

# **CITY COUNCIL**

## **MEETING AGENDA**

**JUNE 03, 2024, 6:00 PM**

**CITY COUNCIL REGULAR MEETING**

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



### **CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM**

#### **DISCUSSION ITEMS**

1. Discussion on selecting Halff for engineering, architectural and construction services for the Sullivan Senior Center.

### **OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

#### **ADJOURN THE WORK SESSION**

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

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

#### **INVOCATION AND PLEDGE**

#### **CITIZENS COMMENTS**

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

#### **CONSENT AGENDA**

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

2. Consideration and possible action on the minutes from the May 14, 2024, meeting.
3. Consideration and possible action on the minutes from the May 20, 2024, meeting.

- [4.](#) Consideration and possible action on Resolution No.2024-03 authorizing a change of authorized bank signatories.
- [5.](#) Consideration and possible action on the Final Plat of the Church Street Addition, being 1.01 acres described as A1241A TIERWESTER, TR 175, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.
- [6.](#) Consideration and possible action on the Preliminary Plat of Duck Creek Ridge, being 1.010 acres described as A1241A Tierwester, Tr 206, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive.

## **ACTION ITEMS**

- [7.](#) Consideration and possible action on the Preliminary Plat of Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.
- [8.](#) Consideration and possible action on a contract with Halff Associates, Inc for the engineering, architectural and construction services for the Sullivan Senior Center in an amount not to exceed \$304,900, and authorize the City Manager to execute the contract.
- [9.](#) Consideration and possible action on Resolution 2024-05, Adopting the 2024 Salary Schedules, authorizing its execution, and providing an effective date.
- [10.](#) Consideration and possible action on the purchase of a 2028 small bucket service truck from Altec Industries and authorizing the City Manager to execute all necessary documents.
- [11.](#) Consideration and possible action on Resolution 2024-04, waiving the bidding requirements under exemption per Texas Local Government Code 252.022 (1) and declaring a Public Calamity and authorizing the refurbishment of twenty-five (25) electric transformers by Alamo Transformer Supply Company in the amount not to exceed \$70,000.00.

## **FUTURE AGENDA ITEMS**

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



## **ADJOURN**

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

## **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on May 30, 2024, at 5:00 PM.

**/s/Kelly Edwards**  
Kelly Edwards, City Secretary

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



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

**FROM:** Ryan Nolting, Parks & Recreation Director

**AGENDA ITEM:** Discussion on selecting Halff for engineering, architectural and construction services for the Sullivan Senior Center.

**SUMMARY:**

**2023**

- Seniors called to report a leak in the back room of the building
- Built Right Construction was called out and would not make the necessary repair due to the conditions of the roof framing.
- Staff contracted Halff Inc. (City Engineer) for an assessment of the condition of the Senior Center.
- With the recommendations from Halff Inc., staff closed the back portion of the building.
- Staff received the Structural Report from Halff Inc.
- Staff has met with Seniors on numerous occasions keeping them informed on the progress.

**2024**

- Seniors have moved out of the Center and all activities are being held at the 1<sup>st</sup> Baptist Church.
- Staff has continued meeting with the Senior keeping them informed on the progress on the building.

**FISCAL INFORMATION:**

Budgeted: NA

Amount: \$304,900

GL Account: 004-32-6519

**RECOMMENDED MOTION OR ACTION:**

Discussion item only.

**ATTACHMENTS:**

- City Council Communication
- Professional Services Agreement
- Exhibit "A" Sullivan Senior Center Proposal

**PROFESSIONAL SERVICES AGREEMENT  
BY AND BETWEEN THE CITY OF SANGER AND  
HALFF ASSOCIATES, INC.**

THIS AGREEMENT is made and entered by and between **City of Sanger, Texas**, hereinafter referred to as "Sanger", and **HALFF ASSOCIATES, INC.**, a Texas corporation, hereinafter referred to as "Consultant" to be effective from and after the date as provided herein. For convenience, the Consultant and Sanger may sometimes be referred to herein collectively as "parties" and individually as a "party".

WITNESSETH

**WHEREAS**, Sanger desires to engage Consultant to provide professional services for the Sanger Senior Center as more fully described on Exhibit "A" attached hereto and incorporated herein by reference; and

**WHEREAS**, Consultant agrees to provide such work and services for Sanger in accordance with the terms of this Agreement;

**NOW, THEREFORE**, for the mutual promises set forth herein, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually agree as follows:

I.  
ENGAGEMENT

Sanger hereby agrees to retain Consultant to design the Sanger Senior Center; and Consultant agrees to perform such services in accordance within the Scope of Services and the terms and conditions of this Agreement.

II.  
SCOPE OF SERVICES

- (a) Sanger agrees to engage Consultant and Consultant hereby agrees to perform the services described in Exhibit "A" attached hereto and incorporated herein by reference.
- (b) Notwithstanding anything to the contrary contained in this Agreement, Sanger and Consultant agree and acknowledge that Sanger is entering into this Agreement in reliance on Consultant's skills, knowledge, experience, and abilities. Consultant accepts the relationship of trust and confidence established between it and Sanger by this Agreement. Consultant acknowledges that Consultant shall be solely responsible for determining the methods for performing the services described in Exhibit "A" attached hereto. Consultant covenants with Sanger to use its best efforts, skill, judgment, and abilities to perform the work required by this Agreement and to further the interests of Sanger in accordance with Sanger's requirements, in compliance with applicable national, federal, state, municipal, laws, regulations, codes, ordinances, with those of any other body having jurisdiction. Consultant represents, and agrees that all of the work to be performed by Consultant under or pursuant to this Agreement shall be done (i) with the professional skill and care ordinarily provided by competent engineers or architects, as the case may be, practicing

under the same or similar circumstances and applicable professional license; and (ii) expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect, as the case may be.

### III. COMPLETE AGREEMENT

This Agreement, including the Exhibit "A" and its attachments, constitute the entire agreement by and between the parties regarding the subject matter hereof and supersedes all prior or contemporaneous written or oral understandings. This Agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument.

### IV. TERM OF AGREEMENT/TERMINATION

The initial term of this Agreement shall commence upon the complete execution of the Agreement by Sanger and Consultant and shall continue until the Scope of Services is completed. This agreement may be terminated by either party with thirty (30) calendar days' written notice unless specified otherwise in Exhibit "A". In the event of termination by Sanger, Consultant shall be compensated in accordance with the terms of this Agreement and shall deliver to Sanger all final documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items prepared by Consultant in connection with this Agreement.

### V. COMPENSATION AND EXPENSES

Consultant shall be paid for performance of the Scope of Services as set forth in Exhibit "A" and specifically Attachment "D" to Exhibit "A". Within fifteen (15) days of the end of the month within which services were rendered, Consultant shall provide Sanger an invoice specifying the services provided during the previous month and the total amount owed by Sanger. Payment will be made by Sanger within thirty (30) days of receipt of an invoice from Consultant.

### VI. INDEPENDENT CONTRACTOR

Consultant covenants and agrees that it is an independent contractor and not an officer, agent, servant or employee of Sanger; that it shall have exclusive control of and exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of its officers, agents, employees, contractors, subcontractors and consultants; that the doctrine of respondent superior shall not apply as between Sanger and Consultant, its officers, agents, employees, contractors, subcontractors and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between Sanger and Consultant.

## VII. ASSIGNMENT

Consultant agrees that this Agreement shall not be assigned without the prior written consent of Sanger, except to an Affiliate of Consultant. Affiliate shall mean (1) any corporation or other entity controlling, controlled by, or under common control with (directly or indirectly) Consultant, including, without limitation, any parent corporation controlling Consultant or any subsidiary that Consultant controls; (2) the surviving corporation resulting from the merger or consolidation of Consultant; or (3) any person or entity which acquires all of the assets of Consultant as a going concern. Consultant shall be permitted to enter into subcontracts for performance of portions of the Scope of Services; however, Consultant shall not subcontract the entirety of the Scope of Services to a single subcontractor without Sanger's consent. Consultant further agrees that the assignment of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve the Consultant from its full obligations to Sanger as provided by this Agreement.

