meadow	33.64	77	31	46	60	80	97	114
	29.91	D	78	Meadow								
B-01	3.86	C	74	Grassland - Good	21.10	79	45	66	84	110	131	154
	14.37	D	80	Grassland - Good								
	2.87	D	82	2 Acre Residential								

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200, MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LONESOME DOVE

LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

POST-PROJECT DOWNSTREAM ASSESSMENT

No.	DATE	REVISIONS

DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C5.01

BENAL, NOE SANTOS & AMANDA
A0199A B.B.B. & C. RR CO., TR 6
INST. #2022-9625
D.R.D.C.T

SRI GANESH HOMES LLC
A0199A B.B.B. & C. RR CO., TR 6F
INST. #2021-190360
D.R.D.C.T

DEL ROSARIO VINALES, MIGUEL & SOUVANNA
A0199A B.B.B. & C. RR CO., TR 6A
INST. #2018-84116
D.R.D.C.T

CONELY, CHRISTOPHER M & DAWN
A0199A B.B.B. & C. RR CO., TR 6D
INST. #2019-65759
D.R.D.C.T

HOEHN ROAD (GRAVEL)

S89°54'16"E
1,950.64'

SHEET FLOW = 18.31 MIN.
OVERLAND FLOW = 28.99 MIN.
CHANNELIZED FLOW
663' @ 0.70%
CHANNELIZED FLOW TIME = 3.35 MIN.

A-06
38.82 ac
118.2 cfs

LOT 13
LOT 14
LOT 12
LOT 11
LOT 10
BLOCK A
LOT 9
LOT 8
LOT 7
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
BLOCK A
LOT 21
LOT 22
LOT 23

LONESTOME DOVE TRAIL

HIMALAYAN FAMILY RANCH LLC
LOT 6, BLOCK A
SADDLE RIDGE ESTATES
CAB. M, PAGE 241
P.R.D.C.T

60' BRAZOS RIVER ELECTRIC ESMT V.306,P.606 V.749,P.368 V.749,P.370 V.749,P.373 V.749,P.377

100' ELECTRIC ESMT V.566,P.571 V.626,P.627

CHANNELIZED FLOW
663' @ 0.50%
CHANNELIZED FLOW TIME = 3.35 MIN.

CHARLES STOBAUGH
V. 2827, P. 965
D.R.D.C.T

CHANNELIZED FLOW
663' @ 0.50%
CHANNELIZED FLOW TIME = 3.35 MIN.

SHALLOW CONCENTRATED FLOW
(MINIMUM TILLAGE CULTIVATION)
255' @ 1.74%
SHALLOW FLOW TIME = 6.40 MIN.

A-04
12.45 ac
37.0 cfs

BEGIN TC PATH - CHANNELIZED FLOW
161' @ 0.69%
CHANNELIZED FLOW TIME = 1.34 MIN.

A-05
32.65 ac
94.8 cfs

SHALLOW CONCENTRATED FLOW
(MINIMUM TILLAGE CULTIVATION)
161' @ 0.69%
SHALLOW FLOW TIME = 6.42 MIN.

SHALLOW CONCENTRATED FLOW
(MINIMUM TILLAGE CULTIVATION)
87' @ 0.58%
SHALLOW FLOW TIME = 2.36 MIN.

BEGIN TC PATH - SHALLOW CONCENTRATED FLOW
(MINIMUM TILLAGE CULTIVATION)
153' @ 0.58%
SHALLOW FLOW TIME = 6.65 MIN.

BEGIN TC PATH - OVERLAND FLOW
100' @ 0.10%
n=0.15
2 YR 24 HR RAIN = 3.97 IN
SHEET FLOW TIME = 29.16 MIN.

SEE SHEET C5.03

N
W E
S

0' 50' 100' 200'
GRAPHIC SCALE
1" = 100'

LEGEND

BASIN
AREA
FLOW

- BASIN NAME
- ACRES
- 100 YR FLOW (CFS)
- DRAINAGE AREA
- FLOW ARROW
- 425 PROPOSED CONTOUR
- 425 EXISTING CONTOUR
- SS PROPOSED STORM SEWER LINE
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- PROPERTY LINE
- EXISTING STORM LINE

DRAINAGE AREA MAP NOTES:

1. DRAINAGE CRITERIA FOR THIS DRAINAGE AREA MAP IS BASED ON SURVEY AND COUNTY OF DENTON DRAINAGE REQUIREMENTS.

PROPOSED ON-SITE

TC =	15MIN
C =	0.45
I100 =	7.60 IN/HR
A =	DRAINAGE AREA (ACRES)
Q100 =	C*I100*A (CFS)

BENCHMARK

BENCHMARK PROVIDED BY BURKS LAND SURVEYING UTILIZING THE GPS NETWORK IN TEXAS STATE PLANE NORTH CENTRAL (4202).

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

CAUTION!!
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WESTFALL ENGINEERING
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LONESOME DOVE

LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

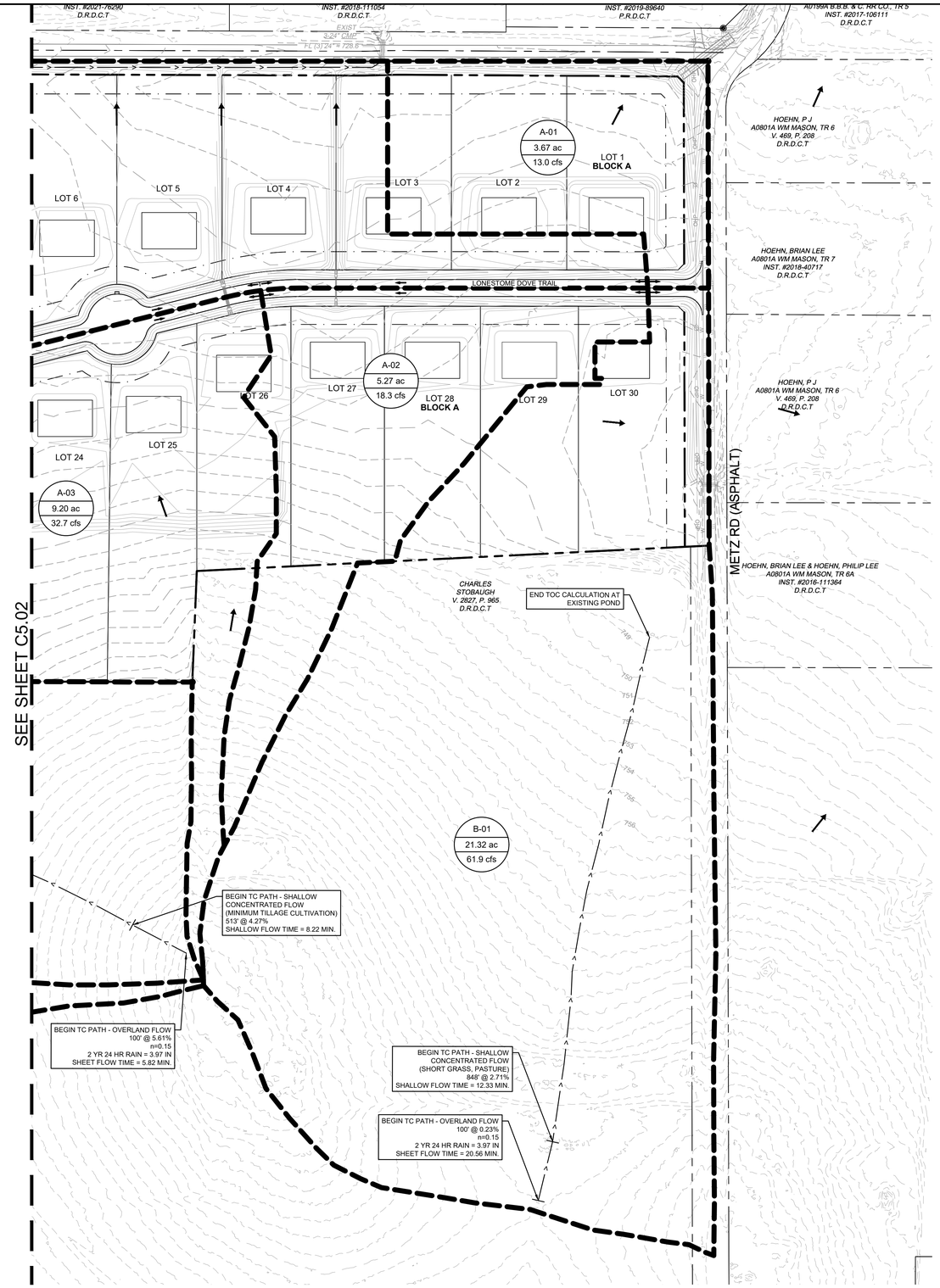
DRAINAGE AREA MAP

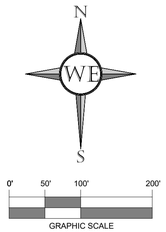
No.	DATE	REVISIONS

DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C5.02





LEGEND

- BASIN / AREA / FLOW — BASIN NAME; ACRES; 100 YR FLOW (CFS)
- DRAINAGE AREA
- FLOW ARROW
- 425 — PROPOSED CONTOUR
- 425 — EXISTING CONTOUR
- PROPOSED STORM SEWER LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- PROPERTY LINE
- EXISTING STORM LINE

DRAINAGE AREA MAP NOTES:

1. DRAINAGE CRITERIA FOR THIS DRAINAGE AREA MAP IS BASED ON SURVEY AND COUNTY OF DENTON DRAINAGE REQUIREMENTS.

PROPOSED ON-SITE

TC =	15MIN
C =	0.45
I100 =	7.60 IN/HR
A =	DRAINAGE AREA (ACRES)
Q100 =	C*I100*A (CFS)

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I"100 (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q100 (cfs)
A-01	3.67	0.45	7.90	15.0	13.0
A-02	5.27	0.44	7.90	15.0	18.3
A-03	9.20	0.45	7.90	15.0	32.7
A-04	12.45	0.42	7.08	20.0	37.0
A-05	32.65	0.41	7.08	20.0	94.8
A-06	38.82	0.43	7.08	20.0	118.2
B-01	21.32	0.41	7.08	20.0	61.9

BENCHMARK

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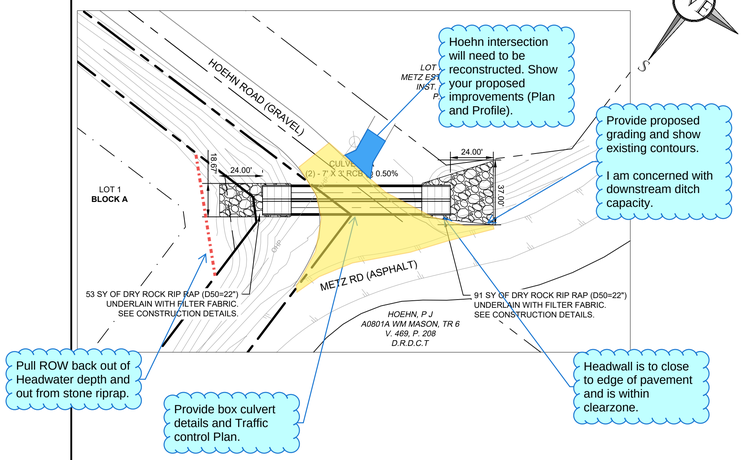
LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

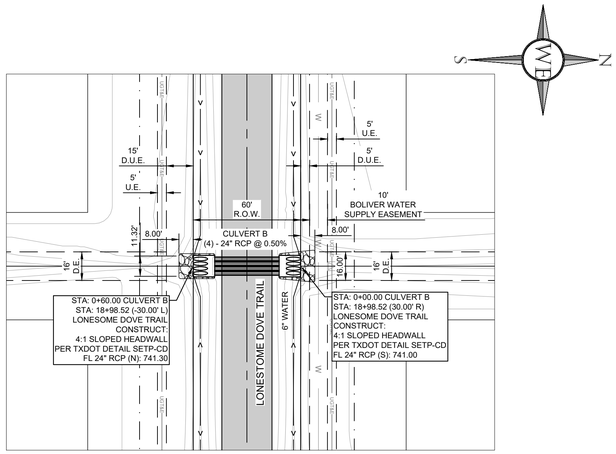
DRAINAGE AREA MAP

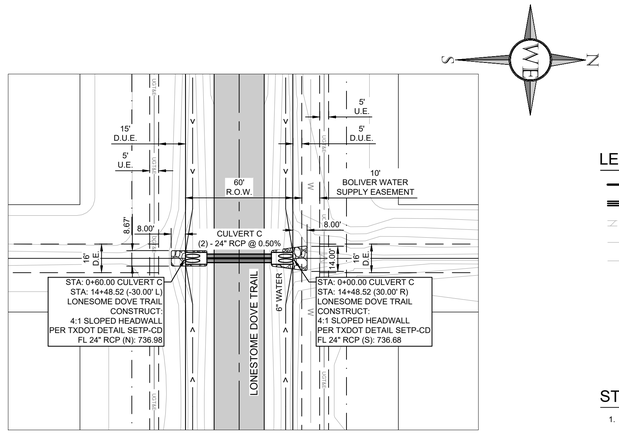
REVISIONS

No.	DATE

DATE 08/01/2022
PROJECT NO. 16802
SHEET NO. C5.03







0' 20' 40' 80'

GRAPHIC SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

LEGEND

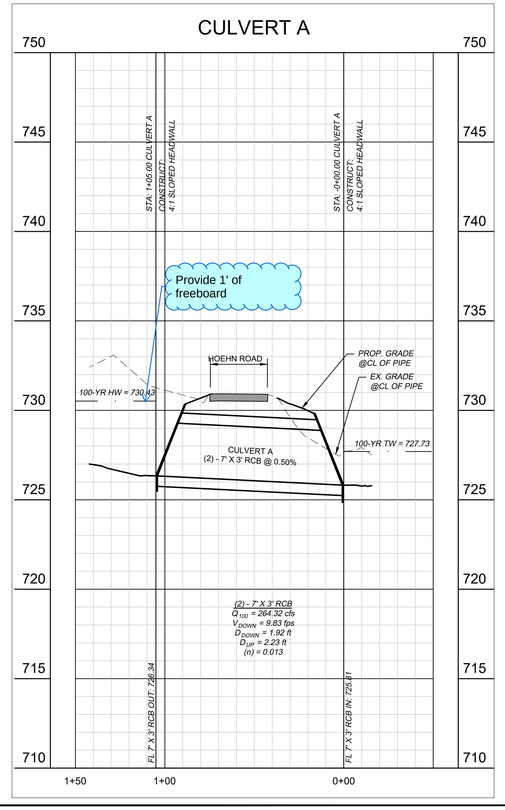
- PROPERTY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- OHP — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- DRAINAGE AND UTILITY EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT

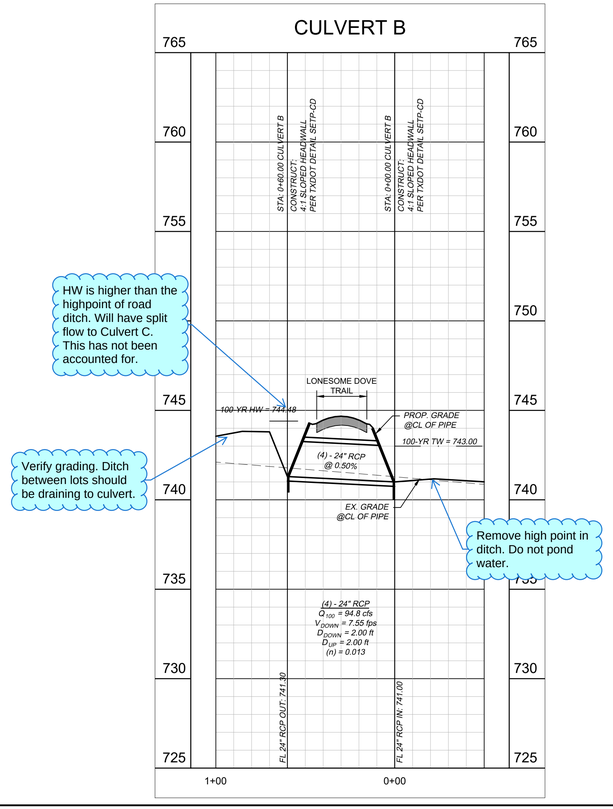
STORM DRAINAGE NOTES:

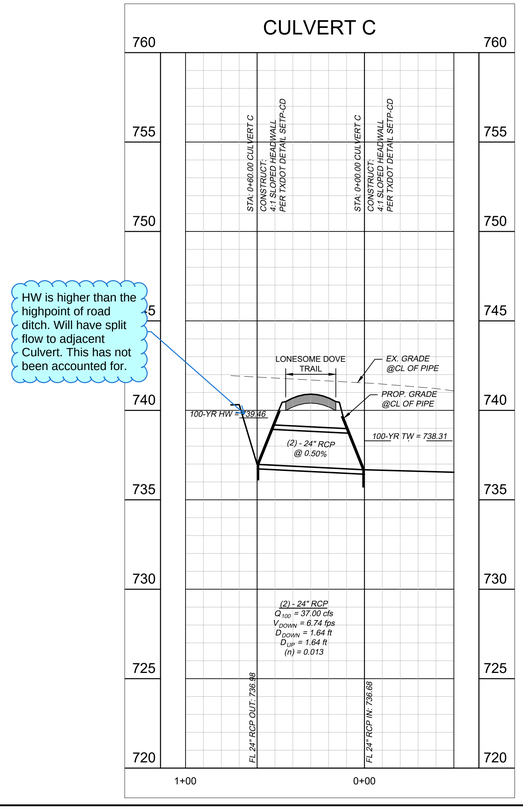
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. RCP - ASTM C76 CLASS III
   B. HDPE - AASHTO M252 TYPE S , M294 TYPE S R ASTM F 2306 SMOOTH WALL
   C. PVC - ASTM D 3034 SDR35
   a. ALL EXISTING AND PROPOSED PIPES AND STRUCTURES ARE TO BE CLEANED OUT AT THE COMPLETION OF CONSTRUCTION TO REMOVE ALL SILT AND DEBRIS.
   b. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
   c. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
   d. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

BENCHMARK

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WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 200, ALLEN, TX 75002
PHONE NO. (214) 945-9397
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LONESOME DOVE

LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

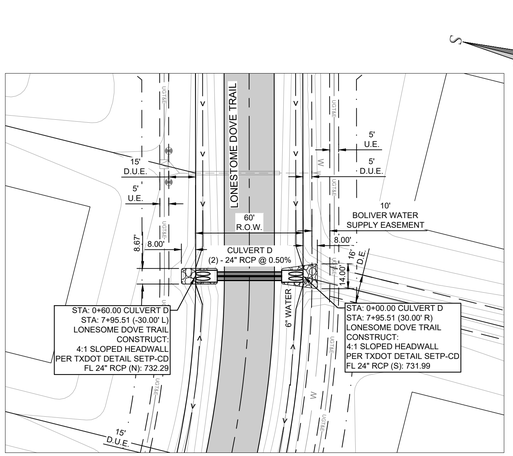
STORM CULVERT A AND B AND C PLAN AND PROFILE

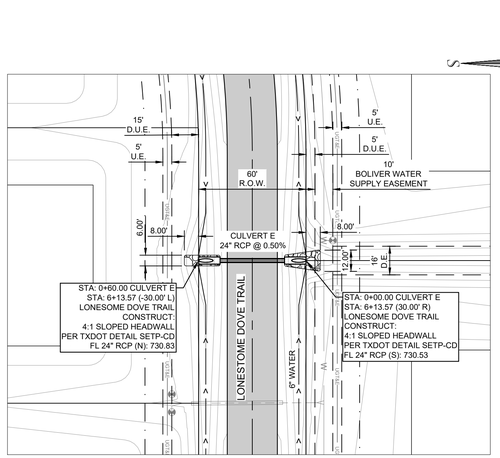
No.	DATE	REVISIONS

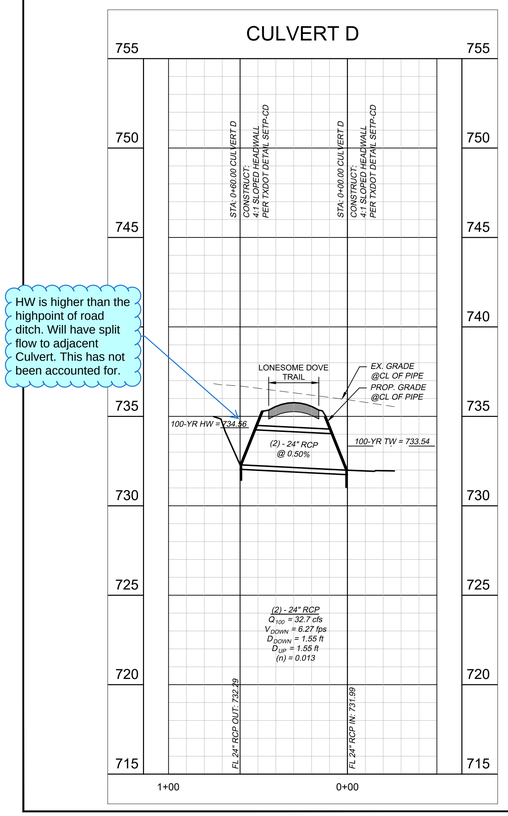
DATE
08/01/2022

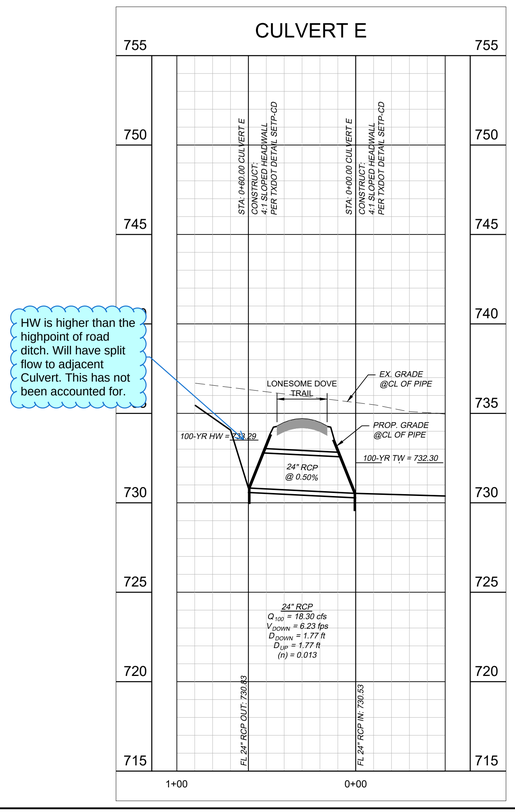
PROJECT NO.
16802

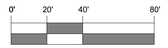
SHEET NO.
C6.00











LEGEND

- PROPERTY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- OHP — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- DRAINAGE AND UTILITY EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT

STORM DRAINAGE NOTES:

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3. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. RCP - ASTM C76 CLASS III
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   C. PVC - ASTM D 3034 SDR35

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b. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

c. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

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BENCHMARK

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WESTFALL ENGINEERING
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STE 200 ALLEN, TX 75002
PHONE NO. (214) 945-9397
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LONESOME DOVE

LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

STORM CULVERT D AND E PLAN AND PROFILE

No.	DATE	REVISIONS

DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C6.01

Verify calculations. Appears to be bypass in ditches which are not accounted for in these calcs.

ROADWAY CULVERT CALCULATIONS

CULVERT ID	DISCHARGE				VELOCITY			DEPTH				HGL		HEADWATER		EGL	
	Ret Pd	Total	Pipe	Overtop	Channel	Down	Up	Down	Up	Normal	Critical	Down	Up	Hw	Hw/D	Down	Up
	(Years)	(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)	(ft)
CULVERT A	100	264.32	264.32	0	0	9.83	8.47	1.92	2.23	1.88	2.23	727.73	728.57	730.43	1.36	729.23	729.68
CULVERT B	100	94.8	94.8	0	0	7.55	7.54	2	2	2	1.73	743	743.56	744.48	1.59	743.89	744.45
CULVERT C	100	37	37	0	0	6.74	6.75	1.63	1.63	1.63	1.55	738.31	738.61	739.46	1.24	739.02	739.32
CULVERT D	100	32.7	32.7	0	0	6.27	6.27	1.55	1.55	1.55	1.46	733.54	733.84	734.56	1.13	734.15	734.45
CULVERT E	100	18.3	18.3	0	0	6.23	6.23	1.77	1.77	1.77	1.54	732.3	732.6	733.29	1.23	732.9	733.2

BENCHMARK

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DENTON COUNTY, SANGER ETJ, TX

STORM CULVERT CALCULATIONS

No.	DATE	REVISIONS

DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C6.02

UTILITY NOTES

1. PIPE: WATER PIPELINES SHALL BE PVC PIPE CONFORMING TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION. IN GENERAL, THE WATER PIPELINES SHALL BE AWWA STANDARD C-900 WITH CAST-IRON OUTSIDE DIMENSIONS, AND INSTALLED WITH A MINIMUM OF FOUR FEET (4) OF COVER FROM PROPOSED FINAL GRADE, UNLESS OTHERWISE APPROVED BY BOLIVAR WSC.
2. ALL WATER MAINS UNDER PAVEMENT SHALL BE ENCASED AS FOLLOWS:
   2.1. 8-INCH THROUGH 10-INCH - ENCASE IN STEEL OR APPROVED EQUAL.
   2.2. 12-INCH AND LARGER - ENCASE IN STEEL PIPE, SIZE AND THICKNESS (1/4" MIN.) TO BE APPROVED BY BOLIVAR'S ENGINEER.
3. ALL PIPES NOT UNDER PAVEMENT SHALL BE INSTALLED IN EMBEDMENT MATERIAL AS SHOWN ON THE STANDARD DETAILS.
4. GATE VALVES: ALL GATE VALVES SHALL CONFORM TO AWWA C-509 STANDARDS MANUFACTURED BY MUELLER, CLOW, OR AN APPROVED MANUFACTURER WITH RESILIENT SEAT ONLY AND SHALL CONFORM TO AND SHALL BE INSTALLED ACCORDING TO THE DESIGN STANDARD.
5. WATER SERVICE CONNECTIONS: SERVICE PIPELINE SHALL BE IN ACCORDANCE WITH THE DESIGNS SHOWN ON THE STANDARD DRAWINGS. THE MATERIALS SHALL BE MUELLER, FORD, AVK OR APPROVED EQUAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL CONNECTIONS SHALL BE COMPRESSION TYPE OR APPROVED EQUAL.
6. BENDS: MEGÆLUGS OR APPROVED EQUAL SHALL BE INSTALLED AT A HORIZONTAL CHANGE IN THE DIRECTIONS OF 45° OR GREATER AND AT ALL VERTICAL CHANGE IN DIRECTION THAT REQUIRE A BEND. THE RESTRAINTS SHALL BE PLACED AT THE BEND AND AT THE NEXT PIPE JOINT IN THE DIRECTION FROM THE BEND.
7. ALL IRRIGATION METERS SHALL HAVE A TESTABLE DOUBLE CHECK BACKFLOW PREVENTER.
8. ALL IRON FITTINGS SHALL BE COVERED AND SECURED WITH PLASTIC WRAP PRIOR TO BACKFILL BEING PLACED.
9. NO IMPORTED MATERIALS.
10. RESIDENTIAL METER BOXES SHALL BE MODEL FYM241-233-T-G-NL FORD METER BOX COMPANY, INC.
11. CONTRACTOR SHALL CONFIRM REQUIRED MATERIALS WITH BOLIVAR WATER SUPPLY CORPORATION PRIOR TO CONSTRUCTION.
12. PVC SLEEVES SHALL CONSIST OF SCHEDULE 40 PVC CONDUITS, BURIED 4.5' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

BENCHMARK

BENCHMARK PROVIDED BY BURKS LAND SURVEYING UTILIZING THE GPS NETWORK IN TEXAS STATE PLANE NORTH CENTRAL (4202).