## VIII. AUDITS AND RECORDS

Consultant agrees that Sanger or its duly authorized representatives shall, until the expiration of three (3) years after termination under this Agreement, upon reasonable notice, have access to and the right to examine and photocopy any and all books, documents, papers and records of Consultant which are directly pertinent to the services to be performed under this Agreement. Consultant agrees that Sanger shall have access during normal working hours to all necessary Consultant's facilities and shall be provided adequate and appropriate work space.

## IX. REPRESENTATION

Consultant represents that (a) it and each of its employees, consultants and subcontractors, if any, that it uses to provide and perform professional services has the necessary knowledge, skills, experience, qualifications, and resources to provide and perform the services in accordance with the agreement and the Scope of Services; and (b) the professional services will be performed for and delivered to Sanger in accordance with Section 271.904, Texas Local Government Code, with the professional skill and care ordinarily provided by competent engineers or architects practicing under the same or similar circumstances and professional license, and as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect.

## X INDEMNITY

Consultant, to the extent allowable by law, and specifically Texas Local Government Code Section 271.904, shall indemnify, and hold harmless Sanger, its City council, officers, employees, and agents from and against all damages, which are caused by or result from the performance of the work or which are caused by the intentional acts or negligent acts or omissions of its subcontractors, any officers, agents, or employees. Sanger, to the extent allowable by law, shall defend, indemnify, and hold harmless the Consultant, its officers, employees, and agents from and against all citations, claims, costs, damages, demands, expenses, fines, judgments, losses, penalties, or suits, which in any way arise out of, relate to, or result from the performance of the work or which are caused by the intentional acts or negligent acts or omissions of its subcontractors, any officers, agents, or employees.

XI.  
MAILING OF NOTICES

Consultant agrees that all notices or communications to Sanger permitted or required under this Agreement shall be addressed to Sanger at the following address:

City Manager  
City of Sanger  
502 Elm Street  
P.O. Box 1729  
Sanger, Texas 76266

Sanger agrees that all notices or communications to Consultant permitted or required under this Agreement shall be addressed to Consultant at the following address:

HALFF ASSOCIATES, INC.  
2601 Meacham Boulevard, Suite 600  
Fort Worth, Texas 76137

All notices or communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date such notice or communication is posted by the sending party.

XII.  
MISCELLANEOUS

1. The City of Sanger has found that Consultant is the most qualified party to fulfill the requirements of the agreement. In addition, this is a contract for the purchase of personal and/or professional services and therefore is exempt from competitive bidding.

2. A person or business that contracts with Sanger or who seeks to contract with Sanger must file a "Conflict of Interest Questionnaire" (FORM CIQ) which is available online at [www.ethics.state.tx.us](http://www.ethics.state.tx.us) and a copy of which is attached to this guideline. The form contains mandatory disclosures regarding "employment or business relationships" with a municipal officer. Officials may be asked to clarify or interpret various portions of the questionnaire.

3. Compliance with HB 89: Consultant agrees per HB 89 Consultant shall not boycott Israel at any time while providing products or services to the City of Sanger.

☒ [ X ] Yes, we agree                      ☐ [ ] No, we do not agree                      ☐ [ ] N/A

4. Compliance with SB 252: Consultant agrees per SB 252 that they shall not do business with Iran, Sudan or a foreign terrorist organization while providing products or services to the City of Sanger.

☒ [ X ] Yes, we agree                      ☐ [ ] No, we do not agree

XIII.  
VENUE/GOVERNING LAW

The parties agree that the laws of the State of Texas shall govern this Agreement, and that it is performable in City of Sanger, Texas. Exclusive venue shall lie in Denton County, Texas.

XIV.  
SUCCESSORS AND ASSIGNS

Consultant and their partners, successors, subcontractors, executors, legal representatives, and administrators are hereby bound to the terms and conditions of this Agreement.

XV.  
INSURANCE

Consultant shall, at its own expense, purchase, maintain, and keep in force throughout the duration of this Agreement and for a period of four (4) years thereafter the following minimum insurance:

- A.** Commercial general liability insurance, including personal injury liability, blanket contractual liability, and broad form property damage liability in an amount of not less than \$1,000,000.
- B.** Automobile bodily injury and property damage liability insurance with a limit of not less than \$1,000,000.
- C.** Statutory workers' compensation and employers' liability insurance as required by state law.
- D.** Professional liability insurance (Errors and Omissions) with a limit of \$1,000,000 per claim/annual aggregate.

Consultant shall provide Sanger with proof of insurance required hereunder prior to commencing work for Sanger. Consultant shall provide Sanger with written notice of any coverage limit change on the insurance. Such policies shall name Sanger, its officers, and employees as additional insured except for Workers' Compensation and Professional Liability Insurance and shall provide for a waiver of subrogation against Sanger. Consultant shall require that all subcontractors comply with the same insurance requirements.

XIV.  
SEVERABILITY

In the event a term, condition, or provision of this Agreement is determined to be void, unenforceable, or unlawful by a court of competent jurisdiction, then that term, condition, or provision, shall be deleted and the remainder of the Agreement shall remain in full force and effect.

XV.  
AUTHORITY TO SIGN

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto.

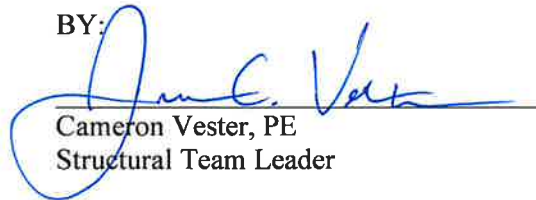
This Agreement shall be effective from and after the date of execution by the last signatory hereto as evidenced below.

SIGNED on the date indicated below.

Date: 5/30/2024

HALFF ASSOCIATES, INC

BY:

  
Cameron Vester, PE  
Structural Team Leader

Date: \_\_\_\_\_

CITY OF SANGER

BY:

\_\_\_\_\_  
Mayor/City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Hugh Coleman  
City Attorney



Exhibit “A”



2601 Meacham Boulevard, Suite 600  
Fort Worth, Texas 76137  
(817) 847-1422  
Fax (817) 232-9784

Item 1.

April 29, 2024

Mr. Ryan Nolting  
Director – Parks and Recreation  
City of Sanger  
201 Bolivar Street  
Sanger, TX 76266

Re: Proposal for Engineering and Architectural Services  
Sullivan Senior Center Renovation  
Sanger, Texas  
Agreement between City of Sanger and Halff Associates, Inc.

AVO: 57658.001

Dear Mr. Nolting

Halff Associates Inc., along with BRW Architects is pleased to submit the following scope and fee proposal to provide professional engineering and architectural design services for the renovation of the Sullivan Senior Center in Sanger, Texas.

We propose the following services, as described in the Scope of Services (Attachment A). We appreciate the opportunity to submit our proposal for this project and look forward to working with the team. Please feel free to contact me at (817) 764-7522 or [CVester@halff.com](mailto:CVester@halff.com) if you have any questions or comments regarding this proposal.

Sincerely,

**HALFF, INC.**

A handwritten signature in black ink that reads "James C. Vester".

Cameron Vester, PE  
Structural Team Leader

**ATTACHMENT A**  
**SCOPE OF SERVICES**  
**CITY OF SANGER**  
**SULLIVAN SENIOR CENTER RENOVATION**

**Project Summary**

The city of Sanger is looking to repair and remodel the existing Sullivan Senior Center at 200 Bolivar Street. The building was originally constructed in 1890 and was the first permanent structure in Sanger. Over the years the building has served as the Town Hall and Fire Station, a store, a bar, and a café. The building was purchased in 1900 by John Sullivan and deeded in 1985 to the city as a senior center provided a place for Sanger's older community to gather and socialize.

The existing structure is approximately 2,500 square feet gross. The interior includes two (2) large open areas; the rear portion of the building (approx. 24' x 32') has an elevated timber framed floor and the front area (approx. 22' x 54') has two (2) restrooms and a kitchenette with stove, fridge, sink, and counterspace. A structural assessment of the building performed by Halff Associates found the existing roof to be failing due to deterioration and the back-room's floor structure to be deficient for the proposed loading.

This project will include the replacement of the roofing and roof structure, the back-room floor structure, remodeling of the building interior to meet current codes and provide a more functional space for the seniors using it.