KEY NOTES

(1) INDIVIDUALLY TAPPED 3/4" SINGLE WATER METER SERVICE

(A) WATER SERVICE SLEEVE

(B) STEEL ENCASEMENT PER BWCS DETAIL

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- EXISTING POWER POLE
- TRANSFORMER

N / WE / S

0' 20' 40' 80'

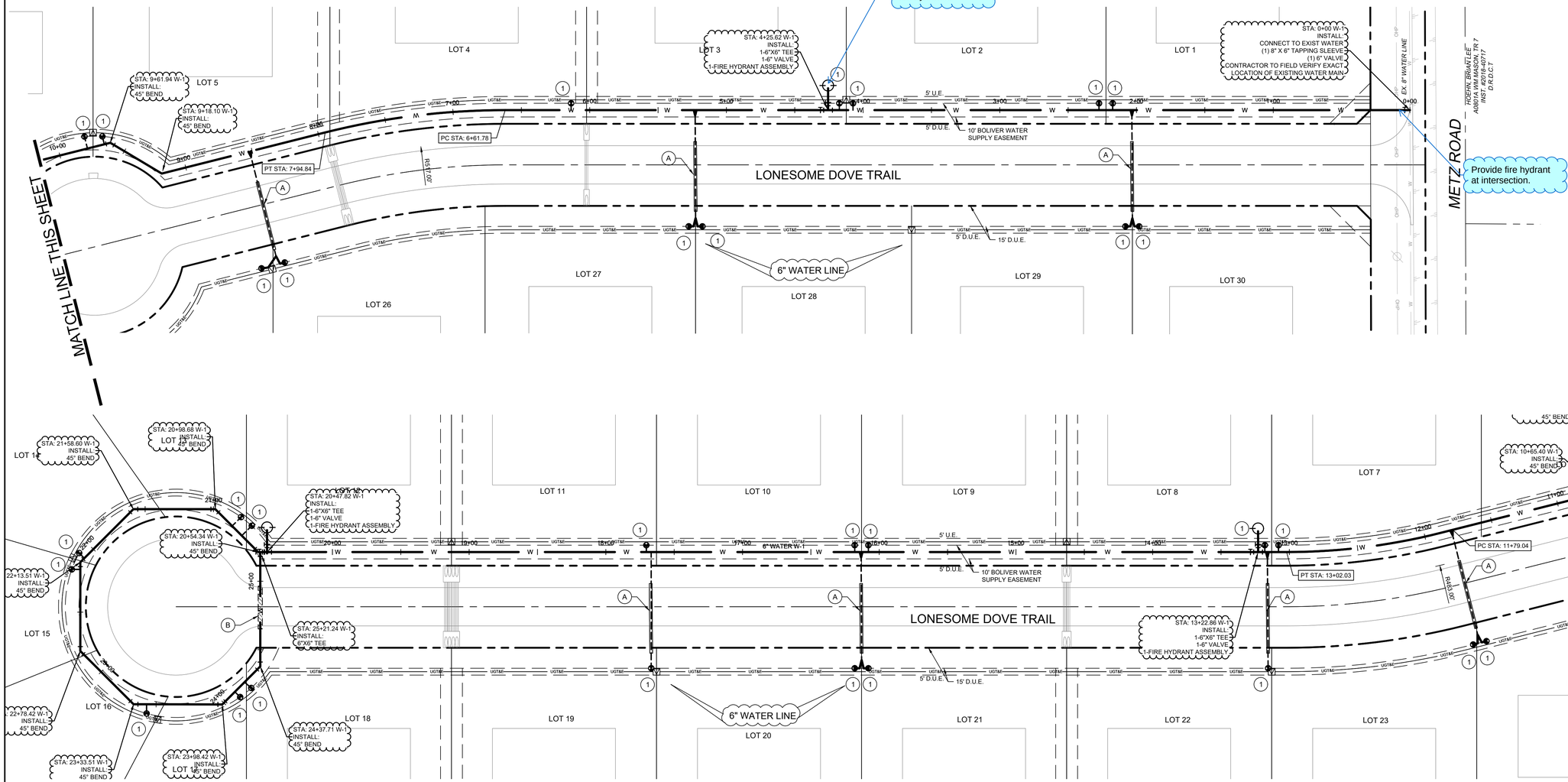
GRAPHIC SCALE
1" = 40'

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

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

City requires letter from Bolivar WSC stating they can supply the subdivision with water and they approve your design.

Max distance between fire hydrants is 500 feet. Evaluate spacing between all fire hydrants.



WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 107 MCKINNEY, TX 75502
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LONESOME DOVE

LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

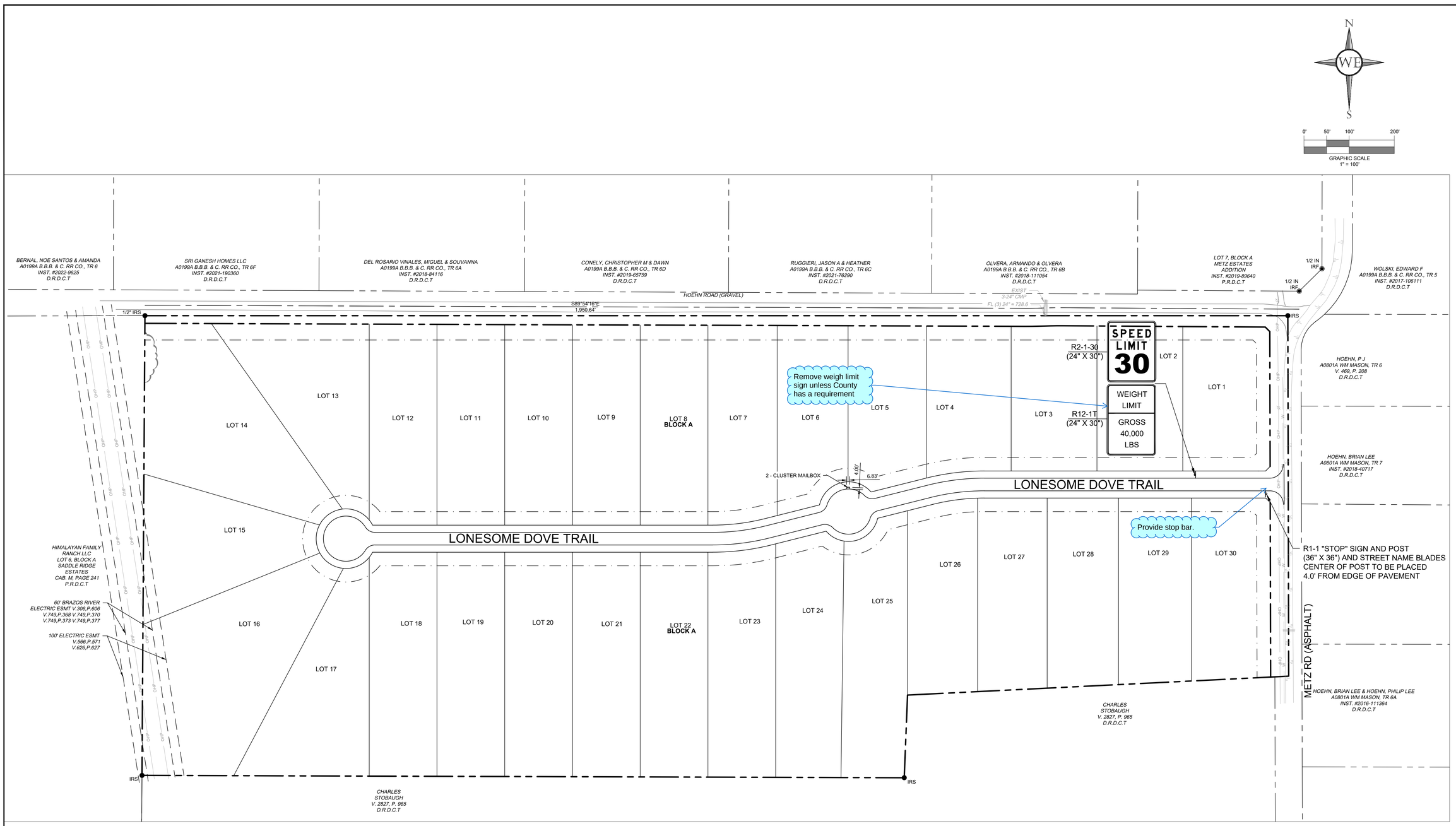
UTILITY PLAN

No.	DATE	REVISIONS

DATE
08/01/2022

PROJECT NO.
16802

SHEET NO.
C7.00


N
WE
S
0'
50'
100'
200'
GRAPHIC SCALE
1" = 100'
BERNAL, NOE SANTOS & AMANDA
A0199A B.B.B. & C. RR CO., TR 6
INST. #2022-9625
D.R.D.C.T
SRI GANESH HOMES LLC
A0199A B.B.B. & C. RR CO., TR 6F
INST. #2021-190360
D.R.D.C.T
DEL ROSARIO VINALES, MIGUEL & SOUVANNA
A0199A B.B.B. & C. RR CO., TR 6A
INST. #2018-84116
D.R.D.C.T
CONELY, CHRISTOPHER M & DAWN
A0199A B.B.B. & C. RR CO., TR 6D
INST. #2019-65759
D.R.D.C.T
RUGGIERI, JASON A & HEATHER
A0199A B.B.B. & C. RR CO., TR 6C
INST. #2021-76290
D.R.D.C.T
OLVERA, ARMANDO & OLVERA
A0199A B.B.B. & C. RR CO., TR 6B
INST. #2018-111054
D.R.D.C.T
LOT 7, BLOCK A
METZ ESTATES
ADDITION
INST. #2019-89640
P.R.D.C.T
WOLSKI, EDWARD F
A0199A B.B.B. & C. RR CO., TR 5
INST. #2017-105111
D.R.D.C.T
HOEHN ROAD (GRAVEL)
S89°54'16"E
1,950.64'
1/2" IRS
EXIST
3-24" CMP
FL (3) 24" = 728.6
1/2 IN
IRF
1/2 IN
IRF
IRS
R2-1-30
(24" X 30")
SPEED
LIMIT
30
R12-1T
(24" X 30")
WEIGHT
LIMIT
GROSS
40,000
LBS
Remove weigh limit
sign unless County
has a requirement
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
BLOCK A
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
BLOCK A
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
HOEHN, P J
A0801A WM MASON, TR 6
V. 468, P. 208
D.R.D.C.T
HOEHN, BRIAN LEE
A0801A WM MASON, TR 7
INST. #2018-40717
D.R.D.C.T
2 - CLUSTER MAILBOX
4.00'
6.83'
LONESOME DOVE TRAIL
LONESOME DOVE TRAIL
Provide stop bar.
R1-1 "STOP" SIGN AND POST
(36" X 36") AND STREET NAME BLADES
CENTER OF POST TO BE PLACED
4.0' FROM EDGE OF PAVEMENT
METZ RD (ASPHALT)
HIMALAYAN FAMILY
RANCH LLC
LOT 6, BLOCK A
SADDLE RIDGE
ESTATES
CAB. M, PAGE 241
P.R.D.C.T
60' BRAZOS RIVER
ELECTRIC ESMT V.306,P.606
V.749,P.368 V.749,P.370
V.749,P.373 V.749,P.377
100' ELECTRIC ESMT
V.566,P.571
V.626,P.627
HOEHN, BRIAN LEE & HOEHN, PHILIP LEE
A0801A WM MASON, TR 6A
INST. #2016-111364
D.R.D.C.T
CHARLES
STOBAUGH
V. 2827, P. 965
D.R.D.C.T
CHARLES
STOBAUGH
V. 2827, P. 965
D.R.D.C.T
IRS
IRS
IRS
OHP
OHP
OHP

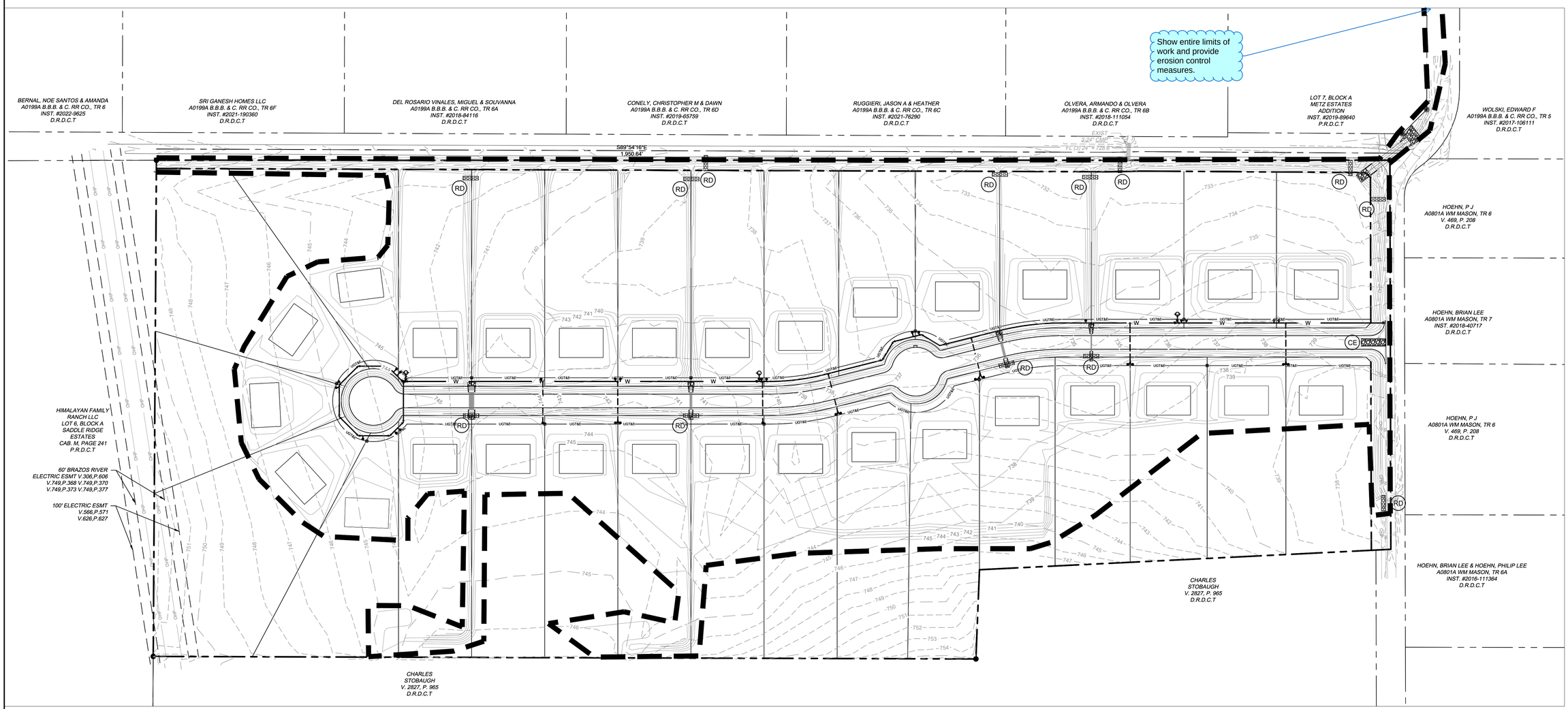
LEGEND

- PROPERTY LINE
- 475 PROPOSED CONTOUR
- 475 EXISTING CONTOUR
- SF SILT FENCE
- LIMITS OF DISTURBANCE
- IP INLET PROTECTION
- CE CONSTRUCTION EXIT
- FS FILTER SOCK

N / WE / S

0' 50' 100' 200'

GRAPHIC SCALE
1" = 100'



STANDARD EROSION CONTROL GENERAL NOTES

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION HALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

BENCHMARK

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

CAUTION!!
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WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 200 MCKINNEY, TX 75069
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LONESOME DOVE

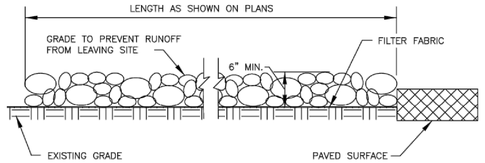
LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

EROSION CONTROL PLAN

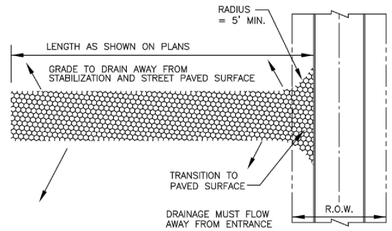
REVISIONS

No.	DATE

DATE 08/01/2022
PROJECT NO. 16802
SHEET NO. C9.00



PROFILE VIEW
N.T.S.



PLAN VIEW
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.II *	DATE OCT. '04	STANDARD DRAWING NO. 1070A

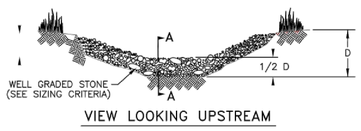
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

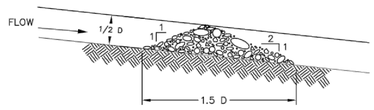
1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.
2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.II *	DATE OCT. '04	STANDARD DRAWING NO. 1070B

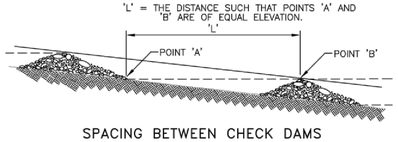
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



VIEW LOOKING UPSTREAM



SECTION A – A



SPACING BETWEEN CHECK DAMS

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.9 *	DATE OCT. '04	STANDARD DRAWING NO. 1060A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.9 *	DATE OCT. '04	STANDARD DRAWING NO. 1060B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE A - GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND RE-VEGETATE SLOPES WHERE SHOWN.

PHASE B - UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C - PAVING
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUB-GRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.

PHASE D - LANDSCAPING AND SOIL STABILIZATION.
1. RE-VEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL RE-VEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED.
VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING
ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH FAST- GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

TABLE 2
VEGETATION TABLE*

TEMPORARY SEEDING

SPECIES	PLANTING RATE	PLANTING-DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

*USE ONLY USDA CERTIFIED SEED.

SURFACE PREPARATION FOR TEMPORARY SEEDING

1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.
3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

APPLICATION

1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.
3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE / EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

STONE OVERFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAM:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET / GRATE INLET / WYE INLET:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

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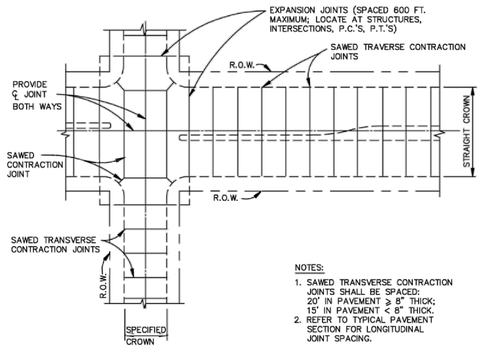
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LONESOME DOVE
LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

EROSION CONTROL DETAILS

No.	REVISIONS	DATE

DATE 08/01/2022
PROJECT NO. 16802
SHEET NO. C9.01

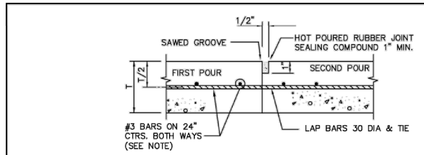


NOTES:

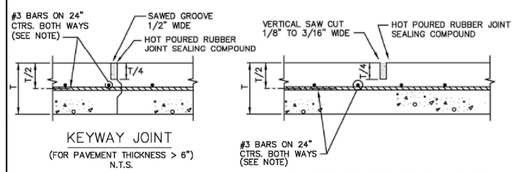
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT ≥ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS
N.T.S.

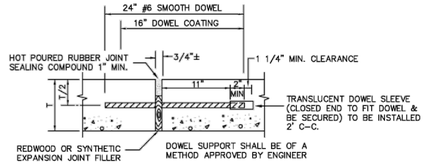
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.	
TRANSVERSE JOINT SPACING		DATE OCT. '04	STANDARD DRAWING NO. 2060



CONSTRUCTION JOINT
N.T.S.



NOTE:
ALTERNATE REINFORCEMENT #4 BARS ON 30" CTRS. BOTH WAYS.

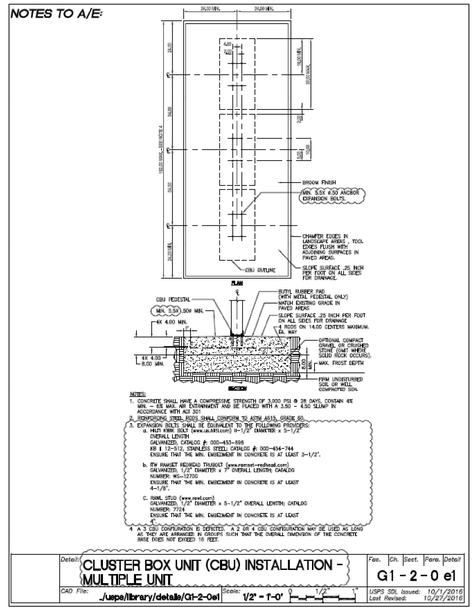


EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.	
JOINTS		DATE OCT. '04	STANDARD DRAWING NO. 2050

APPENDIX B – Cluster Box Unit Installation Multiple Unit

NOTES TO A/E:



NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. — 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50 – 4.50 SLUMP IN ACCORDANCE WITH ASTM C 94.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EACH CBU SHALL BE ANCHORED TO THE CONCRETE BY THE FOLLOWING PROVIDED:
   a. HILTI KWIK HUS-EZ (www.hilti.com) 5/8" DIAMETER x 5" OVERALL LENGTH
   OVERALL LENGTH
   GALVANIZED, CATALOG #: 000-453-599
   KB II 12-513, STAINLESS STEEL, CATALOG #: 000-454-744
   ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
   b. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com)
   GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH, CATALOG NUMBER: WS-12700
   ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
   c. SIMS, LFCO (www.rawl.com)
   GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 27512
   ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/2".
4. A 3 CBU CONFIGURATION IS DEPICTED. A 2 OR 4 CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE ARRANGED IN CLUSTERS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 15 FEET.

Detail: CLUSTER BOX UNIT (CBU) INSTALLATION – MULTIPLE UNIT			Fac.	Ch.	Sect.	Para.	Detail
					G1	2	0 e1
CAD File: /uspsllibrary/details/G1-2-0e1	Scale: 1/2" = 1'-0"	0 1/2" 1'	USPS SDL Issued: 10/1/2016				
			Last Revised: 10/27/2016				

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LONESOME DOVE
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METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

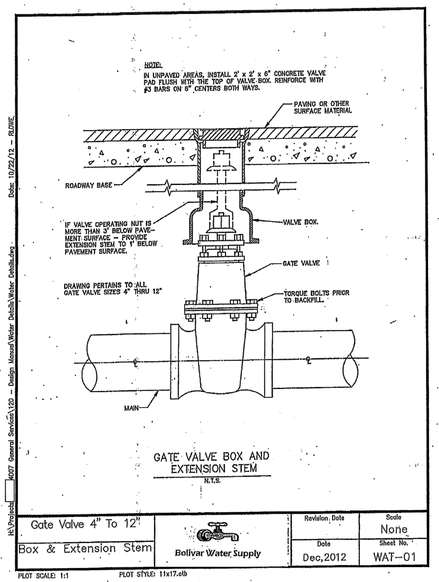
CONSTRUCTION DETAILS

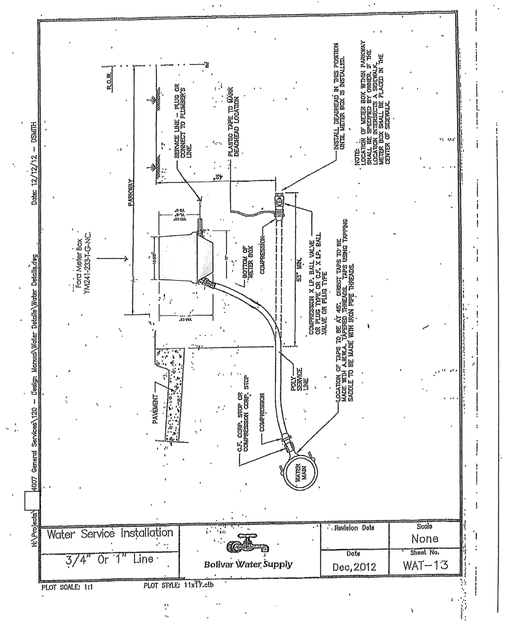
No.	DATE	REVISIONS

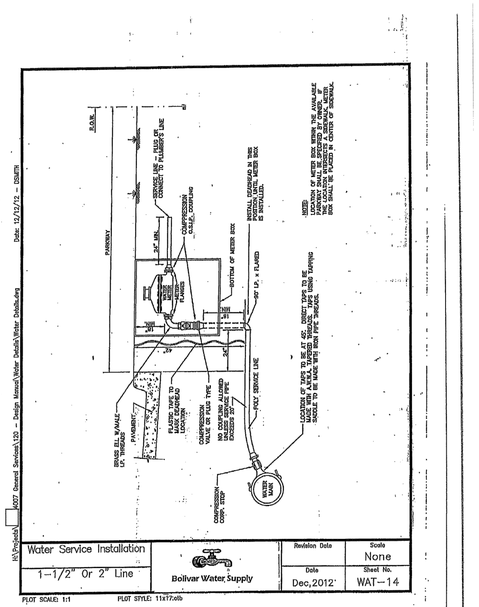
DATE
08/01/2022

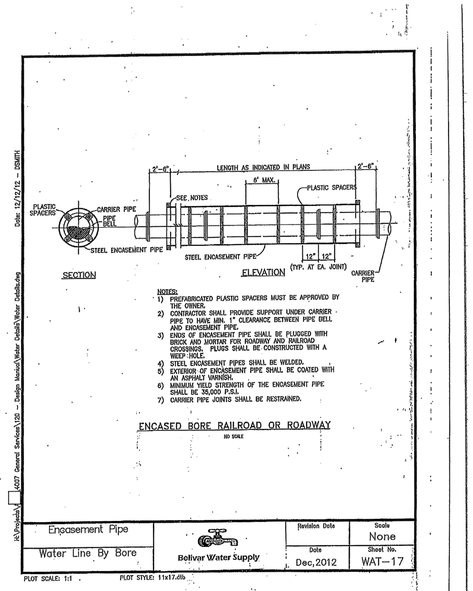
PROJECT NO.
16802

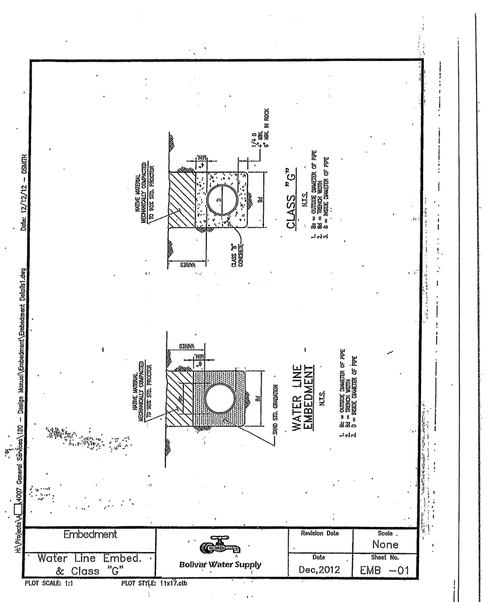
SHEET NO.
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LONESOME DOVE
LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

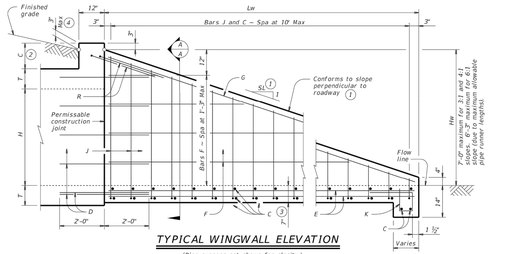
CONSTRUCTION DETAILS

No.	DATE	REVISIONS

DATE
08/01/2022

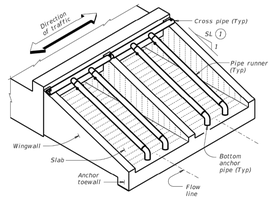
PROJECT NO.
16802

SHEET NO.
C11.01



TYPICAL WINGWALL ELEVATION

(Pipe runners not shown for clarity.)