**I. Project Assumptions**

The following is a list of assumptions made by Halff Associates, Inc (Halff) for the preparation of the Scope of Services for the Client, City of Sanger (City), for the renovation of the Sullivan Senior Center (Project).

1. This scope and fee proposal is for the design and production of construction documents and construction **administration services** for the renovation of the Sullivan Senior Center building.
2. Project design documents will be based on the following city adopted building codes:
  - 2018 International Building Code
  - 2018 International Plumbing Code
  - 2018 International Mechanical Code
  - 2018 International Existing Building Code
  - 2018 International Fire Code
  - 2018 International Energy Conservation Code
  - 2017 International Electrical Code
3. The existing roof structure is failing and has caused roof leaks into the interior of the building. Per Halff's assessment report dated May 12, 2023, the roof structure should be replaced in whole. **Due to the cost of construction for the roof replacement, the building in its entirety must be brought up to current code.**
  - It is assumed that the use of the back-room will be changed to included fitness activities requiring the loading to be increased according to its use.

- Building renovations and improvements include:
  - Removal and replacement of roofing and roof structure.
  - Removal and replacement of back-room floor (replacement is optional if existing floor slab can be used and ramp installed).
  - Removal and replacement of ceiling.
  - Removal and replacement of plumbing and plumbing fixtures as necessary to meet ADA and current codes.
  - Reconfiguration of bathrooms to meet ADA accessibility standards.
  - Reconfiguration of kitchenette based on ADA standards.
  - Removal and replacement of mechanical units with new HVAC equipment to meet current energy code. New HVAC equipment will be provided with standalone controls and be placed above the new ceiling.
  - Reconfigure floor plan to remove mechanical closets and addition of back-room storage closet.
  - Reconfiguration of plumbing to coordinate with renovation of bathroom and kitchen based on ADA standards.
  - Filing with the Texas Historical Commission Office (if necessary)

## II. Project Scope

### Item 1.0 - Project Management

#### Task 1.1 – Client Meetings

Halff will conduct meetings as required by the project. The team meetings will include internal and external coordination of project processes, program items and schedules.

1. Meetings will include:
  - a. Kickoff Meeting
    - i. Halff will conduct one (1) kickoff meeting with the Client to confirm the project goals, objectives and project schedule. Following the kickoff meeting Halff will accompany the Client to the site to review the existing conditions. Photographs will be taken to record condition of existing improvements. Notes will be taken by Halff at this meeting and site visit to record items discussed and decisions made and will be delivered in digital format to the Client.
  - b. Stakeholder Meetings
    - i. Halff will conduct one (1) stakeholder meeting with City to gather intelligence and information on improvements to site. Notes will be taken by Halff at this meeting and decisions made will be delivered in digital format to the Client.
  - c. Design Review Meetings
    - i. Halff will conduct four (4) design review meeting with the City and design team to review project documents at each project submittal milestone. Notes will be taken by Halff at these meetings to record items discussed and decisions made and will be delivered in digital format to the Client.

### Task 1.2 - Project Management

Halff will manage project personnel, invoicing, coordination with the Client virtually and/or phone calls, printing of deliverables and overseeing the quality control process.

#### 1. Design Team Meetings

- a. Halff will conduct up to sixteen (16) meetings (once a week) with design team and architect during the design phase.
- b. Halff will conduct up to four (4) meetings (once a month) with the design team, architect and City during the design phase.
- c. Halff will coordinate phone calls, conference calls and virtual meetings.
- d. Halff will conduct up to sixteen (16) meetings (bi-weekly) with the design team (as necessary), contractor and owner during the construction phase.

### Task 1.3 – Sub-Consultant Coordination

Halff will manage sub-consultant team including, invoicing, coordination with the sub-consultants virtually and/or phone calls, deadlines, design files, printing of deliverables and overseeing the quality control process.

### Task 1.4 – Deliverables

1. Halff and design team will provide electronic documentation deliverables at Conceptual and Schematic Design (15%), Design Development (30%), 50% Construction Documents, and 100% Construction Documents submittals. Documentation will consist of (as available):
  - a. Digital copy of plan set (24"x36") (.pdf format)
  - b. Digital copy of plan set (.dwg format)
  - c. Digital copy of technical specifications

## Item 2.0 – Assessment of Existing Conditions

### Task 2.1 – Due Diligence:

1. Meet with stakeholders for project, including the City, Subconsultant, and other project consultants as required to discuss and define the project parameters and to address project specific issues for the existing building renovation.
2. Perform field observations and investigations and investigate the existing conditions to determine existing project constraints.
  - a. Structural
    - i. Documentation of geometry of existing roof and floor structural elements.
    - ii. Assessment of existing walls.
    - iii. Identification of existing structural elements.
  - b. Mechanical/Electrical/Plumbing (MEP)
    - i. Assessment of existing facility.
    - ii. Mechanical observation of existing HVAC system, equipment, and accessories.
    - iii. Electrical observation of the existing condition of the electrical panels.
    - iv. Plumbing observation of existing plumbing fixtures and pipe routing.
    - v. Identification of existing vents thru the roof.

- vi. Identification of existing cleanouts and potential sewer line routing.
- c. Architectural
  - i. Documentation of building geometry.
  - ii. Identification of code compliance issues.
  - iii. Identification of building envelop properties (i.e. parapet composition, existing interior wall composition, ect.).
- 3. Obtain any available as-built plans to assist in structural, mechanical, plumbing, electrical, and architectural design.

### **Item 3.0 – Structural Design Services**

#### **Task 3.1 – Structural Design**

- 1. Coordinate with architect and MEP on reconfigured floor plan and new mechanical unit locations.
- 2. Develop demolition plan of structural elements for back-room floor framing and existing building roof structure.
- 3. Develop construction documents for roof structure.
- 4. Develop construction documents for back-room floor structure.
- 5. Structural details.
- 6. Structural Specifications

#### **Task 3.2 – Structural Construction Administration Services**

The construction administration services scope of work is developed with the understanding that the project construction period will be 6-months and that the project will require a maximum of 2 site visits.

- 1. Review structural submittals and shop drawings for general conformance review and commenting of construction documents.
- 2. Review of RFIs.
- 3. Conduct a punch list walkthrough with the Owner and General Contractor for substantial completion acceptance. A punch list will be provided.
- 4. Review construction change orders and requests for information and provide recommendations.

### **Phase 4.0 – MEP Design Services**

#### **Task 4.1 – Mechanical Design**

- 1. Mechanical coordination for new units above the ceiling.
- 2. Develop cooling and heating loads.
- 3. Calculate minimum outside air requirements per ASHRAE 62.1.
- 4. Design of new supply and return air distribution systems.
- 5. Development of equipment schedule, exhaust fan, and building pressurization calculations.
- 6. Development of air device schedule.
- 7. Selection of new HVAC equipment.
- 8. Mechanical COMcheck.
- 9. Mechanical details.
- 10. Develop a sequence of operations for new HVAC equipment.

## 11. Mechanical Division 23 Specifications.

### Task 4.2 – Electrical Design

1. Electrical utility service coordination for required power service entrance.
2. Develop electrical load estimate.
3. Develop electrical power plan with existing conditions electrical equipment. Plan will identify demolition equipment, lighting fixtures and cabling/raceway to be demolished.
4. Develop new branch circuit and feeder circuit design for power and lighting.
5. Develop lighting plan with illumination fixture schedules.
6. Development of one line diagram, feeder schedule and panelboard schedules.
7. Electrical details.
8. Electrical Division 26 Specifications on Plans.
9. Electrical COMcheck.

### Task 4.3 – Plumbing Design

1. Develop water supply and drainage fixture unit calculations for new lines.
2. Design of hot and cold-water distribution systems.
3. Design of new sanitary sewer and vent system.
4. Specification of new water heater.
5. Develop rise diagram.
6. Development of equipment and fixture schedule.
7. Plumbing details.
8. Plumbing COMcheck.
9. Plumbing Division 22 Specifications.

### Task 4.4 – MEP Construction Administration Services

The construction administration services scope of work is developed with the understanding that the project construction period will be 6-months and that the project will require a maximum of 2 MEP site visits.

1. Review mechanical, plumbing, and electrical submittals and shop drawings for general conformance review and commenting of construction documents.
2. Review of RFIs.
3. Conduct a punch list walkthrough with the Owner and General Contractor for substantial completion acceptance. A punch list will be provided.
4. Review construction change orders and requests for information and provide recommendations.

## Phase 5.0 – Asbestos Consulting

### Task 5.1 – Asbestos Consulting Services

The service will include consulting and oversight services for the abatement/removal of asbestos containing materials (ACM) identified by Halff and others and will consist of the following:

1. Preparation of asbestos abatement plans and specifications.
  - a. Asbestos abatement activities will be performed by others in accordance with the site-specific plans and specifications prepared by Halff for the project. ACM identified as a result of asbestos surveys conducted at the property by Halff and others will be incorporated into site-specific asbestos abatement plans and specifications prepared by a Texas Department of State Health Services (DSHS) licensed asbestos consultant.
2. Asbestos Abatement Oversight
  - a. A licensed asbestos consultant will coordinate with a licensed asbestos project manager/air monitoring technician to provide oversight of the abatement activities. The licensed asbestos project manager will be on-site for the duration of the asbestos abatement activities to perform air monitoring, on-site inspections, and to evaluate the work area(s) for compliance with State and Federal asbestos regulations and the abatement design. The project manager will also perform a final inspection after the abatement has been completed and conduct clearance testing in accordance with the current Texas Asbestos Health Protection Rules. The air samples will be analyzed by Phase Contrast Microscopy (PCM) in accordance with the National Institute of Occupational Safety (NIOSH) Method 7400.
3. Asbestos Closure Report
  - a. Following the completion of asbestos abatement activities at the property, a final report will be prepared for the project which includes a description of abatement activities, disposal manifests, and results of on-site air monitoring.
4. Asbestos consulting scope and fee is based on the following assumptions:
  - a. The project schedule for abatement is based on ten (10) hours per day for up to five days;
  - b. Work will be conducted Monday through Friday;
  - c. Significant changes to the scope of work will not be required;
  - d. The costs in Attachment D do not include the TDSHS notification fees, which will be invoiced directly to the property owner and are based on the reported quantity of ACM abated; and
  - e. The abatement contractor will be hired directly by the property owner and fees associated with the abatement contractor are not included.



**ATTACHMENT B**  
**ARCHITECTURAL SERVICES**  
**(SCOPE PREPARED BY ARCHITECTURE)**

**Phase 6.0 – Architectural Design Services**

Ryan Nolting  
Director, Parks and Recreation  
City of Sanger, Texas  
301 Bolivar St  
Sanger, TX 76266  
Sanger-Sullivan Senior Center Scope of Services

## PROJECT SUMMARY:

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The City of Sanger is looking to repair and remodel the existing Sullivan Senior Center (SSC) at 200 Bolivar St. The building was originally constructed in 1890 and was the first permanent structure in Sanger. Over the years the building has served as the Town Hall and Fire Station, a store, a bar, and a cafe. The building was purchased in 1900 by John Sullivan and deeded in 1985 to the city as a senior center providing a place for Sanger's older community to gather and socialize.

The existing structure is approximately 2,500 square feet gross. The interior includes two (2) large open areas; the rear portion of the building (approx. 24' x 32') has a raised wood floor and the front open area (approx. 22' x 54') has two (2) restrooms and a kitchen with stove, fridge, sink, and counterspace. A structural assessment of the building by HALFF Associates found the following deficiencies.

- The existing roof wood structure is failing and will need to be replaced.
- The rear raised wood floor structure will need to be replaced or just removed.
- The existing ceiling wood framing needs to be removed and replaced.
- The ceilings and floors are outdated and in need of replacement.
- The roofing will need to be removed and replaced.

An Architectural walk through by BRW on 03.04.2024 found the following concerns.

- The existing restrooms appear to not meet current ADA accessibility standards.
- The door push sides at the restrooms do not meet current ADA accessibility standards.
- Existing perimeter walls will need to meet current IECC (International Energy Conservation Code) as required by Texas.
- The ceilings need replacement.
- The kitchenette area counter tops do not meet current ADA accessibility standards.

In addition to the deficiencies above, The City of Sanger is requesting BRW to look at opportunities listed below to improve the facility's function and appearance and bring it up to current code to better serve the senior community of The City of Sanger.

- Propose an option that removes the raised floor in the rear room and allows for an accessible ramp to bring users to the lower level.
- Widen the opening between the rear room and the front room as much as possible.
- Eliminate any unnecessary wall voids to recapture square footage.

- Reconfigure kitchenette to be more functional for seniors using it.
- Remove the utility closets and relocate mechanical equipment to the plenum to recapture usable square footage.
- Renovate existing restrooms to meet current accessibility requirements.
- Add storage to rear area of facility.
- A total of 8 site visits are included in the fee.
  - One (1) site visit for documentation of existing conditions
  - Five (5) site visits During construction; One (1) visit per month and (1) punch walk visit. Based on an anticipated four (4) month construction period.
  - One (1) site visit for final inspection.

The city has requested that an existing piece of art hanging on the west wall toward the back of the front room be carefully removed and a new location be included in the design of the front room.

## **PROJECT SCOPE:**

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Conceptual Design

Schematic Design

Construction Documents

Bidding and Negotiation

Construction Administration

## **PROJECT SCHEDULE:**

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- We anticipate approximately sixteen (16) weeks to complete the project design phase described above.
- Construction schedule to be determined by contractor selected. We anticipate a minimum of four (4) month construction schedule.
- Extended client review periods will have an impact on the schedule.

## **BRW ARCHITECTS PROJECT TEAM**

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- Brown Reynolds Watford Architects, Inc. Architect  
3535 Travis Street, suite 250  
Dallas, TX 75204  
– Fred Clifford, AIA Principal

- Brown Reynolds Watford Architects, Inc.      Architect  
 3535 Travis Street, suite 250  
 Dallas, TX 75204  
 Ric Ruiz      Project Manager

## **COMPENSATION**

Based on the scope of services described above, Brown Reynolds Watford Architects proposes lump sum fees, plus reimbursable expenses as shown below

### **Basic Services** **\$153,400**

- **Architectural Services** \$128,500  
 Conceptual Design  
 Schematic Design  
 Design Development  
 Construction Documents  
 Bidding and Negotiation
- **Construction Administration** \$24,900

### **Reimbursable Expenses Allowance** **\$6,000**

- **Architectural** \$6,000  
 Reimbursable Expenses  
 TDLR TAS Filing Fee  
 Texas Accessibility Standards (TAS) Plan Review

### **Total Contract Value** **\$159,400**

Reimbursable expenses include but are not limited to such expenses as additional on-site meetings, printed material, and requested site visits.

Reimbursable expenses and hourly additional service by the Architect's consultants shall be billed at the rate billed to Architect except that the following shall be marked up commensurate with Architect's expenses, not to exceed 10% the amount invoiced to the Architect in each case:

- Document reproduction and mounting drawings, local and overnight deliveries: 10% as a coordination and handling fee. Note that this proposal is based on electronic conveyance of bid documents and CMAA submittals and does not include an adequate sum in the allowance for the Architect to provide paper distribution.

- Additional hourly scope or work by consultants or vendors to the Architect that require Architect’s additional hours in review, coordination, contract change processing, etc. to be expended by the Architect are reimbursable not to exceed 10% of the amount invoiced to the Architect and backed up with time expended at hourly rates.

Compensation shall be invoiced monthly based on the percent complete for each phase but shall not exceed the percentages shown below.