ISOMETRIC VIEW OF TYPICAL INSTALLATION

WING DIMENSION CALCULATIONS:

$Hw = H + T + C - 0.250'$

$Lw = (Hw - 0.333') (SL)$

For cast-in-place culverts:

$Atw = (N) (S) + (N + 1) (U)$

For precast culverts:

$Atw = (N) (2U + S) + (N - 1) (0.500')$

Total Wingwall Area (SF)
$= (0.5) (Hw + 0.333) (Lw) (N + 1)$

Total Concrete Volume (CY)
$= [(Wingwall\ Area)\ (0.583') + (Lw)\ (Atw)\ (0.583')] \div (Atw)\ (1.167')\ (1.167' - 0.583')] \div (27)$

PIPE RUNNER DIMENSION CALCULATIONS:

Pipe Runner Length
$= (Lw)\ (6:1) - (1.917')$

Total Reinforcing (LB)
$= (1.55)\ (Lw)\ (Atw) + (4.43)\ (Atw) + (K2)\ (Hw)\ (N + 1)\ (\sqrt{Lw})$

C = Height of curb above top of top slab (feet)
Hw = Height of wingwall (feet)
K = Constant value for use in formulas

Slope SL:1	K1	K2
3:1	1.054	7.45
4:1	1.031	8.49
6:1	1.014	10.30

Atw = Anchor toewall length (feet)
Lw = Length of wingwall (feet)
N = Number of culvert barrels
SL:1 = Side slope ratio (horizontal : 1 vertical)

See applicable box culvert standard for H, S, T, and U values.

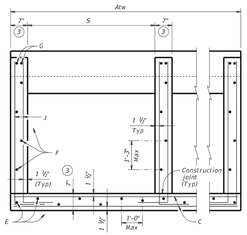
MATERIAL NOTES:

Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
Adjust reinforcing as necessary to provide a minimum clear cover of 1 ½".
Provide Class "C" concrete (f'c = 3,600 psi).
Provide pipe runners, cross pipes, and anchor pipes meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5LX52.
Provide ASTM A307 bolts.
Galvanize all steel components, except the concrete reinforcing, unless required elsewhere in the plans, after fabrication.
Repair galvanizing damaged during transport or construction in accordance with the Item 445, "Galvanizing".

GENERAL NOTES:

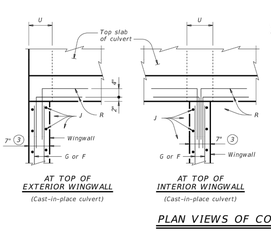
Designed according to AASHTO LRFD Bridge Design Specifications. The safety end treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the pipe runners.
Pipe runners are designed for a traversing load of 1,800 pounds at yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures", Texas Transportation Institute, March 1981.
The quantities for pipe runners, reinforcing steel, and concrete resulting from the formulas given herein are for Contractor's information only.
See the Box Culvert Supplement (BCS) standard sheet for additional dimensions and information.
Alternate design drawings bearing the seal of a professional engineer will be acceptable for precast construction of the safety end treatments.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.



SECTION A-A

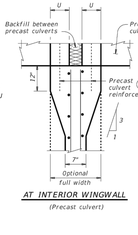
(Showing typical wingwall and wing slab reinforcing. Pipe runners not shown for clarity.)



AT TOP OF EXTERIOR WINGWALL (Cast-in-place culvert)

AT TOP OF INTERIOR WINGWALL (Cast-in-place culvert)

AT OUTSIDE OF BOTTOM SLAB (Cast-in-place culvert)



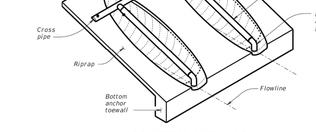
AT INTERIOR WINGWALL (Precast culvert)

PLAN VIEWS OF CORNER DETAILS

1. Recommended values of slope are: 3:1, 4:1, and 6:1. Provide 3:1 or flatter slope.
2. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures without railing and curbs taller than 1'-0", refer to the Extended Curb Details (ECD) standard sheet.
3. Wingwall and slab thicknesses may be the same as the adjacent culvert wall and slab thicknesses (7" minimum). If thicknesses greater than the minimum (7") are used, no changes will be made in quantities and no additional compensation will be allowed.
4. For vehicle safety, reduce curb height, if necessary, to provide a maximum 3" projection. No changes will be made in quantities and no additional compensation will be allowed for this work.
5. For culverts with C = 0", the precast culvert reinforcing may extend 1'-0" minimum into wingwall. Wingwall Bars D and R may be omitted. Otherwise, refer to the Wingwall Connection detail on the Box Culvert Precast Miscellaneous Details (SCP-MD) standard sheet.

TABLE OF REINFORCING BAR SIZES AND SPACING

Bar	Size	Spacing
C	#4	10" Max
D	#4	Match F and E
E	#4	1'-0" Max
F	#4	1'-3" Max
G	#6	As shown
J	#4	10" Max
K	#4	1'-0" Max
R	#4	As shown



BARS J

BARS K (Length = 4'-3")

BARS R

DISCLAIMER:
The use of this standard is governed by the Texas Engineering Practice Act. No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. All of this standard is either formed or for incorrect results or damages resulting from its use.

DATE:
FILE:

SAFETY END TREATMENT

FOR 0° SKEW BOX CULVERTS
(MAXIMUM Hw = 7'-0")
TYPE I ~ CROSS DRAINAGE

SETB-CD

Texas Department of Transportation — Bridge Division Standard

FILE:	setbcte-20.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: TxDOT
©TxDOT	February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.

CROSS PIPE LENGTHS AND PIPE RUNNER LENGTHS (1) (2)

Nominal Culvert I.D.	Pipe Culvert Spa – G	Cross Pipe Length	Pipe Runner Length											
			3:1 Side Slope				4:1 Side Slope				6:1 Side Slope			
			0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew
24"	1'-7"	3'-5"	N/A	N/A	N/A	5'-10"	N/A	N/A	N/A	8'-1"	N/A	N/A	N/A	12'-9"
27"	1'-8"	3'-8"	N/A	N/A	5'-5"	6'-11"	N/A	N/A	7'-7"	9'-7"	N/A	N/A	11'-11"	14'-11"
30"	1'-10"	3'-11"	N/A	N/A	6'-4"	8'-0"	N/A	N/A	8'-9"	11'-0"	N/A	N/A	13'-8"	17'-0"
33"	1'-11"	4'-2"	6'-2"	6'-5"	7'-3"	9'-1"	8'-6"	8'-10"	10'-0"	12'-5"	13'-3"	13'-9"	15'-5"	19'-2"
36"	2'-1"	4'-5"	6'-11"	7'-3"	8'-2"	10'-2"	9'-6"	9'-11"	11'-2"	13'-10"	14'-9"	15'-3"	17'-2"	21'-3"
42"	2'-4"	4'-11"	8'-6"	8'-10"	9'-11"	12'-4"	11'-7"	12'-0"	13'-6"	16'-8"	17'-9"	18'-5"	20'-8"	25'-7"
48"	2'-7"	5'-5"	10'-1"	10'-5"	11'-9"	N/A	13'-7"	14'-2"	15'-10"	N/A	20'-9"	21'-6"	24'-2"	N/A
54"	3'-0"	5'-11"	11'-8"	12'-1"	N/A	N/A	15'-8"	16'-3"	N/A	N/A	23'-10"	24'-8"	N/A	N/A
60"	3'-3"	6'-5"	13'-3"	N/A	N/A	N/A	17'-9"	N/A	N/A	N/A	26'-10"	N/A	N/A	N/A

TYPICAL PIPE CULVERT MITERS (3)

Side Slope	0° Skew	15° Skew	30° Skew	45° Skew
3:1	3:1	3.106:1	3.464:1	4.243:1
4:1	4:1	4.141:1	4.619:1	5.657:1
6:1	6:1	6.212:1	6.928:1	8.485:1

CONDITIONS WHERE PIPE RUNNERS ARE NOT REQUIRED (2)

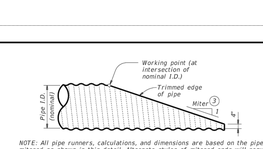
Nominal Culvert I.D.	Single Pipe Culvert	Multiple Pipe Culverts
12" thru 21"	Skews thru 45°	Skews thru 45°
24"	Skews thru 45°	Skews thru 30°
27"	Skews thru 30°	Skews thru 15°
30"	Skews thru 15°	Skews thru 15°
33"	Skews thru 15°	Always required
36"	Normal (no skew)	Always required
42" thru 60"	Always required	Always required

STANDARD PIPE SIZES AND MAX PIPE RUNNER LENGTHS (7)

Pipe Size	Pipe O.D.	Pipe I.D.	Max Pipe Runner Length
2" STD	2.375"	2.067"	N/A
3" STD	3.500"	3.068"	10'-0"
4" STD	4.500"	4.026"	19'-8"
5" STD	5.563"	5.047"	34'-2"

ESTIMATED CONCRETE RIPRAP QUANTITIES (CY) (5)

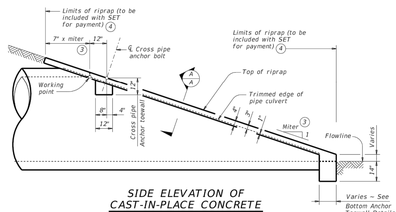
Nominal Culvert I.D.	3:1 Side Slope					4:1 Side Slope					6:1 Side Slope				
	0° Skew	15° Skew	30° Skew	45° Skew		0° Skew	15° Skew	30° Skew	45° Skew		0° Skew	15° Skew	30° Skew	45° Skew	
12"	0.4	0.4	0.5	0.5		0.5	0.5	0.5	0.6		0.7	0.7	0.7	0.8	
15"	0.5	0.5	0.5	0.6		0.6	0.6	0.6	0.7		0.7	0.7	0.8	0.9	
18"	0.5	0.5	0.6	0.6		0.6	0.7	0.7	0.8		0.8	0.8	0.9	1.0	
21"	0.6	0.6	0.6	0.7		0.7	0.7	0.8	0.9		0.9	0.9	1.0	1.2	
24"	0.6	0.7	0.7	0.8		0.8	0.8	0.8	1.0		1.0	1.0	1.1	1.3	
27"	0.7	0.7	0.8	0.9		0.8	0.9	0.9	1.1		1.1	1.1	1.2	1.4	
30"	0.8	0.8	0.8	0.9		0.9	0.9	1.0	1.2		1.2	1.2	1.3	1.6	
33"	0.8	0.8	0.9	1.0		1.0	1.0	1.1	1.3		1.3	1.4	1.5	1.7	
36"	0.9	0.9	0.9	1.1		1.1	1.1	1.2	1.4		1.4	1.5	1.6	1.8	
42"	1.0	1.0	1.1	1.3		1.2	1.3	1.3	1.6		1.6	1.7	1.8	2.1	
48"	1.1	1.1	1.2	N/A		1.4	1.4	1.5	N/A		1.9	1.9	2.1	N/A	
54"	1.3	1.3	N/A	N/A		1.6	1.6	N/A	N/A		2.1	2.1	N/A	N/A	
60"	1.4	N/A	N/A	N/A		1.7	N/A	N/A	N/A		2.3	N/A	N/A	N/A	



NOTE: All pipe runners, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

(Showing corrugated metal pipe (CMP) culvert. Details of reinforced concrete pipe (RCP) culvert are similar.)



SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing reinforced concrete pipe (RCP) culvert. Details of corrugated metal pipe (CMP) culvert are similar. Pipe runners not shown for clarity)

ISOMETRIC VIEW OF TYPICAL INSTALLATION

(Showing installation with no skew.)

1. Provide pipe runner of the size shown in the tables. Provide cross pipe of the same size as the pipe runner. Provide cross pipe stub out and bottom anchor pipe of the next smaller size pipe as shown in the Standard Pipe Sizes and Max Pipe Runner Lengths table.
2. This standard allows for the placement of only one pipe runner across each culvert pipe opening. In order to limit the clear opening to be traversed by an errant vehicle, the following conditions must be met:
   For 60" culvert pipes, the skew must not exceed 0°.
   For 54" culvert pipes, the skew must not exceed 15°.
   For 48" culvert pipes, the skew must not exceed 30°.
   For all culvert pipe sizes 42" and less, the skew must not exceed 45°.
   If the above conditions cannot be met, the designer should consider using a safety end treatment with flared wings. For further information, refer to the TxDOT Roadway Design Manual.
3. Miter = slope of mitered end of pipe culvert.
4. Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap".
5. Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

SHEET 1 OF 2

SAFETY END TREATMENT

FOR 12" DIA TO 72" DIA
PIPE CULVERTS
TYPE II ~ CROSS DRAINAGE

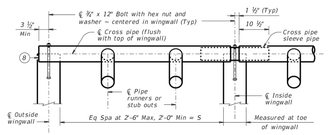
SETP-CD

Texas Department of Transportation — Bridge Division Standard

FILE:	setpcte-20.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT	February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.

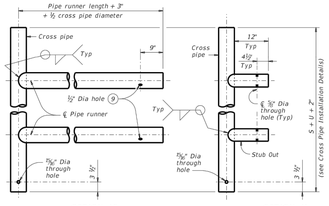
DISCLAIMER:
The use of this standard is governed by the Texas Engineering Practice Act. No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. All of this standard is either formed or for incorrect results or damages resulting from its use.

DATE:
FILE:



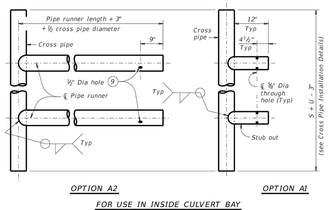
NOTE: At Contractor's option, make the cross pipe continuous across the inside wingwalls. If option is selected, omit the sleeve pipe and make a 15/16" diameter through hole in the cross pipe to accept the anchor bolt at the centerline of each inside wingwall.

CROSS PIPE INSTALLATION DETAILS



OPTION A2 — FOR USE IN OUTSIDE CULVERT BAY

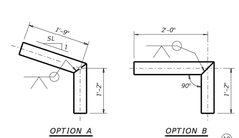
OPTION A1



OPTION A2 — FOR USE IN INSIDE CULVERT BAY

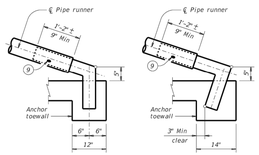
OPTION A1

CROSS PIPE AND CONNECTIONS DETAILS



OPTION A — OPTION B

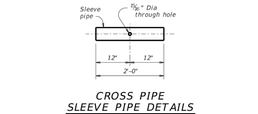
BOTTOM ANCHOR PIPE DETAILS (10)



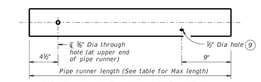
OPTION B1 — OPTION B2

BOTTOM ANCHOR TOEWALL DETAILS

(Wingwall not shown for clarity.)



CROSS PIPE SLEEVE PIPE DETAILS



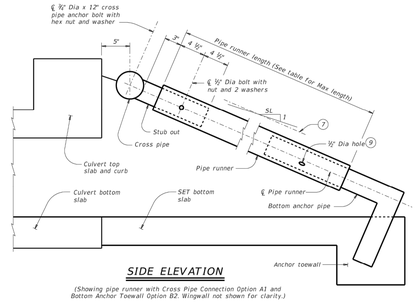
NOTE: The separate pipe runner shown is required when Cross Pipe Connection Option A1 is used.

PIPE RUNNER DETAILS

6. Cross pipe is the same size as the pipe runner. Cross pipe stub out is the same size as the anchor pipe.
7. Note that actual slope of safety pipe runner may vary slightly from side slope.
8. Take care to ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection to allow cleanout access.
9. After installation, inspect the 1#2" hole to ensure that the lap of the safety pipe runner with the bottom anchor pipe is adequate.
10. At fabricator's option, a heat bend to a smooth 5" radius or a manufactured elbow (of the same material as the runner) may be substituted for the mitered and welded joint in the bottom anchor pipe.

MAXIMUM PIPE RUNNER LENGTHS AND (6) REQUIRED PIPE RUNNER AND ANCHOR PIPE SIZES

Maximum Pipe Runner Length	Required Pipe Runner Size			Required Anchor Pipe Size		
	Pipe Size	Pipe O.D.	Pipe I.D.	Pipe Size	Pipe O.D.	Pipe I.D.
10'- 0"	3" STD	3.500"	3.068"	2" STD	2.375"	2.067"
19'- 8"	4" STD	4.500"	4.026"	3" STD	3.500"	3.068"
34'- 2"	5" STD	5.563"	5.047"	4" STD	4.500"	4.026"



SIDE ELEVATION

(Showing pipe runner with Cross Pipe Connection Option A1 and Bottom Anchor Toewall Option B2. Wingwall not shown for clarity.)

SHEET 2 OF 2

SAFETY END TREATMENT

FOR 0° SKEW BOX CULVERTS
(MAXIMUM Hw = 7'-0")
TYPE I ~ CROSS DRAINAGE

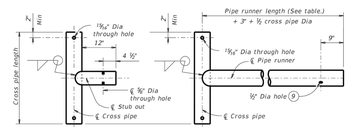
SETB-CD

Texas Department of Transportation — Bridge Division Standard

FILE:	setbcte-20.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: TxDOT
©TxDOT	February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.

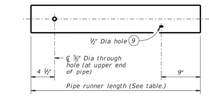
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DATE:
FILE:



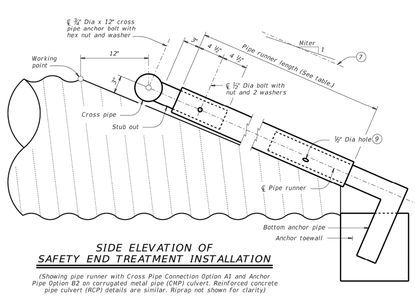
OPTION A1 — OPTION A2

CROSS PIPE AND CONNECTIONS DETAILS



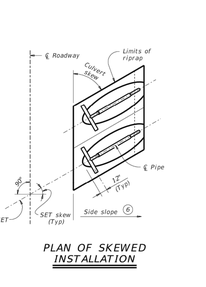
NOTE: The separate pipe runner shown is required when Cross Pipe Connection Option A1 is used.

PIPE RUNNER DETAILS

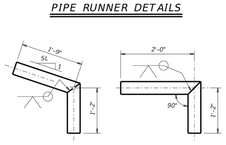


SIDE ELEVATION OF SAFETY END TREATMENT INSTALLATION

(Showing pipe runner with Cross Pipe Connection Option A1 and Anchor Pipe Option B2 on corrugated metal pipe (CMP) culvert. Reinforced concrete pipe culvert (RCP) details are similar. Riprap not shown for clarity)

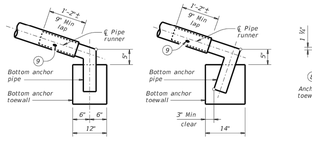


PLAN OF SKEWED INSTALLATION



OPTION B1 — OPTION B2

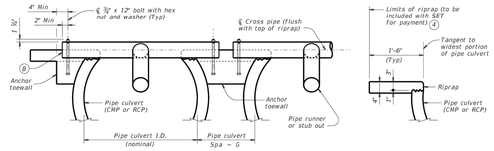
BOTTOM ANCHOR PIPE DETAILS (10)



OPTION B1 — OPTION B2

BOTTOM ANCHOR TOEWALL DETAILS

(Culvert and riprap not shown for clarity.)



SHOWING CROSS PIPE AND ANCHOR TOEWALL

SHOWING TYPICAL PIPE CULVERT AND RIPRAP

SECTION A-A

4. Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap".
6. Recommended values of side slope are 3:1, 4:1, and 6:1. All quantities, calculations, and dimensions shown herein are based on these recommended values. Slope of 3:1 or flatter is required for vehicle safety.
7. Note that actual slope of pipe runner may vary slightly from side slope of riprap and trimmed culvert pipe edge.
8. Ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection to allow cleanout access.
9. After installation, inspect the ½" hole to ensure that the lap of the pipe runner with the bottom anchor pipe is adequate.
10. At fabricator's option, a heat bend to a smooth 5" radius or a manufactured elbow (of the same material as the runner) may be substituted for the mitered and welded joint in the bottom anchor pipe.

MATERIAL NOTES:

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
Provide pipe runners, cross pipes, and anchor pipes conforming to the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5LX52.
Provide ASTM A307 bolts and nuts.
Galvanize all steel components, except concrete reinforcing, after fabrication.
Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:

Pipe runners are designed for a traversing load of 1,800 pounds at yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures", Texas Transportation Institute, March 1981.
Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the pipe runners.
Payment for riprap and toewall is included in the price bid for each safety end treatment (SET).
Construct concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap".

SHEET 2 OF 2

SAFETY END TREATMENT

FOR 12" DIA TO 60" DIA
PIPE CULVERTS
TYPE II ~ CROSS DRAINAGE

SETP-CD

Texas Department of Transportation — Bridge Division Standard

FILE:	setpcte-20.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT	February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.

Item 3.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100, MCKINNEY, TX 75002
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 107823 ON 09/13/2022. IT IS NOT TO BE USED FOR CONSTRUCTION.

LONESOME DOVE
LOTS 1-30, BLOCK A
METZ ROAD AND HOEHN ROAD
DENTON COUNTY, SANGER ETJ, TX

CONSTRUCTION DETAILS

No.	DATE	REVISIONS

DATE 08/01/2022

PROJECT NO. 16802

SHEET NO. C10.02

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 10, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Preliminary Plat of the Glenn Polk Addition, being 10.418 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

SUMMARY:

- The applicant is proposing to create 1 commercial lot from one unplatted tract.
- This is the site of the current Glenn Polk Auto Sales site.
- The lot will be 10.418 acres.
- The applicant will build a new show room and sales office behind the existing showroom and sales office and a service bay area.
- The existing showroom and sales office will be demolished once the new one is operational.
- The property is located in the City of Sanger.
- The plat conforms to the City of Sanger subdivision ordinance.

FISCAL INFORMATION:

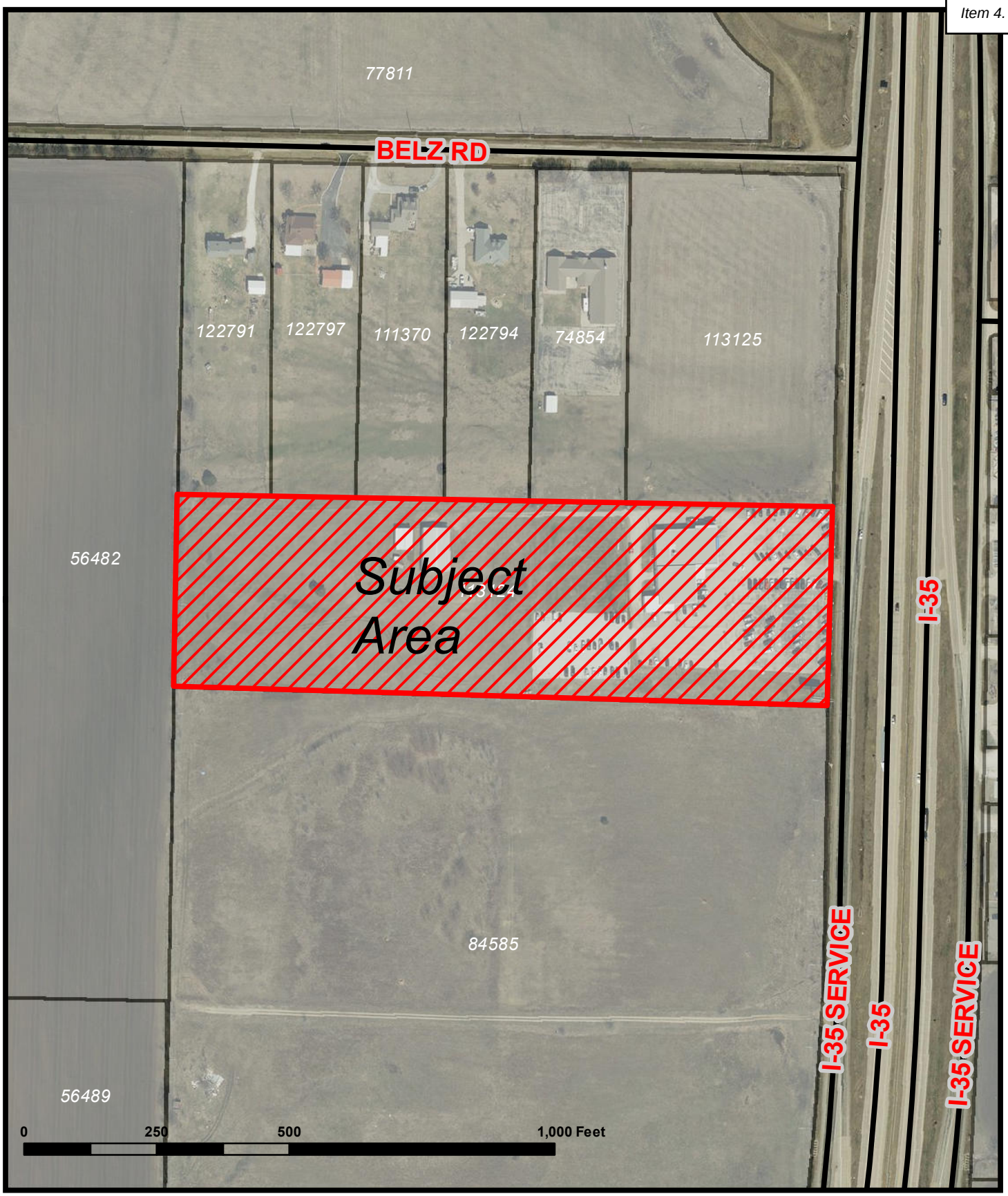
Budgeted: N/A Amount: N/A GL Account: N/A

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



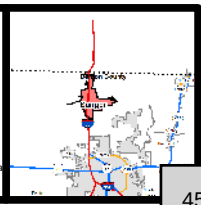
N
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S

SANGER TEXAS

Project Name: Glen Polk Addn Minor Plat
Project: 22SANZON-0054

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: 9/17/2022 5:34:09 PM
Doc Name: 22SANZON-0054_Glen Polk Addn Minor Pla



OWNERS DEDICATION:

WHEREAS M & G SANGER REAL ESTATE LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUTATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M & G SANGER REAL ESTATE LLC AS RECORDED IN DOCUMENT NUMBER 2019-27076 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 10.42 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 5.507 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DORWIN LEE SARGENT JR. AS RECORDED IN VOLUME 1412, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS AND IN THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE SOUTH 01 DEGREES 19 MINUTES 34 SECONDS WEST WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 374.50 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID 10.42 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS LTD. AS RECORDED IN DOCUMENT NUMBER 2013-71958 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS WEST WITH THE SOUTH LINE OF SAID 10.42 ACRE TRACT AND THE NORTH LINE OF SAID 30.96 ACRE TRACT A DISTANCE OF 1232.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 30.96 ACRE TRACT AND IN THE EAST LINE OF A CALLED 50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP LTD. AS RECORDED IN DOCUMENT NUMBER 2001-071869 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 03 MINUTES 36 SECONDS EAST WITH THE EAST LINE OF SAID 50 ACRE TRACT A DISTANCE OF 361.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 50 ACRE TRACT AND THE SOUTHWEST CORNER OF A 2.501 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL R. WOLFE AND BRIANNA L. WOLFE AS RECORDED IN DOCUMENT NUMBER 2021-21494 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 55 MINUTES 36 SECONDS EAST A DISTANCE OF 1234.21 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.418 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE , KNOW ALL PERSONS BY THESE PRESENTS:
THAT M & G SANGER REAL ESTATE LLC., THROUGH ITS DUALLY SWORN REPRESENTATIVE, GLENN POLK, DOES HEREBY ADOPT THIS MINOR PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SANGER GLENN POLK ADDITION, AN ADDITION TO 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 AGREE THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AD FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDING, FENCES, TREES SHRUBS, OR OTHER IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS_____DAY
OF_____,20_____.

_____,
M & G SANGER REAL ESTATE LLC.
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED A REPRESENTATIVE OF M & G REAL ESTATE, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS
_____ DAY OF _____ 2020.

_____
NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

_____.
GLENN POLK
(REPRESENTATIVE)

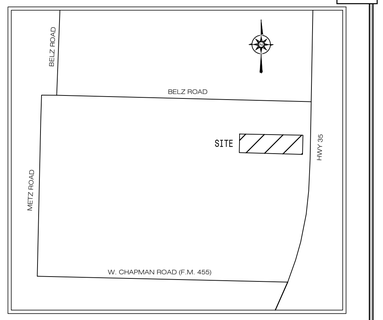
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLENN POLK, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS
_____ DAY OF _____ 2020.

_____
NOTARY PUBLIC IN THE STATE OF TEXAS.





VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 04/18/11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83 (GRID).
3. THIS PROPERTY IS WITHIN THE CITY OF SANGER.
4. COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS (GRID).
5. THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
6. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
7. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROPERTY WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
9. ELEVATION OF BENCHMARK IS BASED ON N.A.V.D. 88 VERTICAL DATUM.
10. THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
11. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
12. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
13. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM DENTON COUNTY ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
14. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
15. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND /OR ENCUMBRANCES .
16. ALL LOT CORNER SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
17. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
18. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
19. NO BUILDING, FENCES , TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
20. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
21. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGER'S USE THEREOF.
22. THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
23. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
24. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER.
25. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF ZONING DISTRICT.
26. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
27. THE PURPOSE OF THIS PLAT IS TO CREATE ONE COMMERCIAL LOT.

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20_____

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

APPROVED AND ACCEPTED

_____ _____
MAYOR, CITY OF SANGER DATE

ATTESTED BY:

_____ _____
CITY SECRETARY, CITY OF SANGER DATE

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

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

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2020.

_____
NOTARY PUBLIC, TEXAS

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

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

OWNER
M & G SANGER REAL ESTATE
4320 N INTERSTATE 35
GAINESVILLE, TX 76240
(972) 338-0344

LINETYPE LEGEND

PROPERTY LINE	
EASEMENT LINES	
DEED/LOT LINES	
ADJOINER LINES	
WATER LINE	WL
SEWER LINE	SS
GAS LINE	GAS
COMMUNICATIONS LINE	UC
OVERHEAD UTILITY	OHU
ELECTRIC LINE	E
ASPHALT ROAD	
GRAVEL ROAD	
FENCE LINES	X

LEGEND

● = PROPERTY CORNER		CM	= CONTROL MONUMENT
= BENCHMARK		•	= BEARING BASIS
= TELEPHONE/UTILITY RISER	(TR/UR)	FF	= FINISHED FLOOR
= BURIED CABLE MARKER	(BCM)	MFCP	= METAL FENCE CORNER POST
= TELEPHONE MANHOLE	(TMH)	WFCP	= WOOD FENCE CORNER POST
= POWER/UTILITY POLE	(PP/UP)	( )	= PLAT/DEED CALLS
= LIGHT POLE	(LP)	POB	= POINT OF BEGINNING
= GUY WIRE	(GUY)	R.O.W.	= RIGHT OF WAY
= ELECTRIC VAULT	(VLT)	D.E.	= DRAINAGE EASEMENT
= ELECTRIC TRANSFORMER	(TRAN)	E.E.	= ELECTRIC EASEMENT
= WATER METER	(WM)	U.E.	= UTILITY EASEMENT
= WATER VALVE	(WV)	W.E.	= WATER EASEMENT
= FIRE HYDRANT	(FH)	P.U.E.	= PUBLIC UTILITY EASEMENT
= WATER MANHOLE	(WMH)	B.L.	= BUILDING/SETBACK LINE
= BURIED PIPELINE MARKER	(BPM)	A.E.	= ACCESS EASEMENT
= GAS METER	(GM)	F.L.E.	= FIRELANE EASEMENT
= GAS VALVE/TEST STATION	(GV/TS)	S.W.E.	= SIDEWALK EASEMENT
= GAS WELL HEAD	(WH)	S.S.E.	= SANITARY SEWER EASEMENT
= PROPANE TANK	(PT)	IRF	= IRON ROD FOUND
= SEPTIC CLEANOUT	(C/O)	CIRF	= CAPPED IRON ROD FOUND
= SEPTIC LID	(SEPT)	CIRS	= CAPPED IRON ROD SET
= SANITARY SEWER MANHOLE	(SSMH)	PKF	= PK NAIL FOUND
= STORM DRAIN MANHOLE	(SDMH)	PKS	= PK NAIL SET
= SIGN	(SIGN)		= CONCRETE SURFACE
= FLAGPOLE	(FP)		= ASPHALT SURFACE
= MAILBOX	(MB)		= GRAVEL SURFACE
= ABSTRACT CORNER			

MINOR PLAT
GLENN POLK ADDITION
10.418 ACRES
IN THE H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER,
DENTON COUNTY, TEXAS

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

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
T.E.P.	09/06/2022	22155-2	1" = 60'	1 OF 1

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

SUBDIVISION APPLICATION

	Preliminary Plat Minor		Final Plat/Replat Amended Plat		Vacating Plat Conveyance Plat
XX	Plat				

Applicant		Owner (if different from applicant)	
Name:	Glenn Polk	Name:	(same)
Company:	M & G Sanger Real Estate, LLC	Company:	
Address:	P O Box 677	Address	
City, State, Zip:	Gainesville, TX 76241	City, State, Zip:	
Phone	940.535.7800	Phone:	
Fax:	940.668.8921	Fax:	
Email:	gpolk@gpolk.com	Email:	

Submittal Checklist

X	Pre-Application Conference (Date: 06/07/2022)
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)
na	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): Per Checklist Above

R Number(s):

Owner's Signature

Date

Glenn Polk

Applicant's Signature

9-2-2022

Date

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

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

GLENN POLK
SANGER TEXAS
AUTO GROUP

PLAT LETTER OF INTENT

Greetings:

M & G Sanger Real Estate, LLC is the owner of the property generally known as Glenn Polk Chevrolet at 1405 North Stemmons in Sanger. The property is further defined as a 10.42 acre tract of land described in a deed to Jim McNatt Family. LP Inst# 2005-52477 R.P.R.D.C.T. Glenn Polk Chevrolet in Sanger is embarking on a new chapter. We are replacing our entire existing facility with a new, state of the art dealership. Our new facility is in the planning stages and we intend to begin on-site construction work in the fall of 2022. It will be built on the existing property immediately to the south of the existing building. Our new facility will be approximately 21,200 sq.ft. to 24,000 sq.ft. and will contain a new four-vehicle showroom; new-car and pre-owned sales and financing offices, management offices, customer amenity spaces, parts storage and sales and a new 16-bay service facility. The new service facility will include quick-service oil change/lube bays. We will have space for 130 cars in prime inventory spaces, parking for customers and employees, and additional space for over 100 additional vehicles in for service or in fleet inventory.

This new facility will bring approximately 15 new, high-paying jobs to the Sanger economy. We have completed rezoning of the property from Agricultural Zoning (A) to Commercial Zoning (B-2). We are now hereby requesting a Minor Plat of the property. We are not requesting any sort of subdivision or separation of the property into multiple lots, etc. The property will remain as one lot and will be occupied by the new Glenn Polk Chevrolet dealership.

We are hereby submitting these documents for platting and will follow with building plans as soon as practical.

Thank you for your consideration,

M & G Sanger Real Estate

Glenn Polk

Glenn Polk

DATE: 09/27/2022

1st REVIEW COMMENTS – Final Plat (Glenn Polk Addition)

Request is for a Final Plat of the Glenn Polk Addition, being approximately 10.418 acres, prepared by All American Surveying, submitted on 09/14/2022. Below are the comments that should be addressed prior to 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 the existing and proposed right-of-way.
2. Provide lot and block number and include in title block.
3. Provide acreage of right-of-way being dedicated if any.
4. Clean up notes section. Several notes refer to Denton County. Be sure to include all of the City of Sanger notes from checklist.
5. Provide name address and phone number of all utility providers.
6. Per engineering please change plat to preliminary plat.

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 October 10, 2022, and for City Council meeting on Monday November 7, 2022.

HALFF

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

September 27, 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: **Glenn Polk Addition – Minor Plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Minor Plat for the Glenn Polk Addition located at 1405 N. Stemmons Street. The property is located within the City of Sanger limits. The letter of intent states this is a submittal of a minor plat and building plans will follow as soon as pratical. The minor plat was prepared by All American Surveying and is dated September 6, 2022.

The City of Sanger does not have an ordinance for "Minor Plat". The nature of the proposed improvements will require this to be reviewed as a Preliminary Plat.

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

1. Change Plat from "Minor Plat" to "Preliminary Plat".
2. Coordinate with TxDOT proposed improvements. (CSJ:0195-02-074)
3. General requirements of Section 10.104 (c) Preliminary Plat shall be followed.
4. Ordinance requires ""Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83)"
5. Provide 25' Building Line along I-35.
6. Provide preliminary plans providing the following information at a minimum:
    a. Preliminary Plat
    b. Demolition Plan
    c. Grading Plan
    d. Existing and Proposed Drainage Area Map
    e. Existing and Proposed drainage calculations
    f. Downstream assessment
    g. Existing utilities
    h. Proposed Utility improvements

i. Fire protection and fire lanes
j. Site Layout with geometrics and parking shown.
k. Erosion control
l. Landscaping Plan

The Engineer/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

OWNERS DEDICATION:

WHEREAS M & G SANGER REAL ESTATE LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUTATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M & G SANGER REAL ESTATE LLC AS RECORDED IN DOCUMENT NUMBER 2019-27076 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 10.42 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 5.507 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DORWIN LEE SARGENT JR. AS RECORDED IN VOLUME 1412, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS AND IN THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE SOUTH 01 DEGREES 19 MINUTES 34 SECONDS WEST WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 374.50 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID 10.42 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS LTD. AS RECORDED IN DOCUMENT NUMBER 2013-71958 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS WEST WITH THE SOUTH LINE OF SAID 10.42 ACRE TRACT AND THE NORTH LINE OF SAID 30.96 ACRE TRACT A DISTANCE OF 1232.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 30.96 ACRE TRACT AND IN THE EAST LINE OF A CALLED 50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP LTD. AS RECORDED IN DOCUMENT NUMBER 2001-071869 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 03 MINUTES 36 SECONDS EAST WITH THE EAST LINE OF SAID 50 ACRE TRACT A DISTANCE OF 361.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 50 ACRE TRACT AND THE SOUTHWEST CORNER OF A 2.501 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL R. WOLFE AND BRIANNA L. WOLFE AS RECORDED IN DOCUMENT NUMBER 2021-21494 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 55 MINUTES 36 SECONDS EAST A DISTANCE OF 1234.21 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.418 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE , KNOW ALL PERSONS BY THESE PRESENTS: THAT M & G SANGER REAL ESTATE LLC., THROUGH ITS DUALLY SWORN REPRESENTATIVE, GLENN POLK, DOES HEREBY ADOPT THIS MINOR PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SANGER GLENN POLK ADDITION, AN ADDITION TO 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 AGREE THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AD FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDING, FENCES, TREES SHRUBS, OR OTHER IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS_____DAY OF_____,20_____.

_____,
M & G SANGER REAL ESTATE LLC.
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED A REPRESENTATIVE OF M & G REAL ESTATE, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2020.

_____
NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

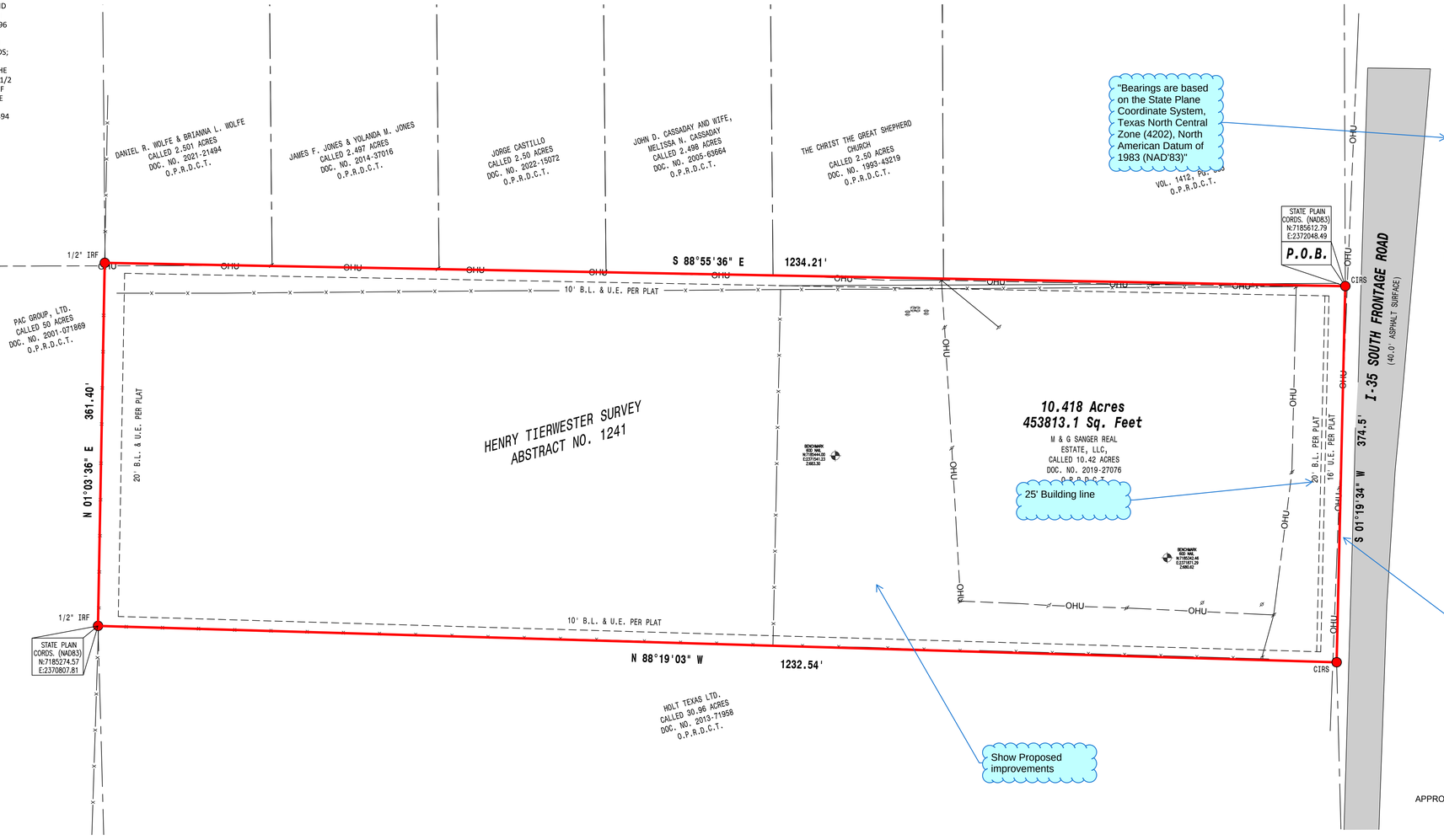
_____.
GLENN POLK
(REPRESENTATIVE)

STATE OF TEXAS §
COUNTY OF DENTON §

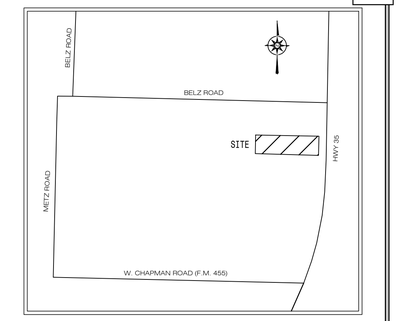
BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLENN POLK, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2020.

_____
NOTARY PUBLIC IN THE STATE OF TEXAS.



0' 60' 120'
(1 INCH = 60 FEET)



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 04/18/11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83 (GRID).
3. THIS PROPERTY IS WITHIN THE CITY OF SANGER.
4. COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS (GRID).
5. THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
6. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
7. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROPERTY WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
9. ELEVATION OF BENCHMARK IS BASED ON N.A.V.D. 88 VERTICAL DATUM.
10. THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
11. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
12. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
13. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM DENTON COUNTY ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
14. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
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16. ALL LOT CORNER SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
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22. THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
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26. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
27. THE PURPOSE OF THIS PLAT IS TO CREATE ONE COMMERCIAL LOT.

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

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

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2020.

_____
NOTARY PUBLIC, TEXAS

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

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

OWNER
M & G SANGER REAL ESTATE
4320 N INTERSTATE 35
GAINESVILLE, TX 76240
(972) 338-0344

LINETYPE LEGEND

PROPERTY LINE	
EASEMENT LINES	
DEED/LOT LINES	
ADJOINER LINES	
WATER LINE	WL
SEWER LINE	SS
GAS LINE	GAS
COMMUNICATIONS LINE	UC
OVERHEAD UTILITY	OHU
ELECTRIC LINE	E
ASPHALT ROAD	
GRAVEL ROAD	
FENCE LINES	X

LEGEND

●	= PROPERTY CORNER	CM	= CONTROL MONUMENT
	= BENCHMARK	•	= BEARING BASIS
T	= TELEPHONE/UTILITY RISER (TR/UR)	FF	= FINISHED FLOOR
	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
	= TELEPHONE MANHOLE (TMH)	WFCP	= WOOD FENCE CORNER POST
	= POWER/UTILITY POLE (PP/UP)	( )	= PLAT/DEED CALLS
	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
	= GUY WIRE (GUY)	R.O.W.	= RIGHT OF-WAY
	= ELECTRIC VAULT (VLT)	D.E.	= DRAINAGE EASEMENT
	= ELECTRIC TRANSFORMER (TRAN)	E.E.	= ELECTRIC EASEMENT
	= WATER METER (WM)	U.E.	= UTILITY EASEMENT
	= WATER VALVE (WV)	W.E.	= WATER EASEMENT
	= FIRE HYDRANT (FH)	P.U.E.	= PUBLIC UTILITY EASEMENT
	= WATER MANHOLE (WMH)	B.L.	= BUILDING/SETBACK LINE
	= BURIED PIPELINE MARKER (BPM)	A.E.	= ACCESS EASEMENT
	= GAS METER (GM)	F.L.E.	= FIRELANE EASEMENT
	= GAS VALVE/TEST STATION (GV/TS)	S.W.E.	= SIDEWALK EASEMENT
	= GAS WELL HEAD (WH)	S.S.E.	= SANITARY SEWER EASEMENT
	= PROPANE TANK (PT)	IRF	= IRON ROD FOUND
	= SEPTIC CLEANOUT (C/O)	CIRF	= CAPPED IRON ROD FOUND
	= SEPTIC LID (SEPT)	CIRS	= CAPPED IRON ROD SET
	= SANITARY SEWER MANHOLE (SSMH)	PKF	= PK NAIL FOUND
	= STORM DRAIN MANHOLE (SDMH)	PKS	= PK NAIL SET
	= SIGN (SIGN)		= CONCRETE SURFACE
	= FLAGPOLE (FP)		= ASPHALT SURFACE
	= MAILBOX (MB)		= GRAVEL SURFACE
	= ABSTRACT CORNER		

ZONING COMMISSION
_____, 20_____

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

APPROVED AND ACCEPTED

_____ _____
MAYOR, CITY OF SANGER DATE

ATTESTED BY:

_____ _____
CITY SECRETARY, CITY OF SANGER DATE

MINOR PLAT
GLENN POLK ADDITION
10.418 ACRES
IN THE H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER,
DENTON COUNTY, TEXAS

Preliminary Plat

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

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
T.E.P.	09/06/2022	22155-2	1" = 60'	1 OF 1

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 10, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Preliminary Plat of lots 1-23 and lots 1X and 2X Block A of Palomino Bay Addition, being 54.34 acres, located in the City of Sanger's ETJ, and generally located on the west side of Jones Road approximately 782 feet north of the intersection of FM 1190 and Jones Road.

SUMMARY:

- The applicant is proposing to create 23 single family lots and 2 open space lots.
- The lots will range in size from 2.0 acres to 2.687 acres.
- The applicant is dedicating 0.432 acres of right-of-way for Jones Road.
- The development will be a gated community.
- Each lot will have a minimum 125 feet of width at the front building line.
- The development meets the Lake Ray Roberts Zoning designation of R-2.
- The properties will have onsite septic and individual water wells. CoServ will provide the electric.
- The property is located in the City of Sanger's ETJ.

FISCAL INFORMATION:

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

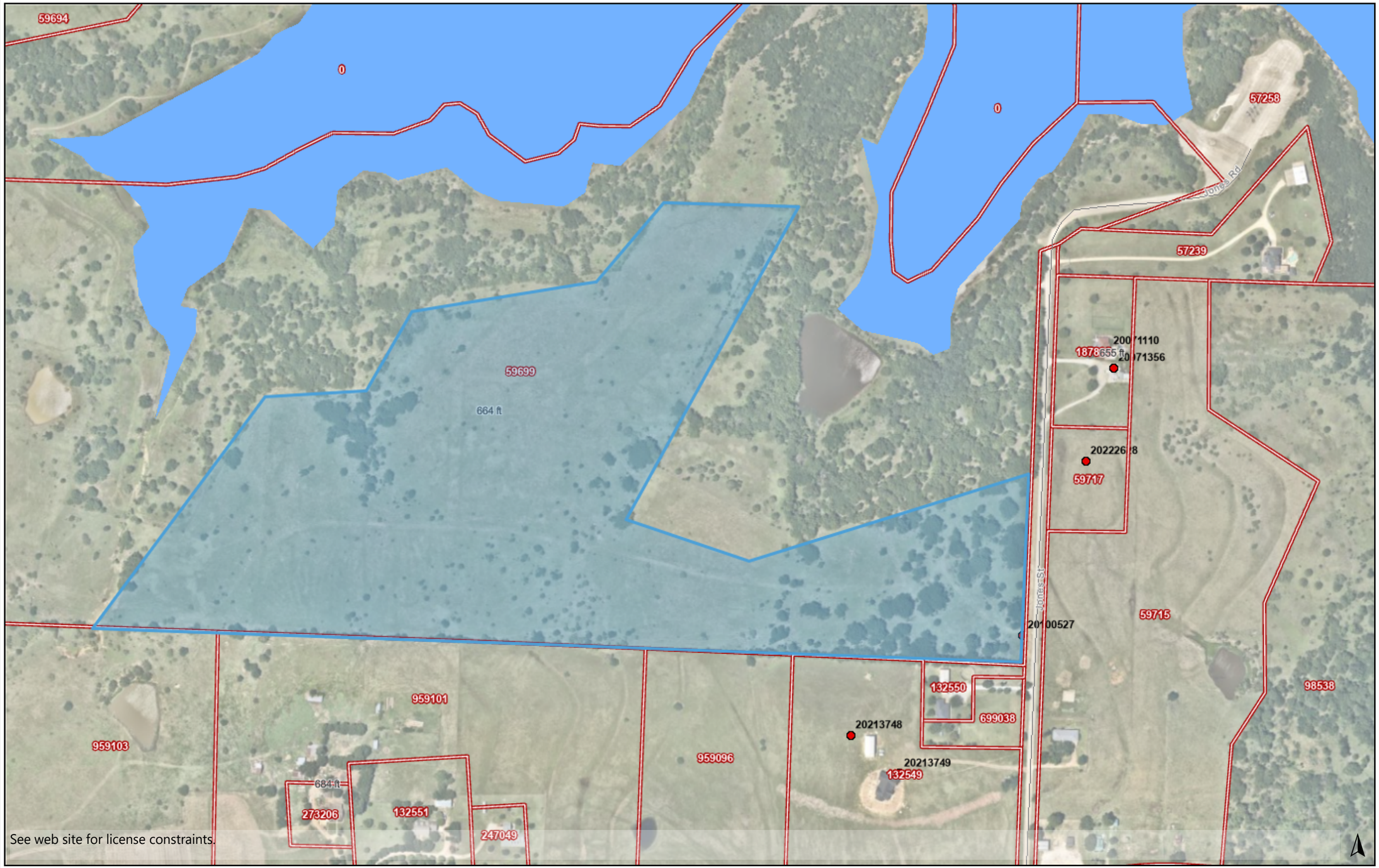
RECOMMENDED MOTION OR ACTION:

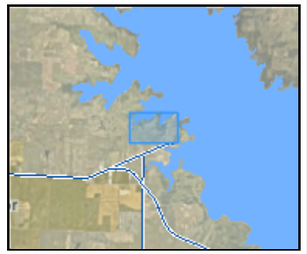
Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval.

ATTACHMENTS:

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

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

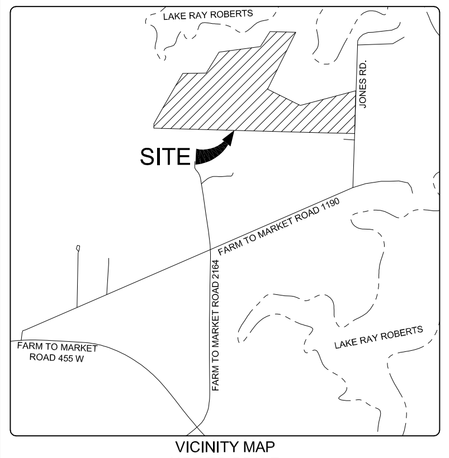
0 1000 2000 ft

https://gis.dentoncounty.gov

10/4/2022 10:22:36 PM

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

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product m revised at any time without notification to any user.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)", AND A PORTION OF THIS PROPERTY IS WITHIN 'SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS SHOWN ON PANEL 90 G OF SAID MAP.

3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PREVIOUSLY UNPLATTED TRACT INTO 23 RESIDENTIAL LOTS, TWO PRIVATE OPEN SPACE LOTS AND TWO 60' PRIVATE STREETS.

4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

5. THE SUBJECT TRACT SHOWN IS WITHIN "SANGER EXTRATERRITORIAL JURISDICTION" (ETJ).

6. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

7. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES IF THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

8. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.

9. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

10. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

11. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

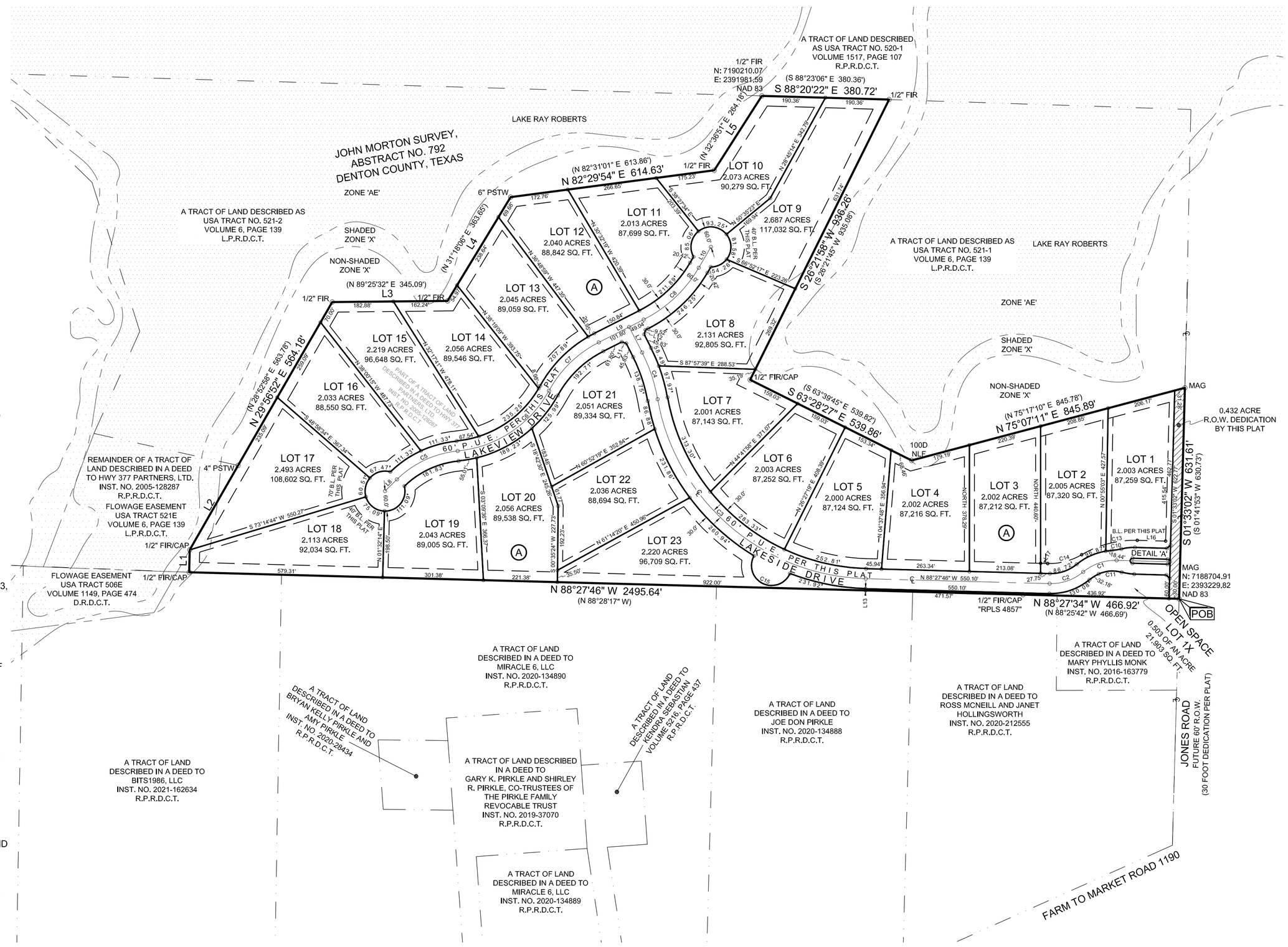
12. ALL PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.