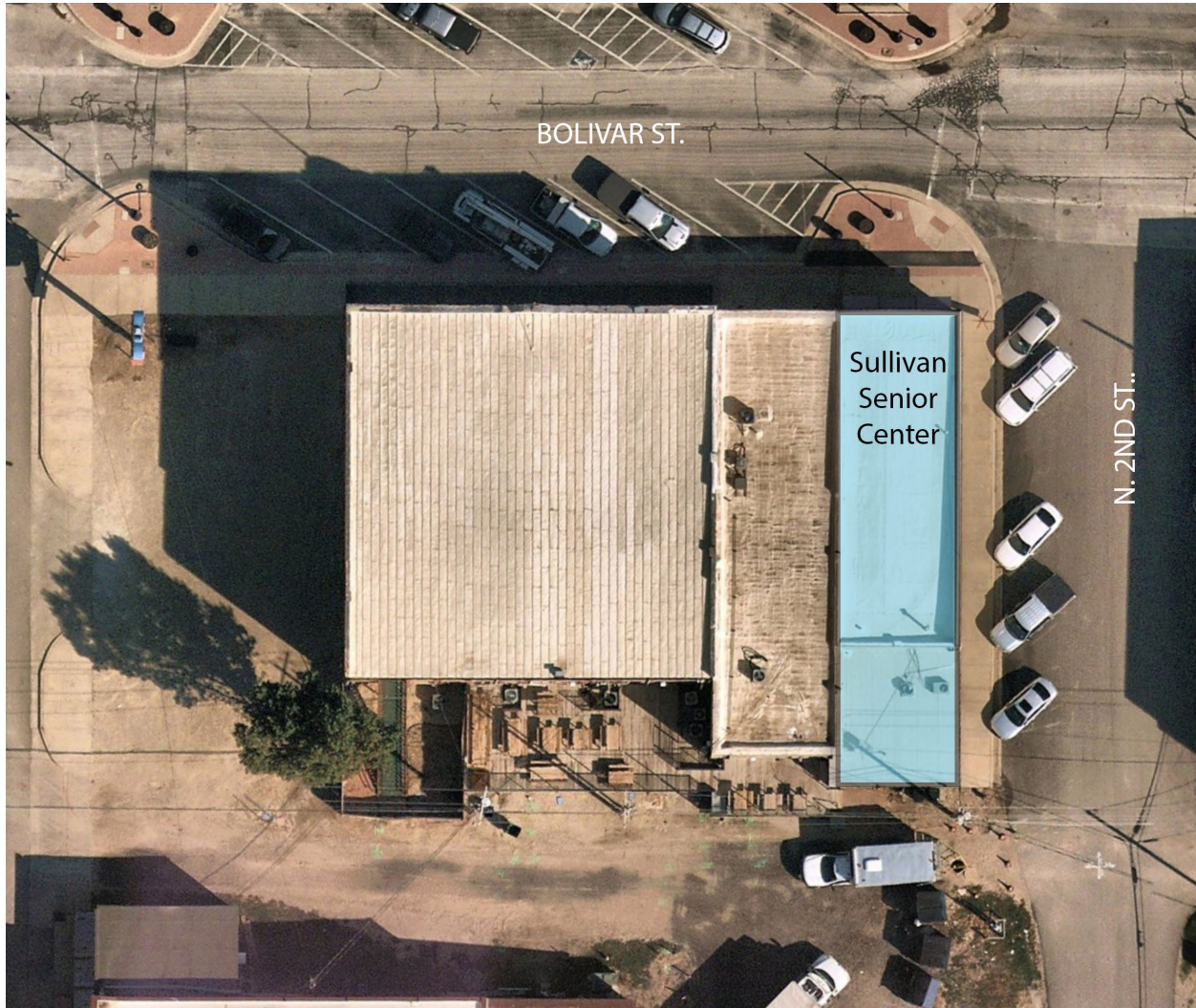
• Conceptual & Schematic Design	15%
• Design Development	15%
• Construction Documents 50%	20%
• Construction Documents 100%	20%
• Bidding and Negotiation	05%
• Construction Administration	20%
• <u>Final Deliverables</u>	<u>05%</u>
Total	100%

We hope this proposal meets your expectations. Please contact us with any questions. We look forward to working together on this project.

**BROWN REYNOLDS WATFORD ARCHITECTS, INC.**

Fred Clifford, AIA  
PRINCIPAL

**Site Aerial:**





**ATTACHMENT C**  
**PROJECT EXCLUSIONS**

**Project Exclusions**

1. Geotechnical Services
2. LEED submission or documentation
3. Environmental services.
4. Platting services
5. ALTA or other improvement surveys
6. Quality control and material testing services during construction.
7. Existing materials testing for the use of existing structure analysis.
8. Additional plats, easement or dedication exhibits needed after design is complete.
9. Filing fees, permit fees and sales tax on surveys.
10. Environmental impact statements and assessments.
11. Construction inspection services
12. Review of Engineers certificates. The Design Professional shall not be required to execute any documents after the signing of this Agreement that in any way might, in the sole judgment of the Design Professional, increase the Design Professional's risk or the availability or cost of his or her professional or general liability insurance.
13. Contractor means and methods to complete the required work (Ex.: shoring design)
14. Additional site visits or attendance at meetings beyond those listed above.
15. Preparation or submittal of any design calculations
16. Significant design revisions following substantial completion of the Construction Documents
17. Modifications to documents after documents are issued for construction.
18. Design and/or modifications to systems not within the scope of the project.
19. Preparation of any special interim sets of Construction documents for phased construction other than previously stated.
20. Design for Wi-Fi Systems.
21. Design for Surveillance Systems in areas not listed.
22. Design for Access Control.
23. Design for Fire Alarm System.
24. Design for Fire Suppression System.
25. Printing of Drawings and Specifications for Bidding.
26. Coordination with insurance companies, attorneys, or banking institutions.
27. Provide any services related to permits.

## **ATTACHMENT D**

### **BASIS OF COMPENSATION**

The estimated fees shall be considered Lump Sum. Halff services will be invoiced monthly, based on the percentage of work completed. Direct costs including printing and reproduction, postage, messenger service, long distance telephone calls, travel and expenses will be considered reimbursable. They will be billed at 1.1 times the direct cost incurred. The estimated fee for reimbursable expenses will not be exceeded without prior approval from the Owner.

The budget established below does not include revisions incurred by the owner once the design development phase is underway. If revisions are requested by the Client or architect, a revision to the scope and budget will be required.

Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax on certain kinds of surveying services but does not require sales taxes on other professional services. In the event that new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees.

<b>Task 1.0 – Project Management</b>	<b>\$ 48,500</b>
<b>Task 2.0 – Assessment of Existing Condition</b>	<b>\$ 10,000</b>
<b>Task 3.0 – Structural Design Services</b>	<b>\$ 24,000</b>
<b>Task 4.0 – MEP Design Services</b>	<b>\$ 44,500</b>
<b>Task 5.0 – Asbestos Consulting Services (Hourly)</b>	<b>\$ 12,000</b>
<b>Task 6.0 – Architectural Design Services</b>	<b>\$ 153,400</b>
<b>TOTAL LUMP SUM SERVICES</b>	<b>\$ 280,400</b>
<b>TOTAL HOURLY SERVICES</b>	<b>\$ 12,000</b>
<b>DIRECT COST</b>	<b>\$ 12,500</b>
<hr/>	
<b>PROJECT GRAND TOTAL</b>	<b>\$ 304,900</b>

### **Project Submittal Package (Preliminary Timeline, 45 Weeks)**

1. Conceptual Design Phase – 4 weeks (From Date of Notice to Proceed)
2. City Review Period – 1 week
3. Schematic Design Phase – 3 weeks
4. City Review Period – 1 week
5. Design Development Phase – 2 weeks
6. City Review Period – 1 week
7. Construction Documents (50%) Phase – 4 weeks



8. City Review Period – 1 week
9. Construction Documents (100%) Phase – 3 weeks
10. City Review Period – 1 week
11. Bidding and Construction Phase – Estimated 24 weeks



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on the minutes from the May 14, 2024, meeting.

**SUMMARY:**

N/A

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Approve the minutes from the meeting on May 14, 2024.

**ATTACHMENTS:**

City Council minutes

# **CITY COUNCIL MEETING MINUTES**

**MAY 14, 2024, 12:00 PM**

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



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

Mayor Muir called the special meeting to order at 12:00 p.m.

## **COUNCILMEMBERS PRESENT**

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

## **COUNCILMEMBERS ABSENT**

None

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Police Chief Tyson Cheek, and Lt. Justin Lewis.

## **CITIZENS COMMENTS**

No one addressed the Council.