13. WATER IS TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS, AND SEWER IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC FACILITIES. BOTH ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.

LAKE RAY ROBERTS LAND USE REGULATIONS

R-2 RESIDENTIAL ESTATE MEDIUM DENSITY DISTRICT

MIN. LOT AREA	2 ACRES/87,120 SQ. FT.
MIN. LOT WITH (@ FRONT BLDG. LINE)	125 FEET
MIN. LOT DEPTH	100 FEET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	15 FEET/20 FEET FOR CORNER LOT ADJACENT TO STREETS
MIN. REAR YARD	30 FEET
MAX HEIGHT	35 FEET
REQUIRED PARKING	2 OFF-STREET PARKING SPACES PER DWELLING UNIT

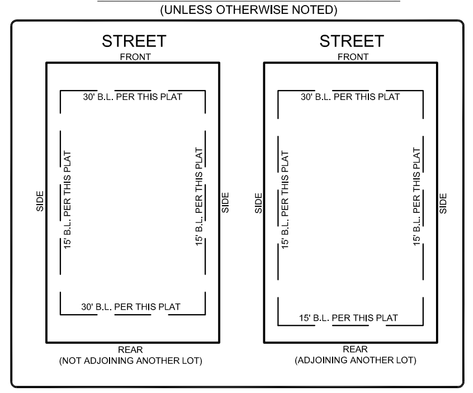


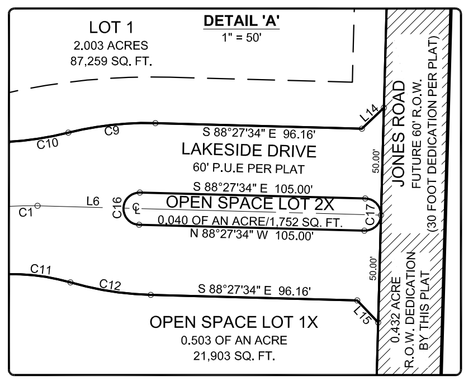
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°26'06" E	66.96'
L2	N 29°46'36" E	291.16'
L3	N 89°25'27" E	345.12'
L4	N 31°15'39" E	363.29'
L5	N 32°33'58" E	264.47'
L6	N 88°27'34" W	160.00'
L7	N 26°52'40" W	85.83'
L8	N 45°26'52" E	50.05'
L9	N 63°07'20" E	150.84'
L10	N 30°18'40" E	72.38'
L11	S 71°52'40" E	14.14'
L12	S 16°42'42" W	13.81'
L13	S 01°32'14" W	5.00'
L14	N 46°33'55" E	14.15'
L15	N 43°26'05" W	14.14'
L16	N 88°26'58" W	85.00'
L17	N 88°27'44" W	21.05'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	108.41'	106.06'	S 70°50'12" W	41°24'30"
C2	150.00'	108.40'	106.05'	S 70°50'05" W	41°24'17"
C3	650.00'	890.54'	822.51'	N 49°12'49" W	78°29'55"
C4	500.00'	147.60'	147.06'	N 18°25'15" W	16°54'49"
C5	300.00'	204.16'	200.25'	N 64°56'38" E	38°59'32"
C6	350.00'	341.00'	327.67'	N 56°31'44" E	55°49'21"
C7	350.00'	210.78'	207.61'	N 45°52'12" E	34°30'17"
C8	400.00'	229.07'	225.95'	N 46°43'00" E	32°48'40"
C9	150.00'	40.95'	40.82'	S 83°43'11" W	15°38'31"
C10	150.00'	28.64'	28.60'	S 81°22'08" W	10°56'25"
C11	100.00'	70.77'	69.30'	N 85°46'20" E	40°32'55"
C12	150.00'	37.98'	37.87'	S 81°12'23" E	14°30'21"
C13	310.00'	173.87'	171.60'	S 75°28'58" W	32°08'08"
C14	190.00'	106.52'	105.13'	S 75°28'35" W	32°07'23"
C15	60.00'	193.79'	119.88'	S 63°51'54" E	185°03'26"
C16	7.50'	23.56'	15.00'	N 01°32'26" E	180°00'00"
C17	7.50'	23.56'	15.00'	S 01°32'26" W	180°00'00"

LOT INFORMATION			
LOT NO.	ACREAGE	SQUARE FOOTAGE	LOT WIDTH AT FRONT BUILDING LINE
1	2.003	87,259	194.72'
2	2.005	87,320	206.72'
3	2.002	87,212	213.08
4	2.002	87,216	260.92
5	2.000	87,124	287.32
6	2.003	87,252	273.79
7	2.001	87,143	385.86
8	2.131	92,805	428.96
9	2.687	117,032	125.12
10	2.073	90,279	139.88
11	2.013	87,699	310.97
12	2.040	88,842	175.10
13	2.045	89,059	217.00
14	2.056	89,546	232.95
15	2.219	96,648	181.77
16	2.033	88,550	182.36
17	2.493	108,602	131.10
18	2.113	92,034	125.15
19	2.043	89,005	347.81
20	2.056	89,538	196.76
21	2.051	89,334	618.17
22	2.036	88,694	231.56
23	2.220	96,709	341.76

STANDARD PROPOSED SET BACK LINES
(UNLESS OTHERWISE NOTED)

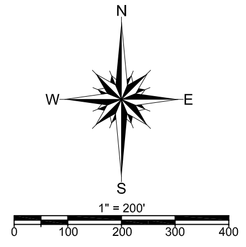




THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PREVIOUSLY UNPLATTED TRACT INTO 23 RESIDENTIAL LOTS, TWO PRIVATE OPEN SPACE LOTS OPEN SPACE LOT AND TWO 60' PRIVATE STREETS.

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
FIR/CAP = CAPPED IRON ROD FOUND
PSTW = WOOD POST
NLF = NAIL FOUND
MAG = MAG NAIL
CAP/IRS = CAPPED IRON ROD SET
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
L.P.R.D.C.T. = LIS PENDENS RECORDS DENTON COUNTY TEXAS
B.L. = BUILDING LINE
P.U.E. = PRIVATE UTILITY EASEMENT
N: = NORTHING
E: = EASTING
NAD 83 = NORTH AMERICAN DATUM OF 1983
℄ = CENTERLINE OF ROAD



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
HWY 377 PARTNERS, LTD.
611 SOUTH MAIN ST.
GRAPEVINE, TEXAS 76051
PHONE: (817) 416-4843
CONTACT: GARY HAZLEWOOD

DEVELOPER:
WESTWOOD REAL ESTATE DEVELOPMENT
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TEXAS 76051
PHONE: (817) 442-0000
CONTACT: CLINT BAKER

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; HWY 377 Partners, LTD., is the owner of All that certain tract of land situated in the John Morton Survey, Abstract Number 792, Denton County, Texas, being a portion of that called 249.343 tract of land described in a deed to HWY 377 Partners, LTD. as recorded in Instrument Number 2005-128287 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a MAG nail found in the approximate centerline of Jones Road for the Southeast corner of said called 249.343 acre tract and the Northeast corner of a tract of land described in a deed to Mary Phyllis Monk as recorded in Instrument number 2016-163779, R.P.R.D.C.T.;

THENCE along the South property line of said called 249.343 acre tract, the North property line of said Monk tract, and the North property line of a tract of land described in a deed to Ross McNeill and Janet Hollingsworth as recorded in Instrument Number 2020-21255, R.P.R.D.C.T., North 88 degrees 27 minutes 34 seconds West, a distance of 466.92 feet to a 1/2" iron rod w/cap stamped "RPLS 4857" found for an angle point of said called 249.343 acre tract and said McNeill and Hollingsworth tract;

THENCE continuing along the South property line of said called 249.343 acre tract, the North property line of said McNeill and Hollingsworth tract, the North property line of a tract of land described in a deed to Joe Don Pirkle as recorded in Instrument Number 2020-134888, R.P.R.D.C.T., the North property line of a tract of land described in a deed to Miracle 6, LLC as recorded in Instrument Number 2020-134890, R.P.R.D.C.T., and the North property line of a tract of land described in a deed to BITS1986, LLC as recorded in Instrument Number 2021-162634, R.P.R.D.C.T., North 88 degrees 27 minutes 46 seconds West, a distance of 2495.64 feet to a 1/2" iron rod w/cap stamped "KAZ" found on the South property line of same and the North property line of said BITS1986, LLC tract;

THENCE across said called 249.343 acre tract, North 01 degrees 26 minutes 06 second East, a distance of 66.96 feet to a 1/2" iron rod w/cap stamped "KAZ" found for an angle point;

THENCE continuing across said called 249.343 acre tract, North 29 degrees 46 minutes 36 seconds East, a distance of 291.16 feet to a 4" wood fence corner post found for a re-entrant corner of said called 249.343 acre tract and USA Tract Number 521-2 recorded in Volume 6, Page 139 of the Lis Pendens Records of Denton County, Texas (L.P.R.D.C.T.);

THENCE along with the common line of said called 249.343 acre tract and said USA Tract Number 521-2 by metes & bounds as follows:

North 29 degrees 56 minutes 52 seconds East, a distance of 564.18 feet to a 1/2" iron rod found for corner;

North 89 degrees 25 minutes 27 seconds East, a distance of 345.12 feet to a 1/2" iron rod found for corner;

North 31 degrees 15 minutes 39 seconds East, a distance of 363.29 feet to a 6" wood fence corner post found for corner;

North 82 degrees 29 minutes 54 seconds East, a distance of 614.63 feet to a 1/2" iron rod found for corner;

North 32 degrees 33 minutes 58 seconds East, a distance of 264.47 feet to a 1/2" iron rod found for corner on the South line of USA Tract Number 520-1 recorded in Volume 1517, Page 107, R.P.R.D.C.T., for a re-entrant corner of said Tract 521-2;

THENCE along the common line of said called 249.343 acre tract and the South line of said USA Tract Number 520-1, South 88 degrees 20 minutes 22 seconds East, a distance of 380.72 feet to a 1/2" iron rod found for corner on the South line of same for a re-entrant corner of said called 249.343 acre tract and the Northwest corner of USA Tract Number 521-1 recorded in Volume 6, Page 139, L.P.R.D.C.T.;

THENCE along the common line of said called 249.343 acre tract and said USA Tract Number 521-1 as follows:

South 26 degrees 21 minutes 58 seconds West, ad distance of 936.26 feet to a 1/2" iron rod found w/cap stamped "KAZ" for corner;

South 63 degrees 28 minutes 27 seconds East, a distance of 539.86 feet to a 100D Nail Found for corner;

North 75 degrees 07 minutes 11 seconds East, a distance of 845.89 feet to a MAG nail found in the approximate centerline of Jones Road for the Easterly Northeast corner of said called 249.343 acre tract and the Southeast corner of said USA Tract Number 521-1;

THENCE along the approximate centerline of Jones Road and the East property line of said called 249.343 acre tract, South 01 degrees 33 minutes 02 seconds West, a distance of 631.61 feet to the POINT OF BEGINNING and containing 54.34 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HWY 377 PARTNERS, LTD., DOES HEREBY ADOPT THIS PRELIMINARY PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PALOMINO BAY ADDITION**, AN ADDITION IN DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PRIVATE USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PRIVATE PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
GARY HAZLEWOOD, OWNER DATE

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 GARY HAZLEWOOD, 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 "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

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

FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

STATE OF TEXAS
KENNETH A. ZOLLINGER
5312
REGISTERED PROFESSIONAL
LAND SURVEYOR

FOR REVIEW ONLY

APPROVED FOR PREPARATION OF FINAL PLAT:

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

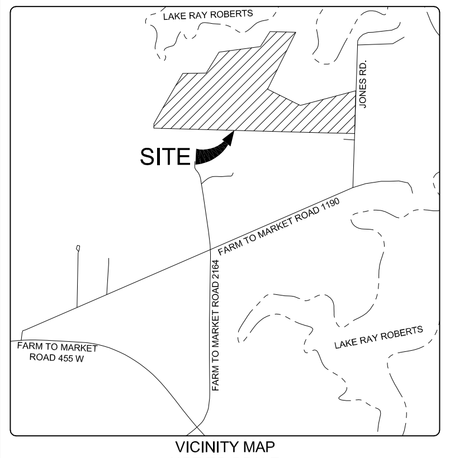
KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER:	220318
DRAWN BY:	DJJ
DATE:	09-06-2022
R.P.L.S.	KENNETH A. ZOLLINGER

PRELIMINARY PLAT
LOTS 1-23 & LOTS 1X & 2X, BLOCK A
PALOMINO BAY ADDITION

BEING 54.34 ACRES IN THE
JOHN MORTON SURVEY, ABSTRACT NUMBER 792
CITY OF SANGER EXTRATERRITORIAL JURISDICTION (ETJ),
DENTON COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)", AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS SHOWN ON PANEL 90 G OF SAID MAP.

3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PREVIOUSLY UNPLATTED TRACT INTO 23 RESIDENTIAL LOTS, TWO PRIVATE OPEN SPACE LOTS AND TWO 60' PRIVATE STREETS.

4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

5. THE SUBJECT TRACT SHOWN IS WITHIN "SANGER EXTRATERRITORIAL JURISDICTION" (ETJ).

6. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

7. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES IF THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

8. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.

9. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

10. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

11. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

12. ALL PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.

13. WATER IS TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS, AND SEWER IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC FACILITIES. BOTH ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.

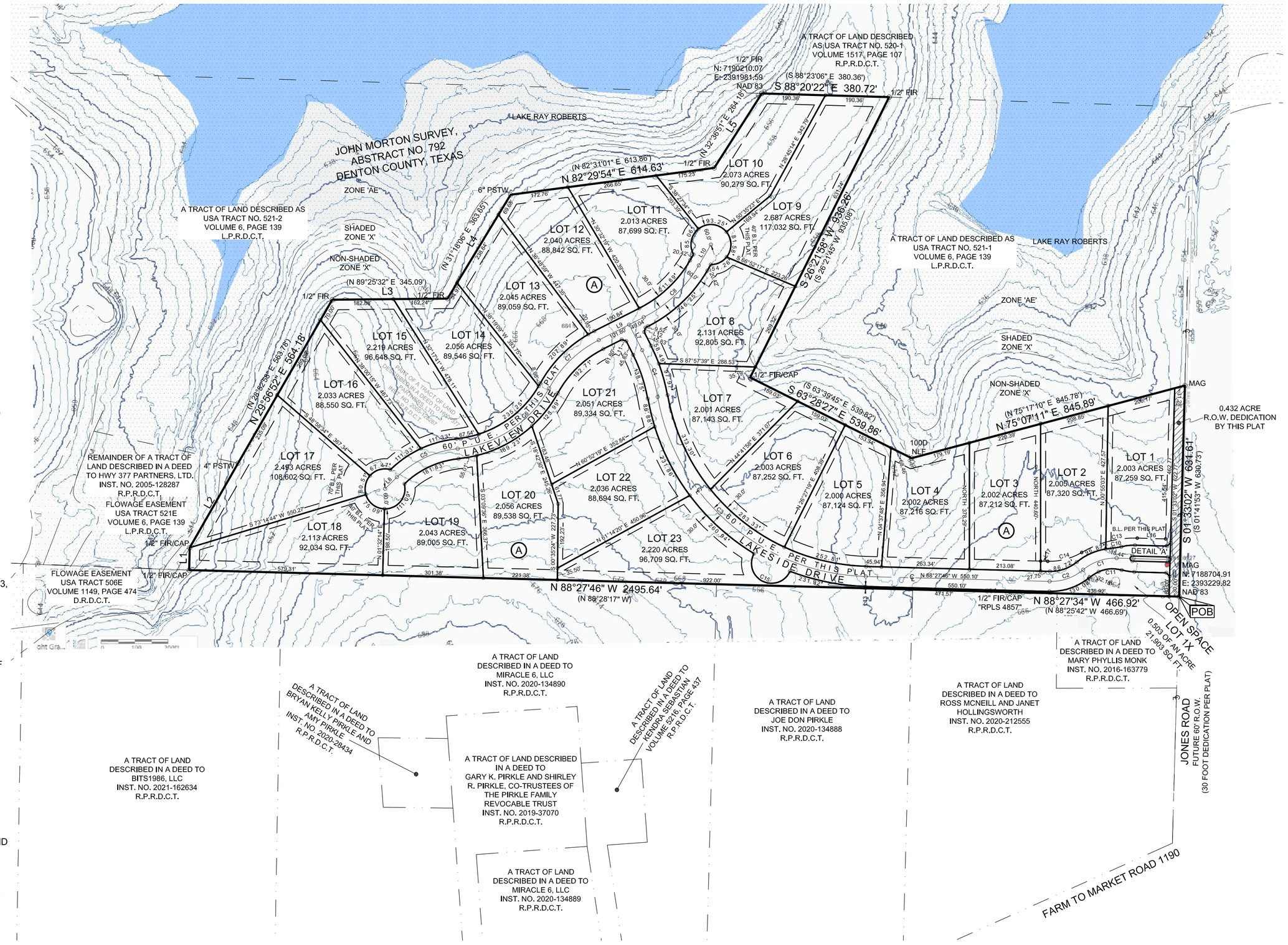
LAKE RAY ROBERTS LAND USE REGULATIONS

R-2 RESIDENTIAL ESTATE MEDIUM DENSITY DISTRICT

MIN. LOT AREA	2 ACRES/87,120 SQ. FT.
MIN. LOT WITH (@ FRONT BLDG. LINE)	125 FEET
MIN. LOT DEPTH	100 FEET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	15 FEET/20 FEET FOR CORNER LOT ADJACENT TO STREETS
MIN. REAR YARD	30 FEET
MAX HEIGHT	35 FEET
REQUIRED PARKING	2 OFF-STREET PARKING SPACES PER DWELLING UNIT

LEGEND

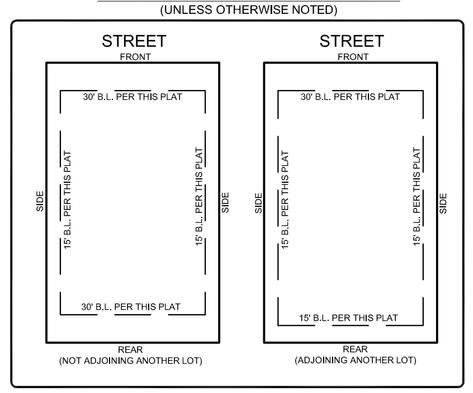
R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
FIR/CAP = CAPPED IRON ROD FOUND
PSTW = WOOD POST
NLF = NAIL FOUND
MAG = MAG NAIL
CAP/IRS = CAPPED IRON ROD SET
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
L.P.R.D.C.T. = LIS PENDENS RECORDS DENTON COUNTY TEXAS
B.L. = BUILDING LINE
P.U.E. = PRIVATE UTILITY EASEMENT
N: = NORTHING
E: = EASTING
NAD 83 = NORTH AMERICAN DATUM OF 1983
℄ = CENTERLINE OF ROAD

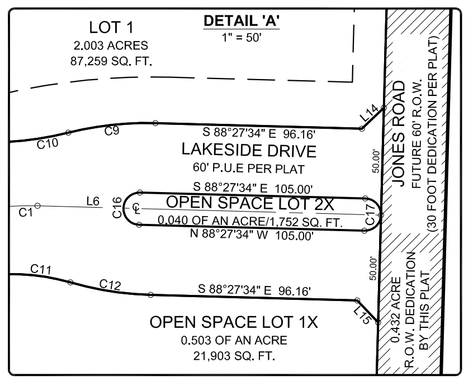


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°26'06" E	66.96'
L2	N 29°46'36" E	291.16'
L3	N 89°25'27" E	345.12'
L4	N 31°15'39" E	363.29'
L5	N 32°33'58" E	264.47'
L6	N 88°27'34" W	160.00'
L7	N 26°52'40" W	85.83'
L8	N 45°26'52" E	50.05'
L9	N 63°07'20" E	150.84'
L10	N 30°18'40" E	72.38'
L11	S 71°52'40" E	14.14'
L12	S 16°42'42" W	13.81'
L13	S 01°32'14" W	5.00'
L14	N 46°33'55" E	14.15'
L15	N 43°26'05" W	14.14'
L16	N 88°26'58" W	85.00'
L17	N 88°27'44" W	21.05'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	108.41'	106.06'	S 70°50'12" W	41°24'30"
C2	150.00'	108.40'	106.05'	S 70°50'05" W	41°24'17"
C3	650.00'	890.54'	822.51'	N 49°12'49" W	78°29'55"
C4	500.00'	147.60'	147.06'	N 18°25'15" W	16°54'49"
C5	300.00'	204.16'	200.25'	N 64°56'38" E	38°59'32"
C6	350.00'	341.00'	327.67'	N 56°31'44" E	55°49'21"
C7	350.00'	210.78'	207.61'	N 45°52'12" E	34°30'17"
C8	400.00'	229.07'	225.95'	N 46°43'00" E	32°48'40"
C9	150.00'	40.95'	40.82'	S 83°43'11" W	15°38'31"
C10	150.00'	28.64'	28.60'	S 81°22'08" W	10°56'25"
C11	100.00'	70.77'	69.30'	N 85°46'20" E	40°32'55"
C12	150.00'	37.98'	37.87'	S 81°12'23" E	14°30'21"
C13	310.00'	173.87'	171.60'	S 75°28'58" W	32°08'08"
C14	190.00'	106.52'	105.13'	S 75°28'35" W	32°07'23"
C15	60.00'	193.79'	119.88'	S 63°51'54" E	185°03'26"
C16	7.50'	23.56'	15.00'	N 01°32'26" E	180°00'00"
C17	7.50'	23.56'	15.00'	S 01°32'26" W	180°00'00"

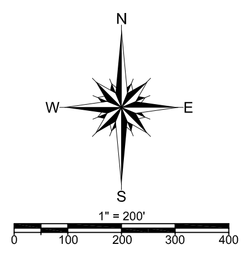
STANDARD PROPOSED SET BACK LINES
(UNLESS OTHERWISE NOTED)





LOT INFORMATION			
LOT NO.	ACREAGE	SQUARE FOOTAGE	LOT WIDTH AT FRONT BUILDING LINE
1	2.003	87,259	194.72'
2	2.005	87,320	206.72'
3	2.002	87,212	213.08
4	2.002	87,216	260.92
5	2.000	87,124	287.32
6	2.003	87,252	273.79
7	2.001	87,143	385.86
8	2.131	92,805	428.96
9	2.687	117,032	125.12
10	2.073	90,279	139.88
11	2.013	87,699	310.97
12	2.040	88,842	175.10
13	2.045	89,059	217.00
14	2.056	89,546	232.95
15	2.219	96,648	181.77
16	2.033	88,550	182.36
17	2.493	108,602	131.10
18	2.113	92,034	125.15
19	2.043	89,005	347.81
20	2.056	89,538	196.76
21	2.051	89,334	618.17
22	2.036	88,694	231.56
23	2.220	96,709	341.76

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PREVIOUSLY UNPLATTED TRACT INTO 23 RESIDENTIAL LOTS, TWO PRIVATE OPEN SPACE LOTS OPEN SPACE LOT AND TWO 60' PRIVATE STREETS.



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
HWY 377 PARTNERS, LTD.
611 SOUTH MAIN ST.
GRAPEVINE, TEXAS 76051
PHONE: (817) 416-4843
CONTACT: GARY HAZLEWOOD

DEVELOPER:
WESTWOOD REAL ESTATE DEVELOPMENT
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TEXAS 76051
PHONE: (817) 442-0000
CONTACT: CLINT BAKER

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; HWY 377 Partners, LTD., is the owner of All that certain tract of land situated in the John Morton Survey, Abstract Number 792, Denton County, Texas, being a portion of that called 249.343 tract of land described in a deed to HWY 377 Partners, LTD. as recorded in Instrument Number 2005-128287 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a MAG nail found in the approximate centerline of Jones Road for the Southeast corner of said called 249.343 acre tract and the Northeast corner of a tract of land described in a deed to Mary Phyllis Monk as recorded in Instrument number 2016-163779, R.P.R.D.C.T.;

THENCE along the South property line of said called 249.343 acre tract, the North property line of a tract of land described in a deed to Ross McNeill and Janet Hollingsworth as recorded in Instrument Number 2020-21255, R.P.R.D.C.T., North 88 degrees 27 minutes 34 seconds West, a distance of 466.92 feet to a 1/2" iron rod w/cap stamped "RPLS 4857" found for an angle point of said called 249.343 acre tract and said McNeill and Hollingsworth tract;

THENCE continuing along the South property line of said called 249.343 acre tract, the North property line of said McNeill and Hollingsworth tract, the North property line of a tract of land described in a deed to Joe Don Pirke as recorded in Instrument Number 2020-134888, R.P.R.D.C.T., the North property line of a tract of land described in a deed to Miracle 6, LLC as recorded in Instrument Number 2020-134890, R.P.R.D.C.T., and the North property line of a tract of land described in a deed to BITS1986, LLC as recorded in Instrument Number 2021-162634, R.P.R.D.C.T., North 88 degrees 27 minutes 46 seconds West, a distance of 2495.64 feet to a 1/2" iron rod w/cap stamped "KAZ" found on the South property line of same and the North property line of said BITS1986, LLC tract;

THENCE across said called 249.343 acre tract, North 01 degrees 26 minutes 06 second East, a distance of 66.96 feet to a 1/2" iron rod w/cap stamped "KAZ" found for an angle point;

THENCE continuing across said called 249.343 acre tract, North 29 degrees 46 minutes 36 seconds East, a distance of 291.16 feet to a 4" wood fence corner post found for a re-entrant corner of said called 249.343 acre tract and USA Tract Number 521-2 recorded in Volume 6, Page 139 of the Lis Pendens Records of Denton County, Texas (L.P.R.D.C.T.);

THENCE along with the common line of said called 249.343 acre tract and said USA Tract Number 521-2 by metes & bounds as follows:

North 29 degrees 56 minutes 52 seconds East, a distance of 564.18 feet to a 1/2" iron rod found for corner;

North 89 degrees 25 minutes 27 seconds East, a distance of 345.12 feet to a 1/2" iron rod found for corner;

North 31 degrees 15 minutes 39 seconds East, a distance of 363.29 feet to a 6" wood fence corner post found for corner;

North 82 degrees 29 minutes 54 seconds East, a distance of 614.63 feet to a 1/2" iron rod found for corner;

North 32 degrees 33 minutes 58 seconds East, a distance of 264.47 feet to a 1/2" iron rod found for corner on the South line of USA Tract Number 520-1 recorded in Volume 1517, Page 107, R.P.R.D.C.T., for a re-entrant corner of said Tract 521-2;

THENCE along the common line of said called 249.343 acre tract and the South line of said USA Tract Number 520-1, South 88 degrees 20 minutes 22 seconds East, a distance of 380.72 feet to a 1/2" iron rod found for corner on the South line of same for a re-entrant corner of said called 249.343 acre tract and the Northwest corner of USA Tract Number 521-1 recorded in Volume 6, Page 139, L.P.R.D.C.T.;

THENCE along the common line of said called 249.343 acre tract and said USA Tract Number 521-1 as follows:

South 26 degrees 21 minutes 58 seconds West, ad distance of 936.26 feet to a 1/2" iron rod found w/cap stamped "KAZ" for corner;

South 63 degrees 28 minutes 27 seconds East, a distance of 539.86 feet to a 100D Nail Found for corner;

North 75 degrees 07 minutes 11 seconds East, a distance of 845.89 feet to a MAG nail found in the approximate centerline of Jones Road for the Easterly Northeast corner of said called 249.343 acre tract and the Southeast corner of said USA Tract Number 521-1;

THENCE along the approximate centerline of Jones Road and the East property line of said called 249.343 acre tract, South 01 degrees 33 minutes 02 seconds West, a distance of 631.61 feet to the POINT OF BEGINNING and containing 54.34 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HWY 377 PARTNERS, LTD., DOES HEREBY ADOPT THIS PRELIMINARY PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PALOMINO BAY ADDITION**, AN ADDITION IN DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PRIVATE USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PRIVATE PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
GARY HAZLEWOOD, OWNER DATE

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 GARY HAZLEWOOD, 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 "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

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

FOR REVIEW ONLY

STATE OF TEXAS
KENNETH A. ZOLLINGER
5312
REGISTERED
PROFESSIONAL
LAND
SURVEYOR

FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED FOR PREPARATION OF FINAL PLAT:

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

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER:	220318
DRAWN BY:	DJJ
DATE:	09-06-2022
R.P.L.S.	KENNETH A. ZOLLINGER

PRELIMINARY PLAT
LOTS 1-23 & LOTS 1X & 2X, BLOCK A
PALOMINO BAY ADDITION

BEING 54.34 ACRES IN THE
JOHN MORTON SURVEY, ABSTRACT NUMBER 792
CITY OF SANGER EXTRATERRITORIAL JURISDICTION (ETJ),
DENTON COUNTY, TEXAS

EST. 1886

SANGER
DEVELOPMENT SERVICES

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

SUBDIVISION APPLICATION

☑ Preliminary Plat Minor Plat	☐ Final Plat/Replat Amended Plat	☐ Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Hwy 377 Partners Ltd.	Name: Same
Company: Same	Company:
Address: 1000 Texan Trail, Suite 200	Address
City, State, Zip: Grapevine TX 76051	City, State, Zip:
Phone 817-416-4843	Phone:
Fax: —	Fax:
Email: Cbaker@westwoodland.com	Email:

Submittal Checklist

✓	Pre-Application Conference (Date: 8 / 15 / 22)
✓	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
✓	Letter of Intent
✓	Non-Refundable Application Fee (Check Payable to City of Sanger)
✓	Application Form (Signed by Owner)
✓	Applicable Plat Checklist (Completed)
✓	Additional Required Documents/Traffic & Drainage Studies etc.
✓	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): Preliminary Drainage Plan / Topo

R Number(s): 59699

Owner's Signature — Date: 9/6/22

Applicant's Signature — Date: 9/6/22

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

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

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SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut-off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

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APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $400.00 + $6.00 per lot < 10
  - $500.00 + $10.00 per lot > 10
  - $500.00 + $15.00/acre for plats with lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
  - Less than five (5) acres - $500.00 + $15.00 per acre
  - Five (5) acres to less than 25 acres - $600.00 + $15.00 per acre
  - 25 acres to less than 100 acres - $950.00
  - 100 acres or more - $950.00 + $5.00 per acre

- Minor Plat - $400.00 + $3.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $200.00 + $3.00 per lot
- Conveyance Plat - $200.00 +$3.00 per lot
- Vacating Plat - $200.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

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5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   b. recent original certified & sealed tax certificates showing $0.00 amount due;
   c. $100.00 plat filing fee;

   Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

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

SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to development@sangertexas.org. Additional copies of the plat may be required for staff, depending on the nature of the plat. Additional copies may be required prior to the Planning & Zoning Commission and City Council meetings.

APPLICATION FORM: The application form must be completed and signed by the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the Department of Development Services as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services, as well as emailed to development@sangertexas.org.

EST. 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☑ Legal Description (Metes and Bounds) with total acreage
- ☑ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☑ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☑ North Arrow
- ☑ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- ☑ Legend for any symbols used
- ☑ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☑ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  3) Total number of lots and HOA/Open Space lots
  4) Survey name and abstract number
  5) Gross acreage
  6) Right-of-Way acreage, if dedicated
  7) Date of preparation and subsequent revisions
- ☑ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor

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☑ Existing Features:

1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
6) Location of existing fire hydrants and fire lanes

PRELIMINARY PLAT CHECKLIST (cont.)

☑ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☑ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

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☑ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

☑ Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

☑ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

N/A

☑ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:
"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the

subdivider: Approved for Preparation of Final Plat

_____ _____

City of Sanger, TX
Planning & Zoning Commission

Date

HWY 377 PARTNERS LTD.

September 6, 2022

City of Sanger
Ramie Hammonds, Director of Development Services
201 Bolivar
Sanger, TX

Re: Letter of Intent – Preliminary Plat for Palomino Bay

Dear Ramie,

We respectfully submit the attached preliminary plat application for review by the City of Sanger.

Palomino Bay is proposed to be a 23-lot gated community with private streets in Sanger's ETJ and Denton County. Each lot will be a minimum of 2 net acres to meet the Lake Ray Roberts Zoning designation of R-2 and the septic requirements of the County. Access will be provided from Jones Road at the eastern property boundary. The properties will be served by individual water wells and aerobic septic systems. CoServ will provide electricity to the site. We intend for this to be a high-quality lakeview community.

- Subdivider/Owner: Hwy 377 Partners, Ltd. located at 1000 Texan Trail, Suite 200 Grapevine, TX 76051. Gary Hazlewood, Owner
- Surveyor: Kaz Surveying – Gerald Dyer – 940-382-3446
- Engineer: EIKON Consulting Group, LLC – David K. Isbell, P.E. – 940-458-7503
- Point of Contact: Clint Baker / 817-416-4843 / cbaker@westwoodland.com

Please process this preliminary plat & application for approval by the appropriate bodies.

Sincerely,

Gary Hazlewood
Hwy 377 Partners, Ltd.
817-404-9732

DATE: 09/27/2022

1st REVIEW COMMENTS – Final Plat (Palomino Bay Addition)

Request is for a Preliminary Plat of the Palomino Bay Addition, being approximately 54.34 acres, prepared by KAZ Surveying, submitted on 09/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. List total number of lots in title block.
2. List right-of-way acreage being dedicated in title block.
3. Show USPS postmaster approved location for cluster mailboxes. If not using cluster mailboxes show postmaster approval.
4. Rename streets Lake Side and Lake View. Sanger currently already has a Lakeside and Lakeview.
5. Provide name address and phone number of all utility providers.

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 October 10, 2022, and for City Council meeting on Monday November 7, 2022.

HALFF

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

September 29, 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: **Palomino Bay – Preliminary Plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Preliminary Plat for Palomino Bay located north of FM 1190 off of Jones Road. The property is located inside the City of Sanger ETJ and within Lake Ray Roberts jurisdiction. The proposed improvements are for a 23-lot gated community with private streets, septic systems, and individual water wells. The preliminary plat was prepared by KAZ Surveying and is dated September 6, 2022. The preliminary civil plans were prepared by Eikon Consulting Group and is dated September 14, 2022

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

General Comments:

1. Water well
    a. Analysis must be performed by a professional hydrogeologist and a report furnished to the city demonstrating that there will be no impacts to any public or private wells within one (1) mile of the proposed well.
    b. Attach to the plat a statement prepared by an engineer registered to practice in the State of Texas which certifies that adequate groundwater is available for the subdivision.

Plat Comments:

1. Ordinance does not say the 30' B.L. can be split between lots. This should be 30' from the Lot line.

Plan Comments:

C.03 – Site Plan II

1. Define this area.

C.05 – Grading Plan I

1. 3' drop from proposed contours to existing. How is this going to be graded out?

C.06– Grading Plan II

1. Grading appears to be incomplete. Proposed contour elevations not tying into the proper existing contour elevations.
2. Define the shading. It does not appear to match the contours.
3. Show location of gate. All entry gates must be setback a minimum of 100 ft from any adjacent public street right-of-way to allow for vehicle stacking out of the public travel lanes.
4.

C.07– Road Cross Sections

1. City requires trapezoidal ditches.
2. Provide a minimum 2' grassed shoulder on each side before the side slope for the ditch begins.

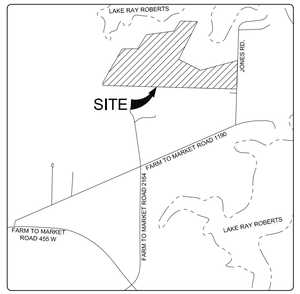
The Engineer/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

Steven D. Templer, P.E.

Attachments: markups



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)", AND A PORTION OF THIS PROPERTY IS WITHIN 'SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS SHOWN ON PANEL 90 G OF SAID MAP.

3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PREVIOUSLY UNPLATTED TRACT INTO 23 RESIDENTIAL LOTS, TWO PRIVATE OPEN SPACE LOTS AND TWO 60' PRIVATE STREETS.

4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

5. THE SUBJECT TRACT SHOWN IS WITHIN "SANGER EXTRATERRITORIAL JURISDICTION" (ETJ).

6. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

7. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES IF THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

8. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.

9. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

10. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

11. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

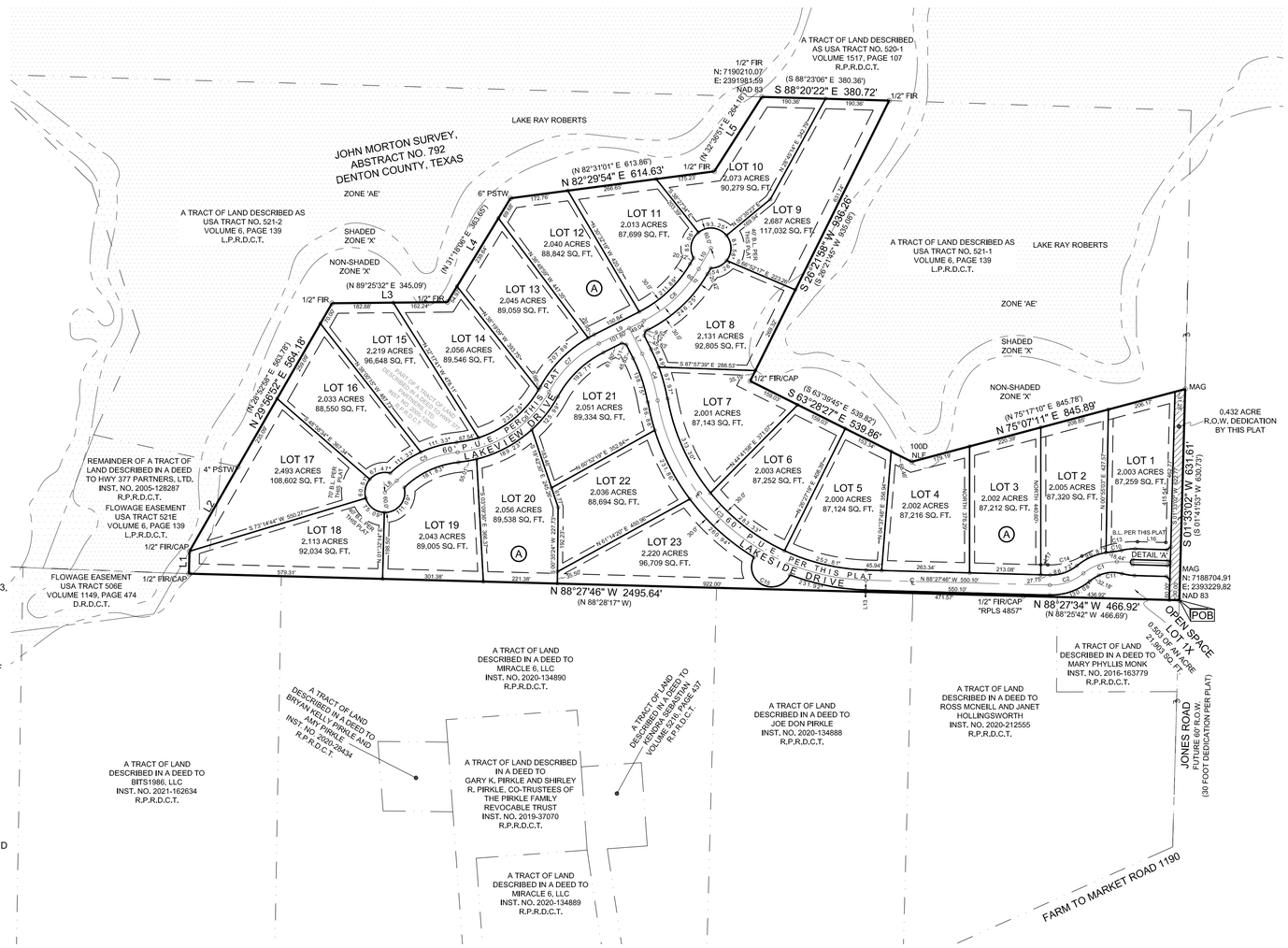
12. ALL PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.

13. WATER IS TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS, AND SEWER IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC FACILITIES. BOTH ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.

LAKE RAY ROBERTS LAND USE REGULATIONS

R-2 RESIDENTIAL ESTATE MEDIUM DENSITY DISTRICT

MIN. LOT AREA	2 ACRES/87,120 SQ. FT.
MIN. LOT WITH (@ FRONT BLDG. LINE)	125 FEET
MIN. LOT DEPTH	100 FEET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	15 FEET/20 FEET FOR CORNER LOT ADJACENT TO STREETS
MIN. REAR YARD	30 FEET
MAX HEIGHT	35 FEET
REQUIRED PARKING	2 OFF-STREET PARKING SPACES PER DWELLING UNIT

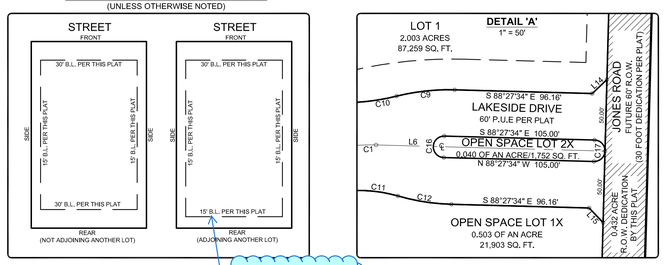


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°26'06" E	66.96'
L2	N 29°46'36" E	291.16'
L3	N 89°25'27" E	345.12'
L4	N 31°15'39" E	363.29'
L5	N 32°33'58" E	264.47'
L6	N 88°27'34" W	160.00'
L7	N 26°52'40" W	85.83'
L8	N 45°26'52" E	50.05'
L9	N 63°07'20" E	150.84'
L10	N 30°18'40" E	72.38'
L11	S 71°52'40" E	14.14'
L12	S 16°42'42" W	13.81'
L13	S 01°32'14" W	5.00'
L14	N 46°33'55" E	14.15'
L15	N 43°26'05" W	14.14'
L16	N 88°26'58" W	85.00'
L17	N 88°27'44" W	21.05'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	108.41'	106.06'	S 70°50'12" W	41°24'30"
C2	150.00'	108.40'	106.05'	S 70°50'05" W	41°24'17"
C3	650.00'	890.54'	822.51'	N 49°12'49" W	78°29'55"
C4	500.00'	147.60'	147.06'	N 18°25'15" W	16°54'49"
C5	300.00'	204.16'	200.25'	N 64°56'38" E	38°59'32"
C6	350.00'	341.00'	327.67'	N 56°31'44" E	55°49'21"
C7	350.00'	210.78'	207.61'	N 45°52'12" E	34°30'17"
C8	400.00'	229.07'	225.95'	N 46°43'00" E	32°48'40"
C9	150.00'	40.95'	40.82'	S 83°43'11" W	15°38'31"
C10	150.00'	28.64'	28.60'	S 81°22'08" W	10°56'25"
C11	100.00'	70.77'	69.30'	N 85°46'20" E	40°32'55"
C12	150.00'	37.98'	37.87'	S 81°12'23" E	14°30'21"
C13	310.00'	173.87'	171.60'	S 75°28'58" W	32°08'08"
C14	190.00'	106.52'	105.13'	S 75°28'35" W	32°07'23"
C15	60.00'	193.79'	119.88'	S 63°51'54" E	185°03'26"
C16	7.50'	23.56'	15.00'	N 01°32'26" E	180°00'00"
C17	7.50'	23.56'	15.00'	S 01°32'26" W	180°00'00"

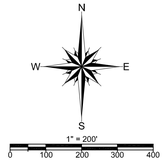
LOT INFORMATION			
LOT NO.	ACREAGE	SQUARE FOOTAGE	LOT WIDTH AT FRONT BUILDING LINE
1	2,003	87,259	194.72'
2	2,005	87,320	206.72'
3	2,002	87,212	213.08
4	2,002	87,216	260.92
5	2,000	87,124	287.32
6	2,003	87,252	273.79
7	2,001	87,143	385.86
8	2,131	92,805	428.96
9	2,687	117,032	125.12
10	2,073	90,279	139.88
11	2,013	87,699	310.97
12	2,040	88,842	175.10
13	2,045	89,059	217.00
14	2,056	89,546	232.95
15	2,219	96,648	181.77
16	2,033	88,550	182.36
17	2,493	108,602	131.10
18	2,113	92,034	125.15
19	2,043	89,005	347.81
20	2,056	89,538	196.76
21	2,051	89,334	618.17
22	2,036	88,694	231.56
23	2,220	96,709	341.76

STANDARD PROPOSED SET BACK LINES
(UNLESS OTHERWISE NOTED)



LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
FIR/CAP = CAPPED IRON ROD FOUND
PSTW = WOOD POST
NLF = NAIL FOUND
MAG = MAG NAIL
CAP/IRS = CAPPED IRON ROD SET
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
L.P.R.D.C.T. = LIS PENDENS RECORDS DENTON COUNTY TEXAS
B.L. = BUILDING LINE
P.U.E. = PRIVATE UTILITY EASEMENT
N: = NORTHING
E: = EASTING
NAD 83 = NORTH AMERICAN DATUM OF 1983
℄ = CENTERLINE OF ROAD



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

LTD.
76051
PHONE: (817) 416-4843
CONTACT: GARY HAZLEWOOD

DEVELOPER:
WESTWOOD REAL ESTATE DEVELOPMENT
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TEXAS 76051
PHONE: (817) 442-0000
CONTACT: CLINT BAKER

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PREVIOUSLY UNPLATTED TRACT INTO 23 RESIDENTIAL LOTS, TWO PRIVATE OPEN SPACE LOTS OPEN SPACE LOT AND TWO 60' PRIVATE STREETS.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS: HWY 377 Partners, LTD., is the owner of All that certain tract of land situated in the John Morton Survey, Abstract Number 792, Denton County, Texas, being a portion of that called 249.343 tract of land described in a deed to HWY 377 Partners, LTD. as recorded in Instrument Number 2005-128287 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows;

BEGINNING at a MAG nail found in the approximate centerline of Jones Road for the Southeast corner of said called 249.343 acre tract and the Northeast corner of a tract of land described in a deed to Mary Phyllis Monk as recorded in Instrument number 2016-163779, R.P.R.D.C.T.;

THENCE along the South property line of said called 249.343 acre tract, the North property line of said Monk tract, and the North property line of a tract of land described in a deed to Ross McNeill and Janet Hollingsworth as recorded in Instrument Number 2020-21255, R.P.R.D.C.T., North 88 degrees 27 minutes 34 seconds West, a distance of 466.92 feet to a 1/2" iron rod w/cap stamped "RPLS 4857" found for an angle point of said called 249.343 acre tract and said McNeill and Hollingsworth tract;

THENCE continuing along the South property line of said called 249.343 acre tract, the North property line of said McNeill and Hollingsworth tract, the North property line of a tract of land described in a deed to Joe Don Pirkle as recorded in Instrument Number 2020-134888, R.P.R.D.C.T., the North property line of a tract of land described in a deed to Miracle 6, LLC as recorded in Instrument Number 2020-134890, R.P.R.D.C.T., and the North property line of a tract of land described in a deed to BITS1986, LLC as recorded in Instrument Number 2021-162634, R.P.R.D.C.T., North 88 degrees 27 minutes 46 seconds West, a distance of 2495.64 feet to a 1/2" iron rod w/cap stamped "KAZ" found on the South property line of same and the North property line of said BITS1986, LLC tract;

THENCE across said called 249.343 acre tract, North 01 degrees 26 minutes 06 second East, a distance of 66.96 feet to a 1/2" iron rod w/cap stamped "KAZ" found for an angle point;

THENCE continuing across said called 249.343 acre tract, North 29 degrees 46 minutes 36 seconds East, a distance of 291.16 feet to a 4" wood fence corner post found for a re-entrant corner of said called 249.343 acre tract and USA Tract Number 521-2 recorded in Volume 6, Page 139 of the Lis Pendens Records of Denton County, Texas (L.P.R.D.C.T.);

THENCE along with the common line of said called 249.343 acre tract and said USA Tract Number 521-2 by metes & bounds as follows:

North 29 degrees 56 minutes 52 seconds East, a distance of 564.18 feet to a 1/2" iron rod found for corner;

North 89 degrees 25 minutes 27 seconds East, a distance of 345.12 feet to a 1/2" iron rod found for corner;

North 31 degrees 15 minutes 39 seconds East, a distance of 363.29 feet to a 6" wood fence corner post found for corner;

North 82 degrees 29 minutes 54 seconds East, a distance of 614.63 feet to a 1/2" iron rod found for corner;

North 32 degrees 33 minutes 58 seconds East, a distance of 264.47 feet to a 1/2" iron rod found for corner on the South line of USA Tract Number 520-1 recorded in Volume 1517, Page 107, R.P.R.D.C.T., for a re-entrant corner of said Tract 521-2;

THENCE along the common line of said called 249.343 acre tract and the South line of said USA Tract Number 520-1, South 88 degrees 20 minutes 22 seconds East, a distance of 380.72 feet to a 1/2" iron rod found for corner on the South line of same for a re-entrant corner of said called 249.343 acre tract and the Northwest corner of USA Tract Number 521-1 recorded in Volume 6, Page 139, L.P.R.D.C.T.;

THENCE along the common line of said called 249.343 acre tract and said USA Tract Number 521-1 as follows:

South 26 degrees 21 minutes 58 seconds West, ad distance of 936.26 feet to a 1/2" iron rod found w/cap stamped "KAZ" for corner;

South 63 degrees 28 minutes 27 seconds East, a distance of 539.86 feet to a 100D Nail Found for corner;

North 75 degrees 07 minutes 11 seconds East, a distance of 845.89 feet to a MAG nail found in the approximate centerline of Jones Road for the Easterly Northeast corner of said called 249.343 acre tract and the Southeast corner of said USA Tract Number 521-1;

THENCE along the approximate centerline of Jones Road and the East property line of said called 249.343 acre tract, South 01 degrees 33 minutes 02 seconds West, a distance of 631.61 feet to the POINT OF BEGINNING and containing 54.34 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HWY 377 PARTNERS, LTD., DOES HEREBY ADOPT THIS PRELIMINARY PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PALOMINO BAY ADDITION**, AN ADDITION IN DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PRIVATE USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PRIVATE PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
GARY HAZLEWOOD, OWNER DATE

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 GARY HAZLEWOOD, 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 "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER REG. # 5312 DATE

FOR REVIEW ONLY

STATE OF TEXAS
KENNETH A. ZOLLINGER
5312
REGISTERED
PROFESSIONAL
SURVEYOR

FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED FOR PREPARATION OF FINAL PLAT:

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

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER:	220318
DRAWN BY:	DJJ
DATE:	09-06-2022
R.P.L.S.	KENNETH A. ZOLLINGER

PRELIMINARY PLAT
LOTS 1-23 & LOTS 1X & 2X, BLOCK A
PALOMINO BAY ADDITION

BEING 54.34 ACRES IN THE
JOHN MORTON SURVEY, ABSTRACT NUMBER 792
CITY OF SANGER EXTRATERRITORIAL JURISDICTION (ETJ),
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
FOR
PALOMINO BAY
DENTON COUNTY, TEXAS

SEPTEMBER, 2022

SHEET INDEX	
ON - SITE CONSTRUCTION	
C-01	COVER SHEET
C-02	SITE PLAN I
C-03	SITE PLAN II
C-04	EXISTING DRAINAGE AREA MAP
C-05	GRADING PLAN I
C-06	GRADING PLAN II
C-07	ROAD CROSS SECTIONS



VICINITY MAP
SCALE: 1" = 2000'

ENGINEER
EIKON CONSULTING GROUP
1405 WEST CHAPMAN DRIVE
SANGER, TX 76266
PHONE: 940-458-7503
TEXAS FIRM F-12759

SURVEYOR
KAZ SURVEYING
1720 WESTMINSTER ST
DENTON, TX 76205
PHONE: (940) - 382-3446
FRN: 10002100

DEVELOPER/OWNER
MR. CLINT BAKER
WESTWOOD REAL ESTATE DEVELOPMENT
1000 TEXAN TRAIL
GRAPEVINE, TEXAS 76051
(817) - 416-4843

EIKON
www.eikoncg.com
Texas Firm F-12759
ARCHITECTS & ENGINEERS
EIKON Consulting Group
1405 West Chapman Drive
Sanger, Texas 76266
Phone 940.458.7503

TDLR #

PALOMINO BAY
JONES RD
DENTON COUNTY, TEXAS

NOT FOR CONSTRUCTION
IN PROGRESS

Issued Date: 09-14-2022
Project No: EIK052622E-2

Drawn By: MP/MD
Checked By: SG
Designed By: MP/MD

Issue Record		
#	Description	Date

DESIGN PHASE

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LAKE RAY ROBERTS

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36	S46° 33' 01.73"W
L2	83.97	N88° 26' 58.27"W
L3	17.79	S67° 35' 30.61"W
L4	24.09	S57° 19' 01.15"W
L5	28.75	N88° 27' 46.33"W
L6	45.94	N88° 27' 46.33"W
L7	45.83	N26° 52' 39.95"W
L8	13.81	N16° 42' 42.35"E
L9	9.52	N63° 07' 20.05"E
L10	20.42	N30° 18' 39.62"E
L11	20.42	S30° 18' 39.62"W
L12	61.80	N63° 07' 20.05"E
L13	14.14	S71° 52' 39.95"E
L14	45.83	S26° 52' 39.95"E
L15	551.10	S88° 27' 46.33"E
L16	24.09	N57° 19' 01.15"E
L17	12.94	S64° 30' 37.78"E
L18	83.96	S88° 27' 33.58"E
L19	35.35	S43° 27' 15.92"E
L20	26.00	S1° 33' 01.73"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	471.57	N88° 27' 46.33"W
L22	5.00	S1° 32' 13.67"W
L23	183.48	S18° 42' 29.56"E
L24	61.77	S18° 42' 29.56"E
L25	35.50	S0° 35' 24.15"W
L26	66.96	N1° 26' 06.25"E
L27	70.00	N29° 56' 52.21"E
L28	54.97	N31° 15' 38.77"E
L29	69.68	N31° 15' 38.77"E
L30	169.94	N50° 35' 22.54"E
L31	35.19	S26° 21' 58.40"W
L32	68.46	S63° 28' 27.29"E

A TRACT OF LAND DESCRIBED AS USA
TRACT NO. 521-2
VOLUME 6, PAGE 139
L.P.R.D.C.T.