## ACTION ITEMS

1. Consideration and possible action on Ordinance No. 05-08-24, Canvassing the results of a General Election held on May 4, 2024, for the purpose of electing candidates to the office of City Council. *(Consideración y posible acción sobre la Ordenanza No. 05-08-24, Sondeo de los resultados de una Elección General celebrada el 4 de mayo del 2024, con el propósito de elegir candidatos para el cargo de Concejo Municipal.)*

Mayor Muir noted a scrivener's error on the ordinance regarding the percentage for candidate Lisa M. Freeman. The percentage should be 47.27%.

Motion to approve with the revision of the percentage for candidate Lisa M. Freeman to 47.27% made by Councilmember Barrett, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

## SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Issue the Certificate of Election, Statement of Elected Official, and provide the Oath of Office to newly elected Officials. *(Emitir el Certificado de Elección, la Declaración del Funcionario Electo y proporcionar el Juramento del Cargo a los Funcionarios recién elegidos.)*

City Secretary Edwards distributed the Certificates of Election, the Statement of Elected Official and then provided the Oath of Office to Mayor Muir, Councilmember Bilyeu, and Councilmember Chick.

## ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 12:07 p.m.

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Thomas E. Muir, Mayor

---

Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on the minutes from the May 20, 2024, meeting.

**SUMMARY:**

N/A

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Approve the minutes from the meeting on May 20, 2024.

**ATTACHMENTS:**

City Council minutes

# CITY COUNCIL

## MEETING MINUTES

**MAY 20, 2024, 6:00 PM**



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

### **CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the work session to order at 6:01 p.m.

### **COUNCILMEMBERS PRESENT**

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

### **COUNCILMEMBERS ABSENT**

Councilmember, Place 4      Allen Chick

### **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Sylvia Vega Human Resources Generalist, and Police Chief Tyson Cheek.

### **DISCUSSION ITEMS**

1. Overview and Explanation of the 2024 Compensation Study completed by Public Sector Personnel Consultants.

Director Staton-Hemb introduced Sam Heinz of Public Sector Personnel Consultants.

Mr. Heinz provided a presentation and overview of the compensation study performed.

Discussion ensued regarding the percentage of positions not at the Market Rate, the utilization of the proposed ranges, positions that are currently above the minimum on the proposed study, salary for contracted positions, step programs for Public Safety

employees, and impacts on the budget.

## **OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

No additional discussion.

## **ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 7:08 p.m.

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

Mayor Muir called the regular meeting to order at 7:17 p.m.

## **COUNCILMEMBERS PRESENT**

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

## **COUNCILMEMBERS ABSENT**

Councilmember, Place 4      Allen Chick

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Assistant Fire Chief Casey Welborn, and Police Chief Tyson Cheek.

## **INVOCATION AND PLEDGE**

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

## CITIZENS COMMENTS

Terri Cornwell introduced herself and other board members of the Sullivan Center, discussing revitalizing the programs offered for seniors.

Don Coxsey spoke about the fees for retrieving stray cats trapped on his property and the lack of handicapped parking provided at the Church to attend City Council meetings.

## REPORTS

2. Sanger Area Chamber of Commerce update.

Chamber President Meghann Cross provided an update regarding growing the membership base, the lunch-and-learns' success, obtaining accreditation for the Chamber, drafting a strategic plan, HOT tax received, needs, and the Chamber taking on more events.

3. Annual presentation and overview of the Marketing Department.

Director Green provided a presentation and overview of the Marketing Department.

4. Presentation from Public Works and Customer Service Departments on water meters.

Director Bolz showed the Council the new larger meter box being installed, the meter mechanism placed inside the box, and the radio receiver puck.

Discussion ensued regarding complaints received, the location of some meter boxes in subdivisions placed by the builders, the locations of older meter boxes, the robustness of the devices, the equipment allowing for remote disconnects and reconnects, gaining back manpower for department projects, the protocol for the collection of fees for tampering or damage, and providing additional educational information about the meters to the citizens.

## CONSENT AGENDA

5. Consideration and possible action on the minutes from the May 6, 2024, meeting.
6. Consideration and possible action on the Preliminary Plat of Sanger High School, being 55.886 acres described as A0029A R. BEEBE TR 64A(PT), 65A, 65(PT)A, and 65B(1) located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.
7. Consideration and possible action on the purchase of Mobile Modular building to house the Fire Department.



Motion to approve made by Councilmember Barrett, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

## **PUBLIC HEARING ITEMS**

8. Consideration and possible action on adopting Ordinance No. 05-09-24 to extend the boundaries of Planned Development (PD 04-11-22) to include 21.17 acres of tract described as A0029A R BEEBE, 65B and rezone said tract from (A) Agricultural to PD Planned Development, and to further amend certain development requirements with the Planned Development, located within the City of Sanger, and generally located south of FM 455 and east of Indian Lane, and to further amend certain requirements within the Planned Development.

Mayor Muir opened the public hearing at 8:33 p.m.

Director Hammonds provided an overview of the proposed amendments to the Planned Development.

Mayor Muir closed the public hearing at 8:44 p.m.

## **ACTION ITEMS**

9. Consideration and possible action on adopting Ordinance No. 05-09-24 to extend the boundaries of Planned Development (PD 04-11-22) to include 21.17 acres of tract described as A0029A R BEEBE, 65B and rezone said tract from (A) Agricultural to PD Planned Development, and to further amend certain development requirements with the Planned Development, located within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Discussion ensued regarding the variation of the proposed amendments from the previously approved development, reasons for the proposed amendments, the need for reducing the setbacks, and per housing type inventory.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

Mayor Muir stated the Council would take a brief recess.

10. Consideration and possible action on the Final Plat of lots 1-12 & LOT 13X, BLOCK 1; LOTS 1-4 & LOT 5X, BLOCK B; LOTS 1-78 & LOT 8X, BLOCK C of Lakeside Estates Addition, being 68.028 acres described as A0790A C. MANCHACA, TR 5A, 6A, and 7A located in the City of Sanger's ETJ, and generally located on the north side of McReynolds Road approximately 120 feet northeast of the intersection of McReynolds Road and FM 455.

Director Hammonds stated that staff recommends denial due to comments that have not been satisfied.

Motion to deny made by Councilmember Barrett, Seconded by Councilmember Bilyeu.  
Ayes: Barrett, Bilyeu, Dillon, and Gann.  
Nays: None  
Motion passed unanimously.

11. Consideration and possible action to electing a Mayor Pro-Tem in accordance with the Charter, Article III, City Council, Section 3.02.

Mayor Muir opened the floor for a motion.

Motion to nominate Gary Bilyeu made by Councilmember Dillon, Seconded by Councilmember Barrett.  
Ayes: Barrett, Bilyeu, Dillon, and Gann.  
Nays: None  
Motion passed unanimously.

## **FUTURE AGENDA ITEMS**

Councilmember Gann requested an update regarding Solid Waste services provided by Republic Services.

Councilmember Barrett requested a work session to discuss the roles of City Council and how those roles work within the function of the city.

## **ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 9:44 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 02024

**FROM:** Clayton Gray, Chief Financial Officer

**AGENDA ITEM:** Consideration and possible action on Resolution No.2024-03 authorizing a change of authorized bank signatories.

**SUMMARY:**

- The City has bank accounts at First United Bank and Prosperity Bank.
- All checks on City bank accounts require two approved signatures.
- The City Manager and Assistant City Manager have been the signatories on all accounts.
- This resolution changes the signatories to be the City Manager and the City Secretary.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

- Staff recommends approval of the Resolution.

**ATTACHMENTS:**

- Resolution 2024-03

**RESOLUTION #2024-03****A RESOLUTION OF THE CITY OF SANGER TEXAS, AUTHORIZING A CHANGE OF BANK SIGNATORIES FOR CITY BANK ACCOUNTS AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, accounts have been established in the name of the City of Sanger with First United Bank and at Prosperity Bank (“Banks”) to facilitate the deposit and disbursement of City funds for authorized purposes;

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

**Section 1.** That the City Council of the City of Sanger grants the authorized officials named below to act as signatories on the City’s bank accounts at First United Bank and Prosperity Bank.

**Name**

John Noblitt

Kelly Edwards

**Section 3.** That this Resolution shall become effective after its passage.

**DULY PASSED, APPROVED AND ADOPTED** by the City Council of the City of Sanger, Texas, on this 3<sup>rd</sup> day of June, 2024.