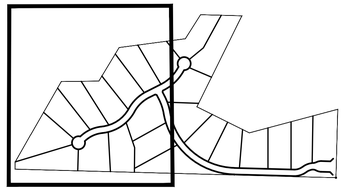
REMAINDER OF A TRACT
OF LAND DESCRIBED IN A
DEED TO HWY 377
PARTNERS, LTD.
INST. NO. 2005-128287
R.P.R.D.C.T.

(N 82°31'01" E 613.86')
N 82°29'54" E 614.63'
(N 31°18'06" E 363.85')
N 31°19'50" E 363.52'
(N 89°25'32" E 345.09')
N 89°14'28" E 344.90'
(N 29°56'52" E 563.78')
N 29°56'52" E 564.18'
N 29°47'13" E 291.13'
N 01°31'38" E 66.93'
N 88°27'46" W 2495.64'
(N 88°28'17" W)

LOT 11 AREA: 2.01 AC
LOT 12 AREA: 2.04 AC
Property : 28
Area : 1830743.15
LOT 13 AREA: 2.04 AC
LOT 14 AREA: 2.06 AC
LOT 15 AREA: 2.22 AC
LOT 16 AREA: 2.03 AC
LOT 17 AREA: 2.49 AC
LOT 18 AREA: 2.11 AC
LOT 19 AREA: 2.04 AC
LOT 20 AREA: 2.06 AC
LOT 21 AREA: 2.05 AC
LOT 22 AREA: 2.04 AC
LOT 23 AREA: 2.35

LAKEVIEW DR
LAKESIDE DR
R50.00'
R60.00'
28.00'

MATCH LINE SEE SHEET C-03



KEY MAP
N.T.S.

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED ROAD

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TDLR #

PALOMINO BAY
DENTON COUNTY, TEXAS

NOT FOR CONSTRUCTION
IN PROGRESS

Issued Date:	09-14-2022
Project No:	EIK052622E-2
Drawn By:	MP/MD
Checked By:	SG
Designed By:	MP/MD

Issue Record

#	Description	Date

DESIGN PHASE

SITE PLAN I

C-02

SCALE: 1" = 70'

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LAKE RAY ROBERTS

S 88°20'22" E 380.72'

1/2" FIR

190.36' S88° 20' 21.75"E

190.36' S88° 20' 21.75"E

1/2" FIR

(N 32°36'51" E 264.18')
N 32°36'43" E 264.18'

264.17' N32° 33' 57.86"E

1/2" FIR

23' 54.46'E

LOT 10
AREA: 2.07 AC

342.79' N28° 45' 14.32"E

S26° 21' 58.40"W 631.74'

R60.00'

L30

C14

LOT 9
AREA: 2.69 AC

C15

C13

R50.00'

L31

L10

C12

233.26' S66° 52' 17.15"E

S 26°21'58" W 936.26'
(S 26°21'45" W 935.08')

LOT 8
AREA: 2.13 AC

S26° 21' 58.40"W 265.32'

A TRACT OF LAND DESCRIBED AS USA
TRACT NO. 521-1
VOLUME 6, PAGE 139
L.P.R.D.C.T.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.87	93.00	23.95	S79° 33' 59"W	38.59
C2	19.65	57.00	19.75	S77° 28' 08"W	19.55
C3	11.06	180.00	3.52	S85° 35' 10"W	11.05
C4	83.28	180.00	26.51	S70° 34' 18"W	82.54
C5	71.67	120.00	34.22	S74° 25' 37"W	70.61
C6	252.81	620.00	23.36	N76° 46' 54"W	251.06
C7	283.33	620.00	26.18	N52° 00' 31"W	280.87
C8	313.30	620.00	28.95	N24° 26' 26"W	309.98
C9	97.96	530.00	10.59	N15° 15' 34"W	97.83
C10	58.49	530.00	6.32	N23° 42' 58"W	58.46
C11	246.25	430.00	32.81	N46° 43' 00"E	242.90
C12	54.26	60.00	51.81	N64° 24' 15"E	52.43
C13	81.58	60.00	77.91	N0° 27' 24"W	75.44
C14	93.25	60.00	89.05	N83° 56' 06"W	84.15
C15	85.06	60.00	81.23	S10° 55' 33"W	78.12
C16	211.89	370.00	32.81	S46° 43' 00"W	209.00
C17	20.95	380.00	3.16	S61° 32' 33"W	20.95
C18	207.89	380.00	31.35	S44° 17' 25"W	205.31
C19	8.98	320.00	1.61	S29° 25' 17"W	8.98
C20	235.25	320.00	42.12	S51° 17' 10"W	229.99

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	67.54	320.00	12.09	S78° 23' 37"W	67.42
C22	111.33	330.00	19.33	S74° 46' 31"W	110.80
C23	111.33	330.00	19.33	S55° 26' 45"W	110.80
C24	67.47	60.00	64.43	S73° 14' 20"W	63.97
C25	60.51	60.00	57.78	S12° 08' 05"W	57.97
C26	75.09	60.00	71.71	S52° 36' 31"E	70.29
C27	111.09	60.00	106.08	N38° 29' 46"E	95.89
C28	181.83	270.00	38.59	N65° 08' 49"E	178.42
C29	55.01	380.00	8.29	N80° 17' 35"E	54.96
C30	189.23	380.00	28.53	N61° 52' 49"E	187.28
C31	125.99	380.00	19.00	N38° 06' 58"E	125.42
C32	192.71	320.00	34.50	N45° 52' 12"E	189.81
C33	138.74	470.00	16.91	S18° 25' 15"E	138.24
C34	86.88	680.00	7.32	S13° 37' 28"E	86.82
C35	231.86	680.00	19.54	S27° 03' 10"E	230.74
C36	612.90	680.00	51.64	S62° 38' 31"E	592.36
C37	107.51	180.00	34.22	N74° 25' 37"E	105.92
C38	46.93	120.00	22.41	N68° 31' 14"E	46.63
C39	35.58	57.00	35.77	S82° 23' 35"E	35.01
C40	38.87	93.00	23.95	S76° 29' 06"E	38.59

288.53' S87° 57' 38.64"E

1/2" FIR/CAP

159.03' S63° 28' 27.29"E

(S 63°39'45" E 539.82')
S 63°28'27" E 539.86'

159.03' S63° 28' 27.29"E

153.34' S63° 28' 27.29"E

371.07' N44° 41' 57.62"E

418.39' N26° 27' 19.43"E

356.94' N4° 37' 47.98"E

L32

100D NLF

179.19' N75° 07' 10.64"E

220.39' N75° 07' 10.64"E

(N 75°17'10" E 845.78')
N 75°07'11" E 845.89'

208.85' N75° 07' 10.64"E

206.17' N75° 07' 10.64"E

Define this area.

MAG

DEDICATED ROW
0.43 ACRES

S 01°33'02" W 631.61'
(S 01°41'53" W 630.73')

LOT 7
AREA: 2.00 AC

LOT 6
AREA: 2.00 AC

LOT 5
AREA: 2.00 AC

LOT 4
AREA: 2.00 AC

LOT 3
AREA: 2.00 AC

LOT 2
AREA: 2.02 AC

LOT 1
AREA: 2.00 AC

378.29' N0° 00' 00.00"E

440.60' N0° 00' 00.00"E

435.64' N0° 55' 03.39"E

S31°33'01"E 447.79'

Property : 29
Area : 18815.77

JONES ROAD
ASPHALT

C7

C36

C6

L6

N88° 27' 46.33"W 263.34'

N88° 27' 46.33"W 213.08'

L5

C5

C4

C3 C2 L3 C1 L2

L4

C39 L17 C40 L18

C38 L16

L19

L20

Property : 30
Area : 18089.43

OPEN SPACE : 1
AREA: 0.42 AC

LAKESIDE DR

N88° 27' 46.33"W 922.00'

L22

L15

L21

C37

N88° 27' 33.68"W 436.92'

MAG

R/CAP 4857'

AC

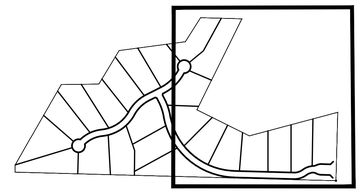
N

70 0 35' 70'
SCALE: 1" = 70'

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1405 West Chapman Drive
Sanger, Texas 76266
Phone 940.458.7503



N

KEY MAP
N.T.S.

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED ROAD

TDLR #

PALOMINO BAY
DENTON COUNTY, TEXAS

NOT FOR CONSTRUCTION
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Issued Date:	09-14-2022
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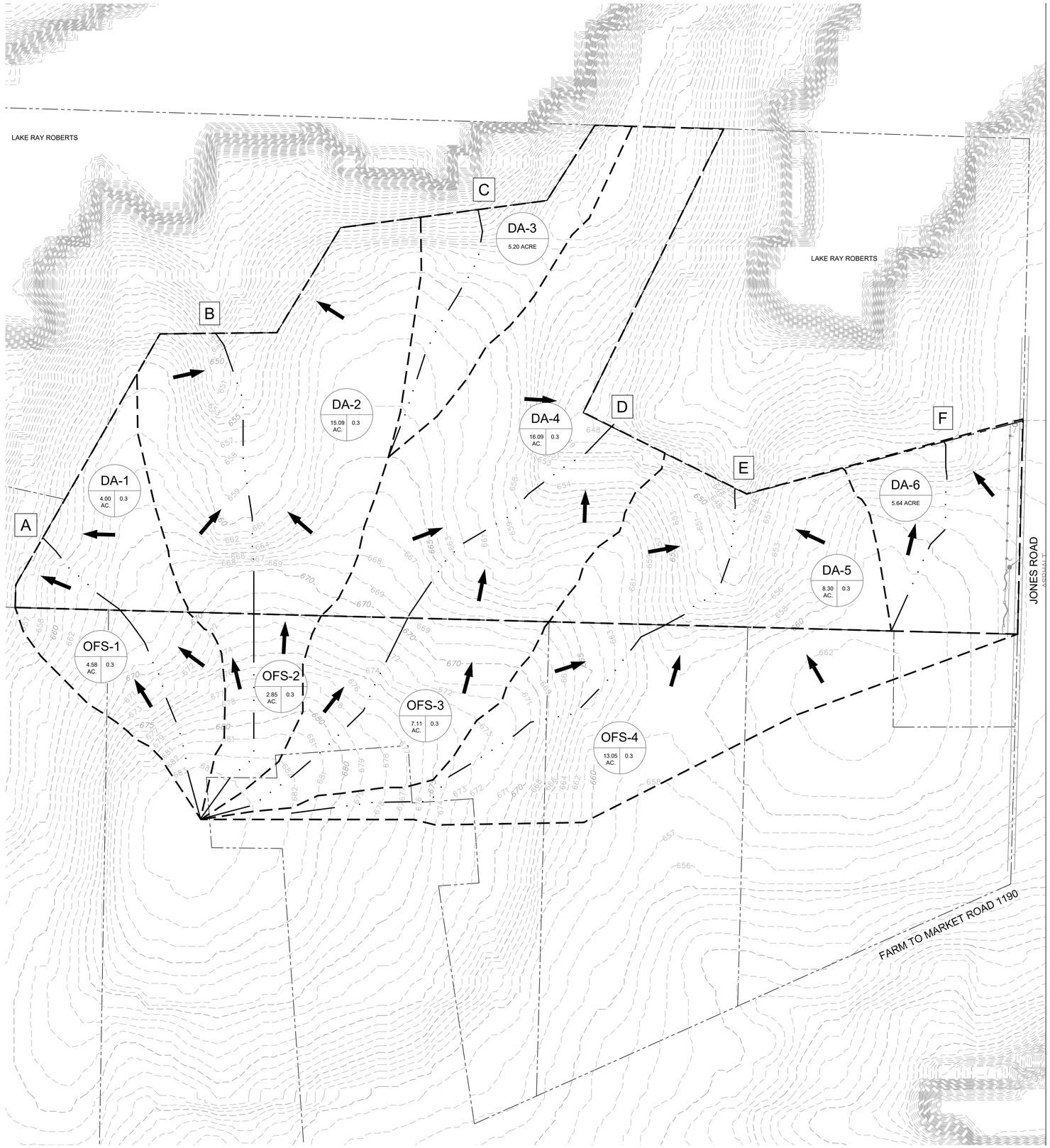
Issue Record

#	Description	Date

DESIGN PHASE

SITE PLAN II

C-03



EXISTING SITE STORM RUNOFF ANALYSIS

Project:	PALOMINO BAY					Designed By:	MD
Location:	DENTON COUNTY					Design Firm:	KJE

			Outfall X				
			DA-01				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	4.20	0.30	5.17		Area:	4.11	acres
2	4.20	0.30	5.17		Tc:	15.00	min
5	5.28	0.30	6.50				
10	6.28	0.30	7.73				
25	7.68	0.30	9.45				
50	8.84	0.30	10.88				
100	10.04	0.30	12.36				
			DA-2				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	4.20	0.30	18.88		Area:	14.99	acres
2	4.20	0.30	18.88		Tc:	15.00	min
5	5.28	0.30	23.74				
10	6.28	0.30	28.24				
25	7.68	0.30	34.53				
50	8.84	0.30	39.75				
100	10.04	0.30	45.14				
			DA-3				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	3.77	0.30	7.53		Area:	5.31	acres
2	3.77	0.30	7.53		Tc:	20.14	min
5	4.75	0.30	9.48				
10	5.63	0.30	11.24				
25	6.89	0.30	13.74				
50	7.92	0.30	15.80				
100	8.99	0.30	17.95				
			DA-4				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	4.20	0.30	18.34		Area:	15.91	acres
2	4.20	0.30	18.34		Tc:	15.00	min
5	5.28	0.30	23.05				
10	6.28	0.30	27.42				
25	7.68	0.30	33.54				
50	8.84	0.30	38.60				
100	10.04	0.30	43.84				
			DA-5				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	4.20	0.30	10.49		Area:	8.33	acres
2	4.20	0.30	10.49		Tc:	15.00	min
5	5.28	0.30	13.18				
10	6.28	0.30	15.68				
25	7.68	0.30	19.18				
50	8.84	0.30	22.08				
100	10.04	0.30	25.07				
			DA-6				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	4.14	0.30	7.08		Area:	5.70	acres
2	4.14	0.30	7.08		Tc:	15.67	min
5	5.21	0.30	8.90				
10	6.19	0.30	10.59				
25	7.57	0.30	12.95				
50	8.71	0.30	14.90				
100	9.90	0.30	16.92				
			OFS-1				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	3.79	0.30	4.52		Area:	4.60	acres
2	3.79	0.30	4.52		Tc:	19.89	min
5	4.77	0.30	5.69				
10	5.66	0.30	6.75				
25	6.92	0.30	8.26				
50	7.96	0.30	9.50				
100	9.04	0.30	10.79				
			OFS-2				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	3.72	0.30	3.88		Area:	2.85	acres
2	3.72	0.30	3.88		Tc:	20.70	min
5	4.69	0.30	4.88				
10	5.56	0.30	5.79				
25	6.80	0.30	7.08				
50	7.82	0.30	8.14				
100	8.88	0.30	9.25				
			OFS-3				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	3.56	0.30	7.69		Area:	7.20	acres
2	3.56	0.30	7.69		Tc:	22.67	min
5	4.49	0.30	9.69				
10	5.31	0.30	11.48				
25	6.50	0.30	14.03				
50	7.46	0.30	16.12				
100	8.48	0.30	18.31				
			OFS-4				
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)		Flow Calculation		
1	3.92	0.30	15.36		Area:	13.03	acres
2	3.92	0.30	15.36		Tc:	18.27	min
5	4.94	0.30	19.33				
10	5.86	0.30	22.95				
25	7.17	0.30	28.06				
50	8.25	0.30	32.27				
100	9.37	0.30	36.66				

LEGEND

- PROPERTY BOUNDARY
- 690 EXISTING MAJOR CONTOUR LINE
- 690 EXISTING MINOR CONTOUR LINE
- DRAINAGE BOUNDARY LINE
- DRAINAGE FLOW PATH
- DRAINAGE FLOW ARROW
- A — OUTFALL
- A (B | C) — A- DRAINAGE AREA; B - BASIN AREA; C - COEFFICENT

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TDLR #

PALOMINO BAY
DENTON COUNTY, TEXAS

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Drawn By: MP/MD
Checked By: SG
Designed By: MP/MD

Issue Record

#	Description	Date

DESIGN PHASE

DRAINAGE PLAN

C-04

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LAKE RAY ROBERTS

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TRACT NO. 521-2
VOLUME 6, PAGE 139
L.P.R.D.C.T.

(N 82°31'01" E 613.86')
N 82°29'54" E 614.63'

(N 31°18'06" E 363.65')
N 31°19'50" E 363.52'

(N 89°25'32" E 345.09')
N 89°14'28" E 344.90'

(N 29°52'58" E 563.78')
N 29°56'52" E 564.18'
S 28°52'58" W

N 29°47'13" E 291.13'

N 01°31'38" E
66.93'

A TRACT
IBED IN A
/Y 377
LTD.
-128287
:.T.

FLOWAGE EASEMENT
USA TRACT 506E

3' drop from proposed contours to existing. How is this going to be graded out?

LOT 11
AREA: 2.01 AC

LOT 12
AREA: 2.04 AC

LOT 13
AREA: 2.04 AC

LOT 14
AREA: 2.06 AC
MIN FFE = 655.50'

LOT 15
AREA: 2.22 AC

LOT 16
AREA: 2.03 AC

LOT 17
AREA: 2.49 AC
MIN FFE = 659.00'

LOT 18
AREA: 2.11 AC
MIN FFE = 659.00'

LOT 19
AREA: 2.04 AC

LOT 20
AREA: 2.06 AC

LOT 21
AREA: 2.05 AC

LOT 22
AREA: 2.04 AC

LOT 23
AREA: 2.35

LAKEVIEW DR

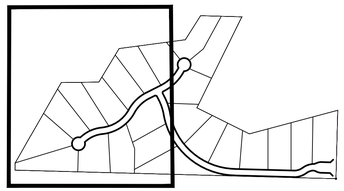
LAKESIDE DR

R50.00'

0.89%
2.02%
2.86%
3.13%
1.95%
0.61%
1.48%
1.28%
1.12%
1.75%
1.98%
2.38%

N 88°27'46" W 2495.64'
(N 88°28'17" W)

MATCH LINE SEE SHEET C-06



N

KEY MAP
N.T.S.

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED ROAD
- 580 EXISTING CONTOUR
- 580 PROPOSED CONTOUR

N

70' 0 35' 70'
SCALE: 1" = 70'

EIKON
www.eikoncg.com
Texas Firm F-12759
ARCHITECTS & ENGINEERS

EIKON Consulting Group
1405 West Chapman Drive
Sanger, Texas 76266
Phone 940.458.7503

TDLR #

PALOMINO BAY
DENTON COUNTY, TEXAS

NOT FOR CONSTRUCTION
IN PROGRESS

Issued Date: 09-14-2022
Project No: EIK052622E-2

Drawn By: MP/MD
Checked By: SG
Designed By: MP/MD

Issue Record

#	Description	Date

DESIGN PHASE

GRADING PLAN I

C-05

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S 88°20'22" E 380.72'

(N 32°36'51" E 264.18')
N 32°36'43" E 264.18'

LAKE RAY ROBERTS

A TRACT OF LAND DESCRIBED AS USA
TRACT NO. 521-1
VOLUME 6, PAGE 139
L.P.R.D.C.T.

S 26°21'58" W 936.26'
(S 26°21'45" W 935.08')

MATCH LINE SEE SHEET C-05

MIN FFE = 663.00'

MIN FFE = 653.50'

R50.00

3.47%

6.41%

5.69%

4.67%

2.50%

1.83%

2.91%

0.98%

0.81%

0.71%

100 ft

(S 63°39'45" E 539.82')
S 63°28'27" E 539.86'

(N 75°17'10" E 845.78')
N 75°07'11" E 845.89'

S 01°33'02" W 631.61'
(S 01°41'53" W 630.73')

LAKESIDE DR

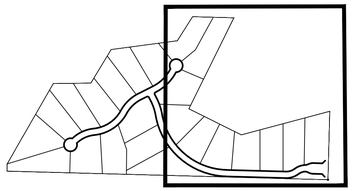
JONES

ASP

Define the shading. It does not appear to match the contours.

Grading appears to be incomplete. Proposed contour elevations not tying into the proper existing contour elevations.

Show location of gate. All entry gates must be setback a minimum of 100 ft from any adjacent public street right-of-way to allow for vehicle stacking out of the public travel lanes.



N

KEY MAP
N.T.S.

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED ROAD
- 580 EXISTING CONTOUR
- 580 PROPOSED CONTOUR

N

SCALE: 1" = 70'

EIKON
www.eikoncg.com
Texas Firm F-12759
ARCHITECTS & ENGINEERS

EIKON Consulting Group
1405 West Chapman Drive
Sanger, Texas 76266
Phone 940.458.7503

TDLR #

PALOMINO BAY
LAKESIDE RD
DENTON COUNTY, TEXAS

NOT FOR CONSTRUCTION
IN PROGRESS

Issued Date: 09-14-2022
Project No: EIK052622E-2

Drawn By: MP/MD
Checked By: SG
Designed By: MP/MD

Issue Record

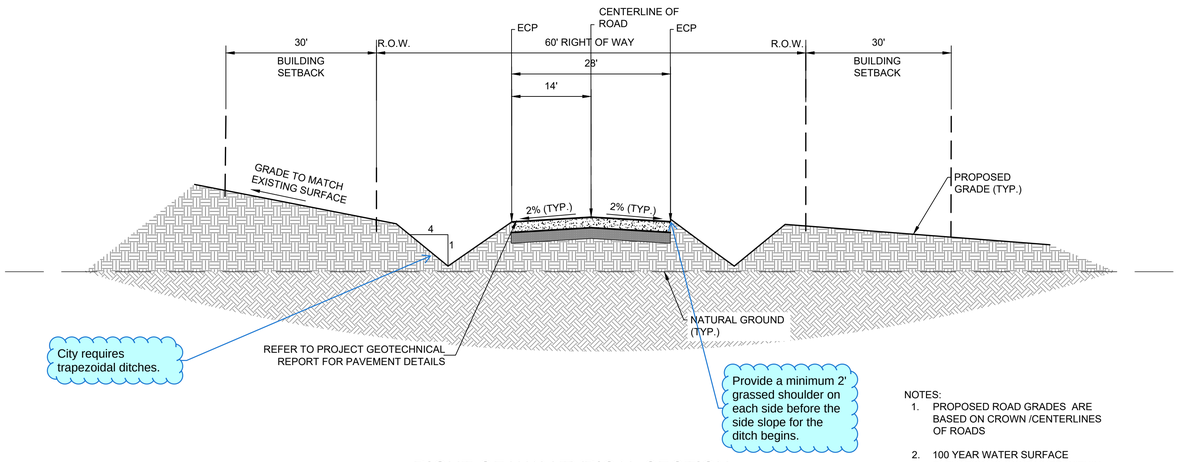
#	Description	Date

DESIGN PHASE

GRADING PLAN II

C-06

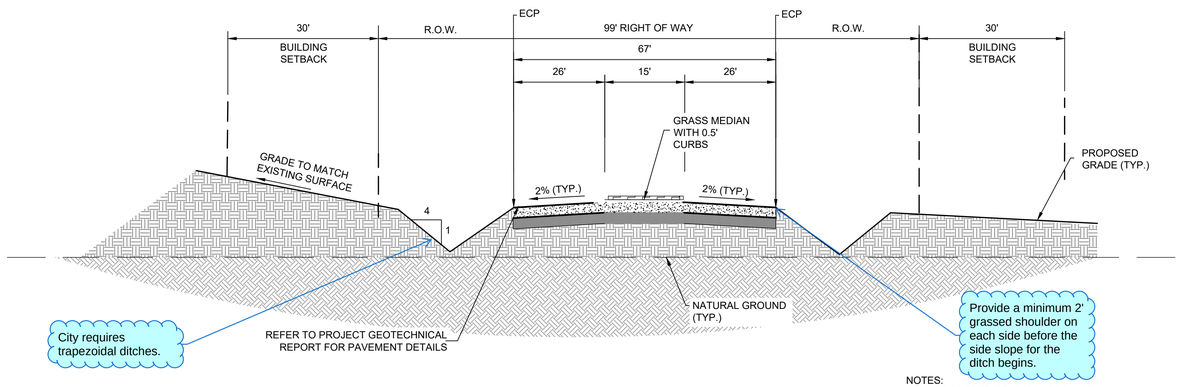
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NOTES:
1. PROPOSED ROAD GRADES ARE BASED ON CROWN /CENTERLINES OF ROADS
2. 100 YEAR WATER SURFACE ELEVATION IS CONTAINED WITHIN THE ROW & DITCH CONFIGURATION.

RIGHT OF WAY TYPICAL SECTION (OR APPROVED EQUAL)

NOT TO SCALE



NOTES:
1. PROPOSED ROAD GRADES ARE BASED ON CROWN /CENTERLINES OF ROADS
2. 100 YEAR WATER SURFACE ELEVATION IS CONTAINED WITHIN THE ROW & DITCH CONFIGURATION.

RIGHT OF WAY TYPICAL AT THE MEDIAN

NOT TO SCALE

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Texas Firm F-12759
ARCHITECTS & ENGINEERS
EIKON Consulting Group
1405 West Chapman Drive
Sanger, Texas 76266
Phone 940.458.7503

TDLR #

PALOMINO BAY
DENTON COUNTY, TEXAS

NOT FOR CONSTRUCTION IN PROGRESS

Issued Date: 09-14-2022
Project No: EIK052622E-2

Drawn By: MP/MD
Checked By: SG
Designed By: MP/MD

Issue Record

#	Description	Date

DESIGN PHASE

ROAD CROSS SECTIONS

C-07

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 10, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Final Plat of lots 1 and 2, of Union Hill Road Addition, being 13.143 acres, located in the City of Sanger's ETJ, and generally located on the north east corner of FM 455 and Union Hill Road.

SUMMARY:

- The applicant is proposing to create 2 single family lots. One lot of 10.369 acres and one lot of 2.0 acres, from 1 previously unplatted tract.
- Lot 1 has 134 feet of frontage and Lot 2 has 827 feet of frontage.
- The applicant is dedicating 0.774 acres of right-of-way for Union Hill Road.
- This site meets the Lake Ray Roberts zoning requirements and was approved by the Lake Ray Roberts Zoning Board and Commissioners Court.
- The property is located in the City of Sanger's ETJ.