**APPROVED:**

\_\_\_\_\_  
**Thomas E. Muir, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

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

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

**SUMMARY:**

- The applicant is proposing to create 1 lot from one unplatted tract in order to develop on this site.
- This site is located on the east side of South Stemmons Frwy.
- The applicant is proposing to build a 3000-square-foot medical office building with room for a second building as a phase 2 at a later date.
- The site has access from both I-35 Frontage Road and Church.
- Planning & Zoning recommended APPROVAL 05-13-2024.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

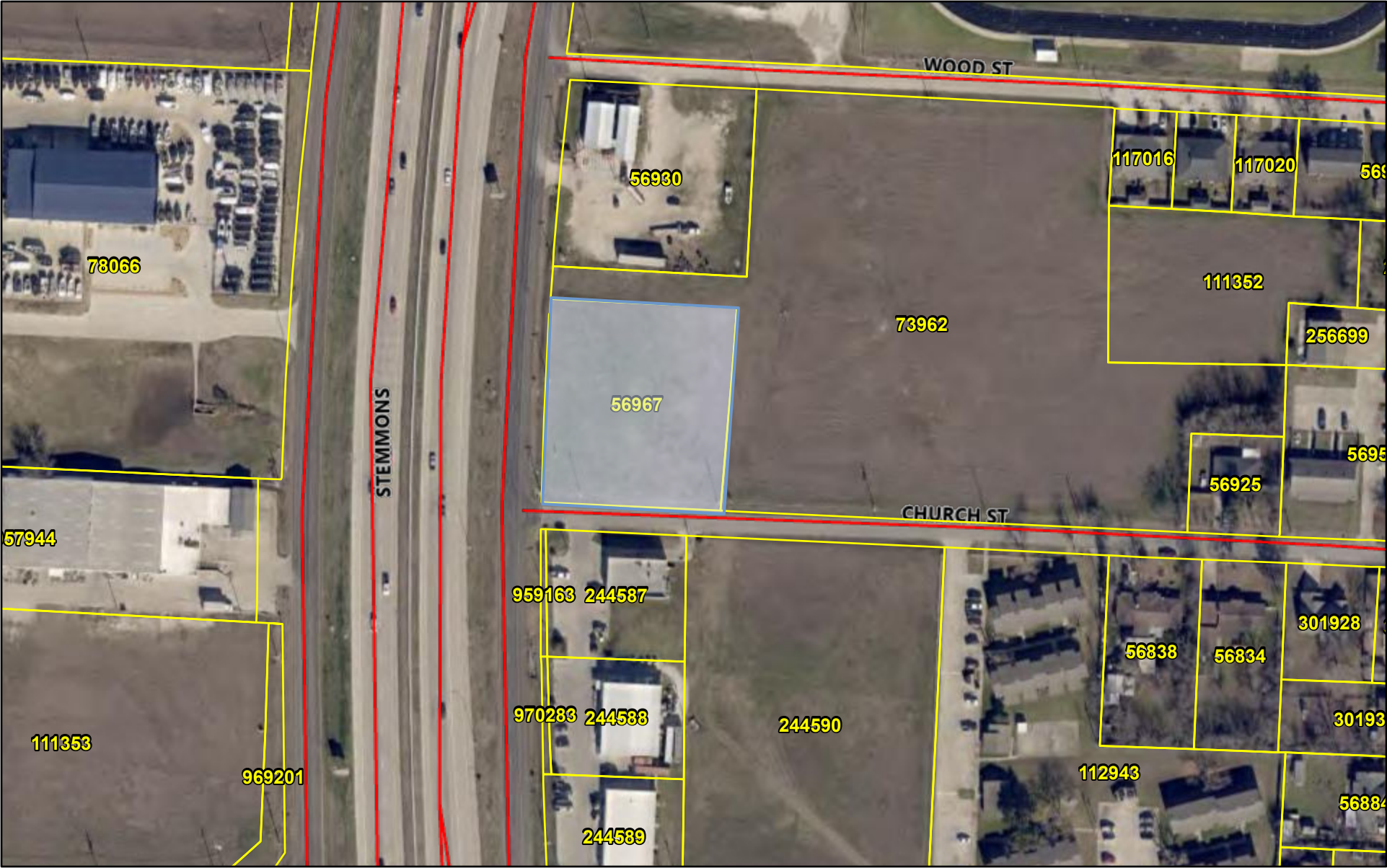
GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**


Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Final Plat  
Application  
Letter of Intent

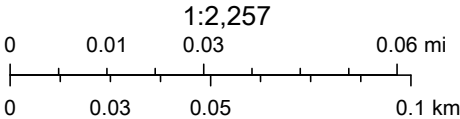


9/7/2023, 2:57:01 PM

-  Parcels
-  Roads



**Church Street Addition  
Final Plat**





OWNERS DEDICATION  
STATE OF TEXAS  
COUNTY OF DENTON

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

\_\_\_\_\_  
Jim Hoffpauer, Owner  
\_\_\_\_\_, Title and Company (if applicable)

State of Texas )  
                          )SS  
County of Denton )

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

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

Notary Public in and for the State of Texas

\_\_\_\_\_  
Notary's Name  
My Commission Expires \_\_\_\_\_

APPROVED AND ACCEPTED

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

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

ATTESTED BY

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

SURVEYOR'S CERTIFICATE

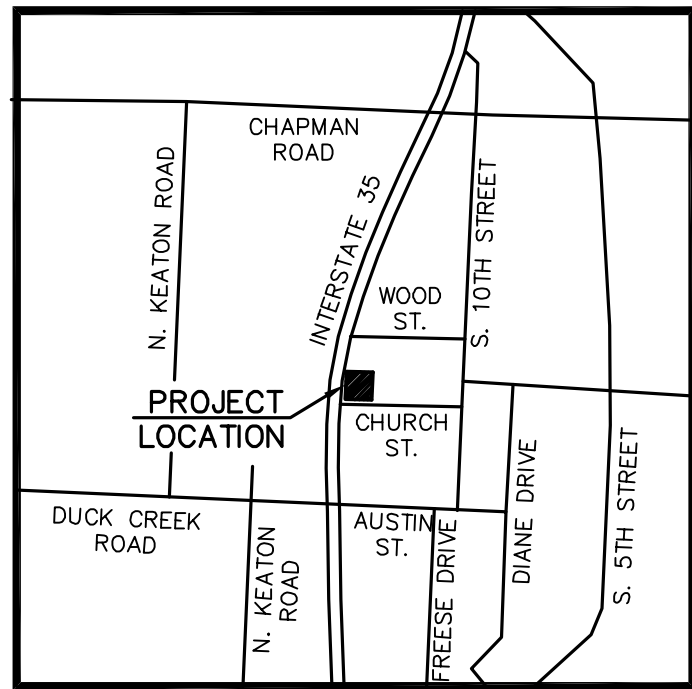
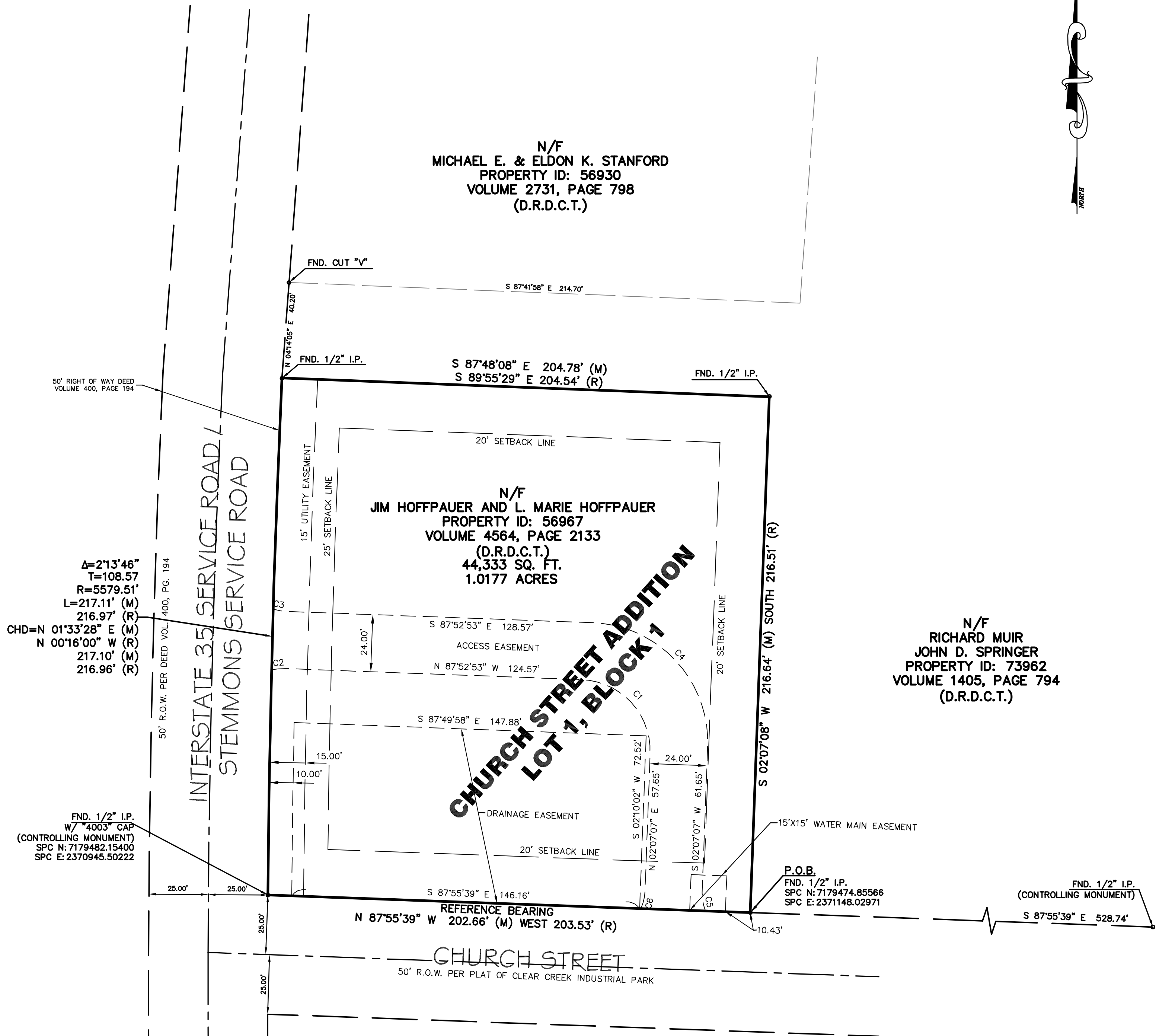
I, Shaun Christopher Axton, do hereby certify that I am a Registered Professional Land Surveyor, in the State of Texas and the annexed plat of CHURCH STREET ADDITION, an addition to the City of Sanger, Denton County, Texas, consisting of one (1) sheet, represents a survey made under my supervision on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