FISCAL INFORMATION:

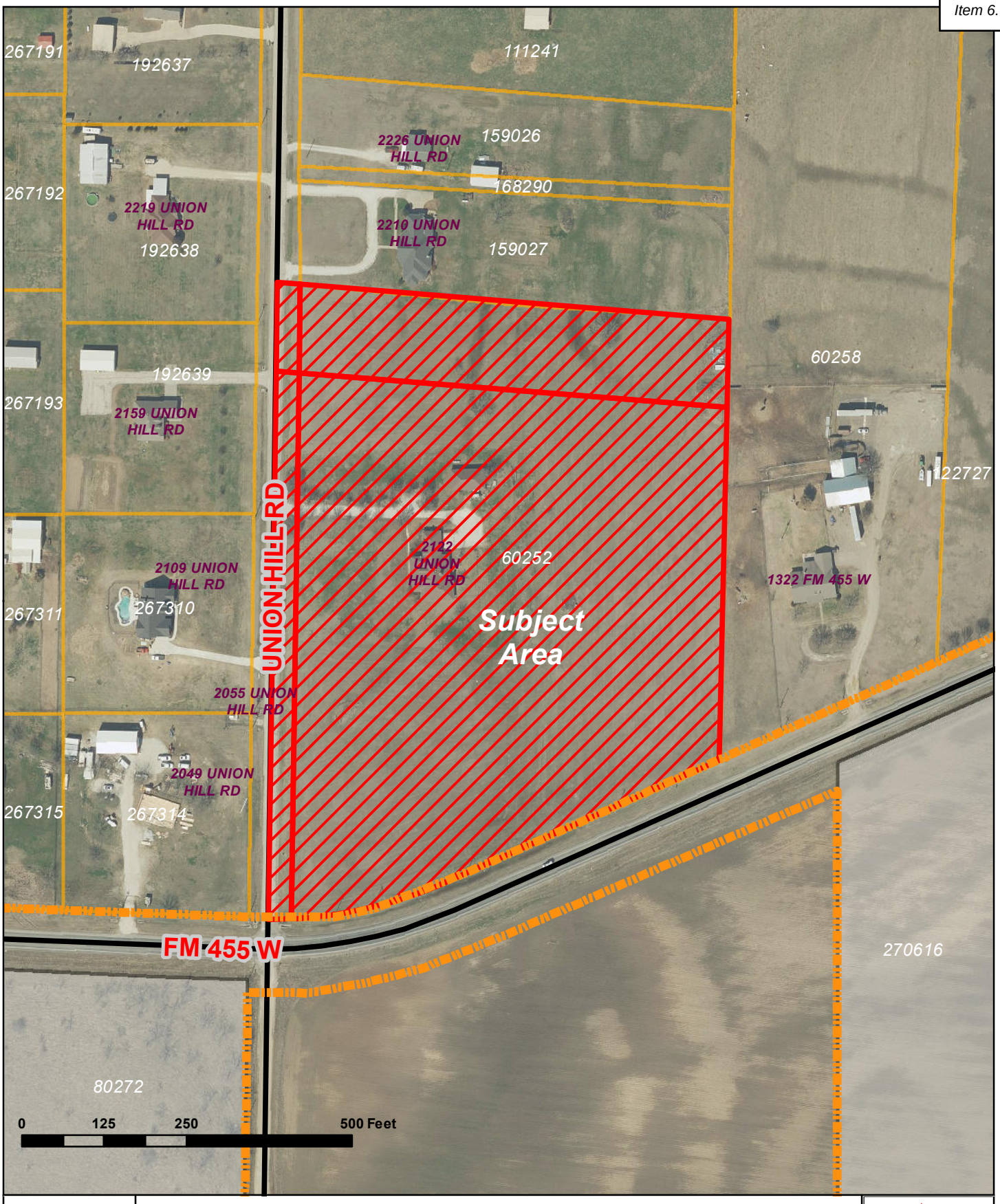
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



N
W E
S

SANGER TEXAS

Project Name: Union Hill Rd Addn
Minor Plat
Project: 22SANZON-0053

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: 9/17/2022 5:23:50 PM
Doc Name: 22SANZON-0053_2122 Union Hill Road



WHEREAS RON ALLEN IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE R. BEEBE SURVEY, ABSTRACT NUMBER 29 DENTON COUNTY, TEXAS AND BEING A PART OF A CALLED 25.324 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RON ALLEN AS RECORDED IN DOCUMENT NUMBER 1993-56703 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 2-INCH OPEN ENDED PIPE FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 25.324 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 10.365 ACRE TRACT OF LAND DESCRIBED IN THE TO J. YOUNG LAND & CATTLE LTD AS RECORDED IN DOCUMENT NUMBER 2013-1410 OF SAID REAL PROPERTY RECORDS AND IN THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET 455;

THENCE SOUTH 65 DEGREES 55 MINUTES 48 SECONDS WEST WITH THE SOUTH LINE OF SAID 25.324 ACRE TRACT AND THE NORTH LINE OF SAID FARM TO MARKET 455 A DISTANCE OF 449.02 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT WITH AN ARC LENGTH OF 281.25 FEET, A RADIUS OF 671.16 FEET, AND WHOSE CHORD BEARS SOUTH 77 DEGREES 56 MINUTES 06 SECONDS WEST, WITH A CHORD LENGTH OF 279.19 FEET TO A PK NAIL SET FOR CORNER IN THE CENTER OF AN ASPHALT SURFACE ROAD UNDER APPARENT PUBLIC USE POSTED AS UNION HILL ROAD AT THE SOUTHEAST CORNER OF FALLMEADOW PHASE III, AN ADDITION TO DENTON COUNTY AS RECORDED IN CABINET V, SLIDE 577 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST WITH THE WEST LINE OF SAID 25.324 ACRE TRACT AND THE EAST LINE OF SAID FALLMEADOW PHASE III, ALONG SAID UNION HILL ROAD, A DISTANCE OF 965.20 FEET TO A PK NAIL SET FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 2.500 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PHILLIP G. AD SHIRLEY STRATTON AS RECORDED IN DOCUMENT NUMBER 2001-31045 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 85 DEGREES 22 MINUTES 06 SECONDS EAST WITH THE SOUTH LINE OF SAID 2.500 ACRE TRACT A DISTANCE OF 685.85 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 01 DEGREES 12 MINUTES 30 SECONDS WEST WITH THE EAST LINE OF SAID 12.412 ACRE TRACT AND THE WEST LINE OF SAID 10.365 ACRE TRACT, ALONG OR NEAR A FENCE A DISTANCE OF 668.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.143 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RON ALLEN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAY DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS UNION HILL ROAD 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.

_____
RON ALLEN DATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RON ALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2022.

_____
NOTARY PUBLIC, TEXAS

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

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

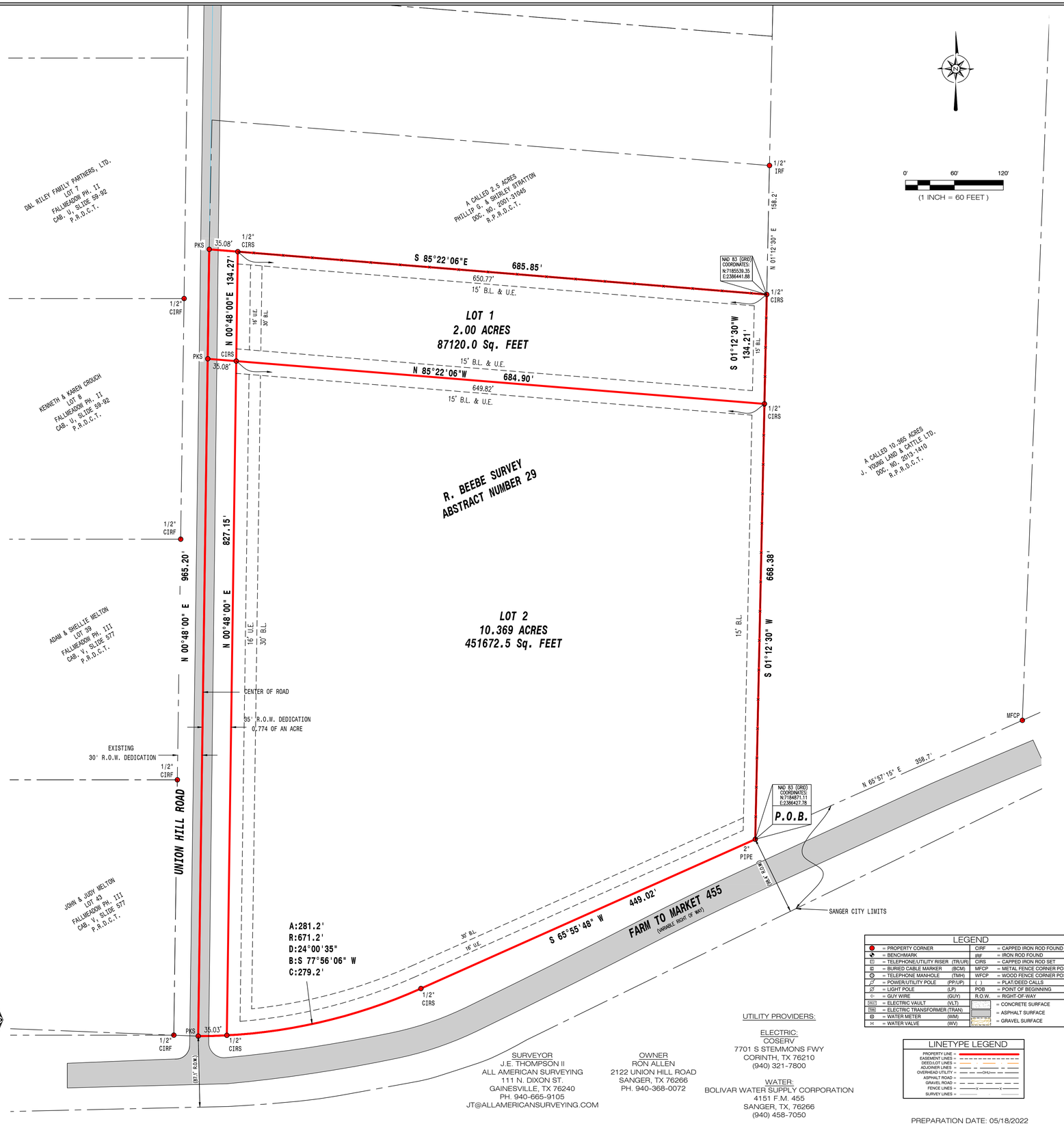
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

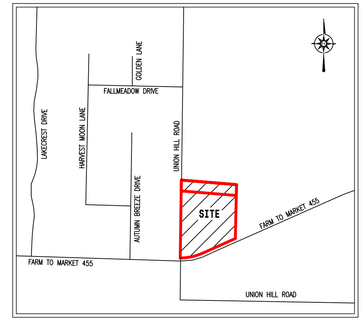
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2020.

_____
NOTARY PUBLIC, TEXAS

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



0' 60' 120'
(1 INCH = 60 FEET)



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR OF DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN", A PORTION OF THIS PROPERTY IS IN "SHADED ZONE X" DEFINED AS " AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND A PORTION OF THIS PROPERTY IS IN "ZONE AE" DEFINED AS " SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE ELEVATION DETERMINED" AS SHOWN IN PANEL 0245 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. WATER SERVICE TO BE SUPPLIED BY BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TX, 76266.
3. ELECTRIC SERVICE TO BE PROVIDED BY COSERV, 701 S STEMMONS FWY, CORINTH, TX 76210
4. SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEATH DEPARTMENT.
5. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS COORDINATES SHOWN ON GRID.
6. THIS PROPERTY IS LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
7. THIS PROPERTY IS LOCATED WITHIN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 13.143 ACRES INTO TWO (2) LOTS
9. MINIMUM FINISH FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
10. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT
11. TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
12. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEW AND APPROVED BY THE CITY
13. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING.
14. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

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

ON THIS THE _____ DAY OF _____, 20_____

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

APPROVED AND ACCEPTED

_____ _____
MAYOR, CITY OF SANGER DATE

ATTESTED BY:

_____ _____
CITY SECRETARY, CITY OF SANGER DATE

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

LINETYPE LEGEND	
PROPERTY LINE	———
EASEMENT LINES	– – – –
DEED/LOT LINES	— — — —
ADJOINER LINES	— — — —
OVERHEAD UTILITY	— OHU — OHU —
ASPHALT ROAD	———
GRAVEL ROAD	———
FENCE LINES	—X—X—
SURVEY LINES	———

UTILITY PROVIDERS:

ELECTRIC:
COSERV
7701 S STEMMONS FWY
CORINTH, TX 76210
(940) 321-7800

WATER:
BOLIVAR WATER SUPPLY CORPORATION
4151 F.M. 455
SANGER, TX, 76266
(940) 458-7050

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
JT@ALLAMERICANSURVEYING.COM

OWNER
RON ALLEN
2122 UNION HILL ROAD
SANGER, TX 76266
PH. 940-368-0072

PREPARATION DATE: 05/18/2022

MINOR PLAT
UNION HILL ROAD ADDITION
LOTS 1 AND 2
BEING 13.143 ACRES
IN THE R. BEEBE SURVEY,
ABSTRACT NO. 29
ETJ CITY OF SANGER
DENTON COUNTY, TEXAS

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

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
T.E.P.	09/07/2022	22015	1" = 60'	1 OF 1

EST · 1886

SANGER
DEVELOPMENT SERVICES

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

SUBDIVISION APPLICATION

☐ Preliminary Plat Minor Plat	☐ Final Plat/Replat Amended Plat	☐ Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: RON ALLEN	Name:
Company:	Company:
Address: 2122 UNION HILL RD	Address
City, State, Zip: SANGER, TX 76266	City, State, Zip:
Phone 940 368 0072	Phone:
Fax: —	Fax:
Email: —	Email:

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): _____

Owner's Signature — Date 9/8/22

Applicant's Signature — Date 9/8/22

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

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

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

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- ☑ The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').
- ☑ The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.
- ☑ True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.
- ☑ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☑ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☑ Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.
- ☑ An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
- ☑ If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- ☑ The exact layout, including:
  1) Street and/or alley names
  2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
  3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
  4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
  5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second
- ☑ The accurate location, material, and approximate size of all monuments.

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

☑ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.

☑ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.

☑ Name and addresses of the owner, subdivider, engineer, and surveyor.

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

(cont.)

☑ North point, written and graphic scale, and date.

☑ 3"x3" recording box at the lower right hand corner.

☑ A Title Block with the following information shall be provided on each page:

1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
2) Name of the proposed development/addition/subdivision
3) Total number of lots and HOA/Open Space lots
4) Survey name and abstract number
5) Gross acreage
6) Right-of-Way acreage, if dedicated
7) Date of preparation and subsequent revisions

☑ Standard Notation to be added on the plat:

1) "All lots comply with the minimum size requirements of the zoning district."
2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No._____, dated_____, of the National Flood Insurance Rate Maps for Denton County, Texas."
8) "The purpose of this plat is_____[state the purpose]_____"
9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"

EST. 1886
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☑ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.

☑ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000')
outside the proposed subdivision.

☑ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.

☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

"A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

LETTER OF INTENT
May 18, 2022

RON ALLEN
CITY OF SANGER, TEXAS
2122 UNION HILL ROAD
SANGER, TEXAS 76266

RE: UNION HILL ROAD ADDITION

CITY OF SANGER:

PLEASE FIND THIS DOCUMENT TO SEVE AS THE REQUIRED LETTER OF INTENT FOR UNION HILL ROAD ADDITION.

SUBDIVIDER: RON ALLEN

CONTACT: RON ALLEN, (940) 368-0072

DESIGNATED POINT OF CONTACT: RON ALLEN

INTENT OF APPLICATION: ZONING CHANGE AND PRELIMINARY PLAT SUBMISSION APPROVAL

UNION HILL ROAD ADDITION IS A PROPOSED SINGLE-FAMILY DEVELOPMENT LOCATED APPROXIMATELY 2.5 MILES EAST OF THE CITY OF CITY OF SANGER AT THE INTERSECTION OF FARM TO MARKET 455 AND UNION HILL ROAD. THE DEVELOPER IS PROPOSING A TWO ACRE LOT BE ZONED AS SINGLE-FAMIL AND THE REMAINING ACREAGE TO STAY IN AGRICULTRE ZONE. THIS SITE WILL HAVE UITILITIES PROVIDED BY BOLIVAR WATER SUPPLY CORP. AND COSERV ELECTRIC. ACCORDING TO FEMA, THIS PROPERTY IS DETERMINED TO BE “OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN”.

THE SITE IS CURRENTLY ZONED AS AG AND I REQUEST THE FOLLOWING:

- LOT SIZE- MINIMUM 2 ACRES

I RESPECTFULLY REQUEST THAT THE PLAT AND REZONING APPLICATION BE REVIEWED AND CONSIDERED BY THE PLANNING & ZONING COMMISION AND THE CITY OF SANGER TOWN COUNCIL.

IF YOU HAVE QUESTIONS OR CONCERNS, PLEASE CALLE ME.

THANK YOU,

RON ALLEN

DATE: 09/27/2022

1st REVIEW COMMENTS – Final Plat (Union Hill Road Addition)

Request is for a Final Plat of the Union Hill Road Addition platting Lot 1 and 2, being approximately 13.143 acres, prepared by All American Surveying, submitted on 09/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide a signed and notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
2. Provide acreage of right-of-way being dedicated.
3. Modify note "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
4. Add note "This plat does not alter or remove existing deed restrictions, if any, on this property."
5. Add note "The purpose of this plat is _____?
6. Add name, address and phone number of all utilities providing service to the development. If it is Sanger water, sewer and electric no will serve letter required, if another provider furnish will serve letter.

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 October 10, 2022, and for City Council meeting on Monday November 7, 2022.

HALFF

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

September 27, 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: **Union Hill Road Addition**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Minor Plat for the Union Hill Road Addition. This plat is to create two lots and rezone the smaller lot from Agriculture to Single Family. The property is located at the northeast intersection of Union Hill Road with Farm to Market 455 and is located within the City of Sanger extraterritorial jurisdiction (ETJ) and within Lake Ray Roberts jurisdiction. The "Minor" plat was prepared by All American Surveying and is dated September 9, 2022 in the title block.

We have completed a courtesy review of the plat and have the following comments:

1. Plat is receiving a courtesy review but cannot be approved until the zoning change has been approved by planning and zoning.
2. Change the title from "Minor Plat" to "Final Plat". The City will treat this as a short from submission.
3. Dedication will be required along FM 455 since FM 455 is on the master thoroughfare plan with 120' to 140 ROW.
4. Request for Zoning Change will need to be submitted to Lake Ray Roberts Planning and Zoning.
5. Per interlocal agreement between Denton County, City of Sanger, and Lake Ray Roberts the most stringent of ordinances shall govern.
6. Modify Surveyor language as indicated on mark-up.
7. Add language above metes and bounds.
8. Lake Ray Roberts Ordinance requires Minimum Rear Yard -30 feet for residential.
9. Lake Ray Roberts Ordinance requires the following for Agricultural:
    a. Minimum Side Yard -20 feet
    b. Minimum side yard at corner – 35 feet
    c. Minimum Rear Yard -35 feet
10. Note 9 is not necessary if lot is not with or adjacent to flood plain.

11. Modify note 10 to match wording in ordinance "Notice - selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits."
12. Per ordinance add and confirm: "This plat does not alter or remove existing deed restrictions, if any, on this property."
13. Update preparation date.

The Surveyor/Owner shall revise the plat to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7467.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: Mark-ups

State of Texas

County of Denton

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

WHEREAS RON ALLEN IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE R. BEEBE SURVEY, ABSTRACT NUMBER 29 DENTON COUNTY, TEXAS AND BEING A PART OF A CALLED 25.324 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RON ALLEN AS RECORDED IN DOCUMENT NUMBER 1993-56703 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 2-INCH OPEN ENDED PIPE FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 25.324 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 10.365 ACRE TRACT OF LAND DESCRIBED IN THE TO J. YOUNG LAND & CATTLE LTD AS RECORDED IN DOCUMENT NUMBER 2013-1410 OF SAID REAL PROPERTY RECORDS AND IN THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET 455;

THENCE SOUTH 65 DEGREES 55 MINUTES 48 SECONDS WEST WITH THE SOUTH LINE OF SAID 25.324 ACRE TRACT AND THE NORTH LINE OF SAID FARM TO MARKET 455 A DISTANCE OF 449.02 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT WITH AN ARC LENGTH OF 281.25 FEET, A RADIUS OF 671.16 FEET, AND WHOSE CHORD BEARS SOUTH 77 DEGREES 56 MINUTES 06 SECONDS WEST, WITH A CHORD LENGTH OF 279.19 FEET TO A PK NAIL SET FOR CORNER IN THE CENTER OF AN ASPHALT SURFACE ROAD UNDER APPARENT PUBLIC USE POSTED AS UNION HILL ROAD AT THE SOUTHEAST CORNER OF FALLMEADOW PHASE III, AN ADDITION TO DENTON COUNTY AS RECORDED IN CABINET V, SLIDE 577 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST WITH THE WEST LINE OF SAID 25.324 ACRE TRACT AND THE EAST LINE OF SAID FALLMEADOW PHASE III, ALONG SAID UNION HILL ROAD, A DISTANCE OF 965.20 FEET TO A PK NAIL SET FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 2.500 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PHILLIP G. AD SHIRLEY STRATTON AS RECORDED IN DOCUMENT NUMBER 2001-31045 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 85 DEGREES 22 MINUTES 06 SECONDS EAST WITH THE SOUTH LINE OF SAID 2.500 ACRE TRACT A DISTANCE OF 685.85 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 01 DEGREES 12 MINUTES 30 SECONDS WEST WITH THE EAST LINE OF SAID 12.412 ACRE TRACT AND THE WEST LINE OF SAID 10.365 ACRE TRACT, ALONG OR NEAR A FENCE A DISTANCE OF 668.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.143 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RON ALLEN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAY DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS UNION HILL ROAD 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.

RON ALLEN DATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RON ALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2022.

NOTARY PUBLIC, TEXAS

Modify to the effect that: the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and exist, and that their location, size and material are correctly shown. Such surveyor's certificate may be prepared as follows:

"State of Texas

County of Denton

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

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

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

STATE OF TEXAS
COUNTY OF DENTON

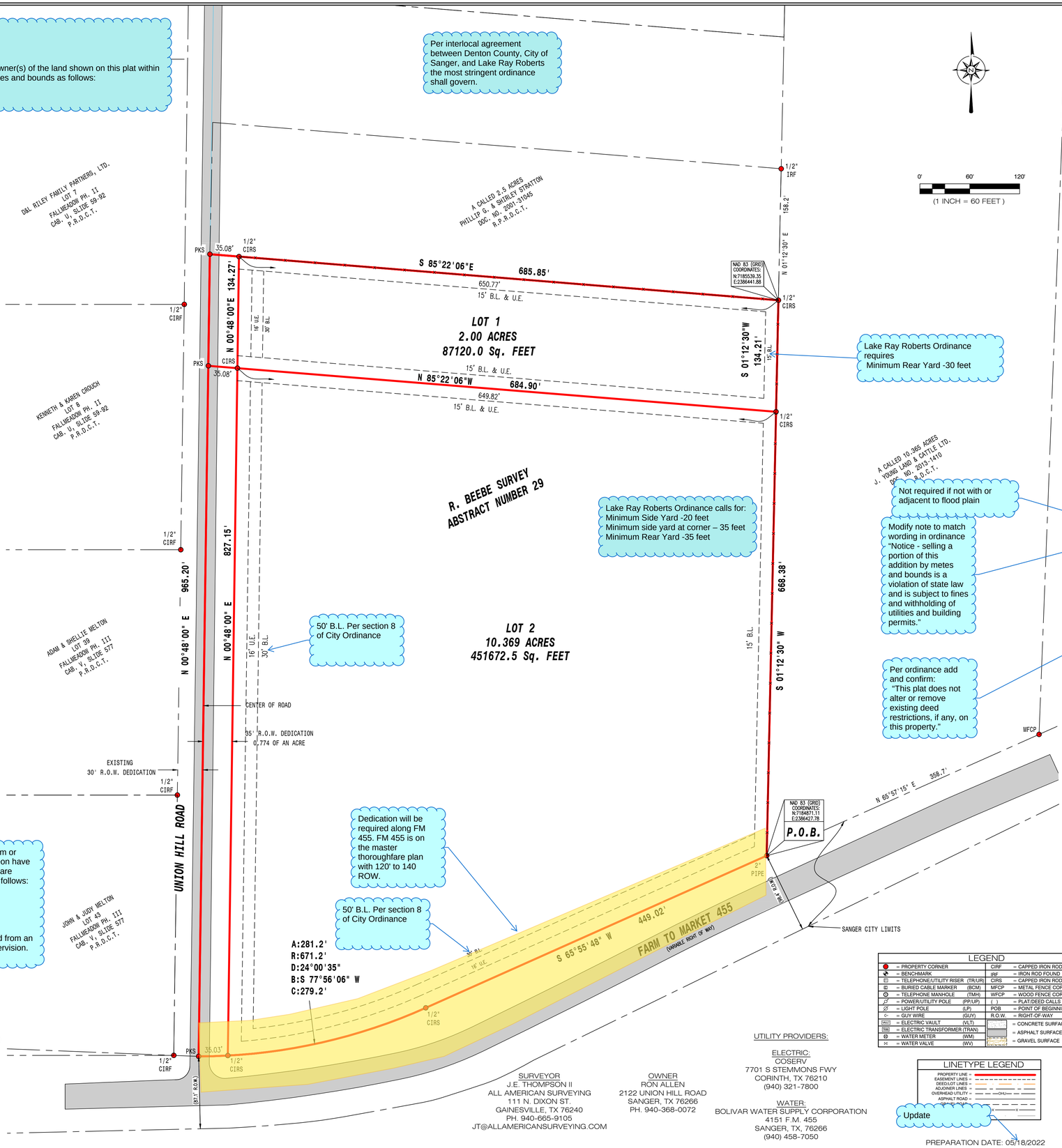
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2020.

NOTARY PUBLIC, TEXAS

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

Per interlocal agreement between Denton County, City of Sanger, and Lake Ray Roberts the most stringent ordinance shall govern.

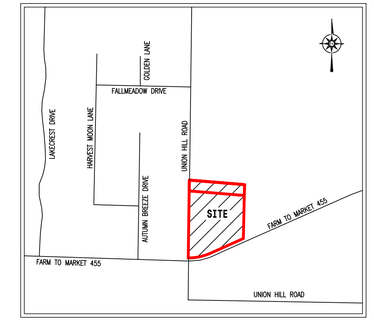


Lake Ray Roberts Ordinance requires
Minimum Rear Yard -30 feet

Lake Ray Roberts Ordinance calls for:
Minimum Side Yard -20 feet
Minimum side yard at corner – 35 feet
Minimum Rear Yard -35 feet

Dedication will be required along FM 455. FM 455 is on the master thoroughfare plan with 120' to 140 ROW.

0' 60' 120'
(1 INCH = 60 FEET)



VICINITY MAP
(NOT TO SCALE)

Not required if not with or adjacent to flood plain

Modify note to match wording in ordinance "Notice - selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits."

Per ordinance add and confirm: "This plat does not alter or remove existing deed restrictions, if any, on this property."

GENERAL NOTES:

1. **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR OF DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN", A PORTION OF THIS PROPERTY IS IN "SHADED ZONE X" DEFINED AS " AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND A PORTION OF THIS PROPERTY IS IN "ZONE AE" DEFINED AS " SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE ELEVATION DETERMINED" AS SHOWN IN PANEL 0245 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. WATER SERVICE TO BE SUPPLIED BY BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TX, 76266.
3. ELECTRIC SERVICE TO BE PROVIDED BY COSERV, 701 S STEMMONS FWY, CORINTH, TX 76210
4. SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEATH DEPARTMENT.
5. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS COORDINATES SHOWN ON GRID.
6. THIS PROPERTY IS LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
7. THIS PROPERTY IS LOCATED WITHIN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 13.143 ACRES INTO TWO (2) LOTS
9. MINIMUM FINISH FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
10. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT
11. TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
12. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA, ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEW AND APPROVED BY THE CITY
13. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING.
14. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

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

ON THIS THE _____ DAY OF _____, 20_____

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

APPROVED AND ACCEPTED

MAYOR, CITY OF SANGER DATE

ATTESTED BY:

CITY SECRETARY, CITY OF SANGER DATE

LEGEND

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

LINETYPE LEGEND

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

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
JT@ALLAMERICANSURVEYING.COM

OWNER
RON ALLEN
2122 UNION HILL ROAD
SANGER, TX 76266
PH. 940-368-0072

UTILITY PROVIDERS:

ELECTRIC:
COSERV
7701 S STEMMONS FWY
CORINTH, TX 76210
(940) 321-7800

WATER:
BOLIVAR WATER SUPPLY CORPORATION
4151 F.M. 455
SANGER, TX, 76266
(940) 458-7050

Update

PREPARATION DATE: 05/18/2022

MINOR PLAT
UNION HILL ROAD ADDITION
LOTS 1 AND 2
BEING 13.143 ACRES
IN THE R. BEEBE SURVEY, ABSTRACT NO. 29
ETJ CITY OF SANGER
DENTON COUNTY, TEXAS

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

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
T.E.P.	09/07/2022	22015	1" = 60'	1 OF 1