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

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

Notes:

- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The subject property does not lie within a 100 – year floodplain according to the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0210G, with a date of identification of April 8, 2011, for Community No. 480786, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.\_\_\_\_
- The purpose of this plat is to create a 1 acre parcel for commercial development.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83). The bearing of North 87°55'39" West as shown on the North right of way line of Church Street was used as the basis of bearing for this survey.
- Water, Sewer, and Electric service to be provided by the City of Sanger, 202 Railroad Avenue, Sanger, TX 76266 (phone 940–458–2064).
- Telephone service to be provided by Nortex Communications, 205 N. Walnut Street, Muenster, TX 76252 (phone 940–759–2251).



LOCATION MAP

NOT TO SCALE

LEGEND

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

OWNER:

NAME: JIM HOFFPAUER  
ADDRESS: 1090 Timber Ridge Trail, Aubrey, TX 76227  
PHONE: 940–390–9192  
EMAIL: steve@commercialandservices.com  
COMPANY REPRESENTATIVE: STEVE STONE

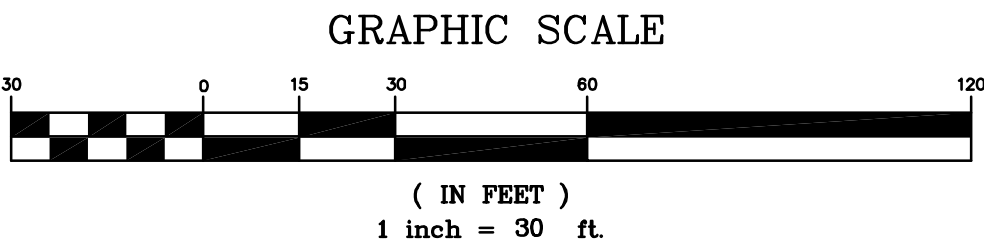
ENGINEER:

BENCHMARK DESIGN GROUP, LLC  
ADDRESS: 2026 Republic Drive, Suite B  
Tyler, Texas 75701  
PHONE: (903) 534–5353  
EMAIL: (903) 534–5353

SURVEYOR:

MARK DEAL ASSOCIATES, P.C.  
P.O. Box 6578  
Norman, OK 73070  
Phone: 405.681.3325  
Email: shaun@rpls.net

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



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



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

### SUBDIVISION APPLICATION

☐

Preliminary  
Plat Minor  
Plat

☒

Final  
Plat/Replat  
Amended Plat

☐

Vacating Plat  
Conveyance  
Plat

#### Applicant

#### Owner (if different from applicant)

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

#### Submittal Checklist

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

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

R Number(s): Tax ID 56967

Owner's Signature

Date

Applicant's Signature

03-28-2024  
Date

Office Use: Reviewed by Director of Development Services   /  /



July 28th, 2023

### **Subdivision Application**

City of Fort  
201 Bolivar Street  
Sanger, Texas 767266

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

Dear Planning and Zoning Commission,

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

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

#### **Stakeholders**

Winston Parks - Developer Representative, [wparks@winstonwarren.com](mailto:wparks@winstonwarren.com), 615-674-2130

Shaun Axton - Surveyor, [shaun@rpls.net](mailto:shaun@rpls.net), 405-822-3327

Steve Stone - Seller Representative, [Steve@commercialandservices.com](mailto:Steve@commercialandservices.com), 940-390-9192

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

Regards,

Winston W. Parks, Representative for Palm Development Partners



(p) 615-674-2130

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



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

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

**AGENDA ITEM:** Consideration and possible action on the Preliminary Plat of Duck Creek Ridge, being 1.010 acres described as A1241A Tierwester, Tr 206, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive.

### **SUMMARY:**

- The applicant is proposing to create 4 single-family lots from 1 unplatted tract.
- This site is located on the south side of Duck Creek Road.
- The applicant was granted a variance of 6 inches to the east side-yard setback from the Zoning Board of Adjustments for the existing house facing Duck Creek Road.
- The preliminary Plat contains an exception to the required 50-foot right-of-way along Mesa Drive and requested a 40-foot right-of-way to match the remainder of Mesa Drive.
- The property is zoned SF-10 and with the variance and exception requested meets all of the zoning requirements.
- There are two existing houses on the site.
- This development is located in the City of Sanger
- The property will be served by City of Sanger Water, Sewer and CoServ Electric.
- Planning & Zoning recommended approval on 9-11-2023.

### **FISCAL INFORMATION:**

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

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

Staff recommends APPROVAL.

### **ATTACHMENTS:**



Location Map  
Application  
Letter of Intent  
Preliminary Plat

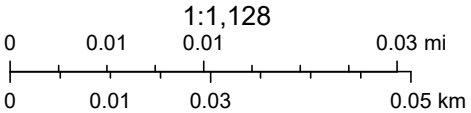
# Denton CAD Web Map

Item 6.



12/1/2023, 9:59:43 AM

-  Parcels
-  Roads





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

### SUBDIVISION APPLICATION

☒

Preliminary  
Plat Minor  
Plat

☐

Final  
Plat/Replat  
Amended Plat

☐

Vacating Plat  
Conveyance  
Plat

Applicant

Owner (if different from applicant)

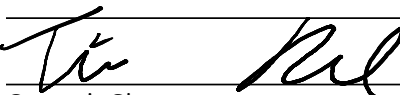
Name: <b>Michael Black</b>	Name: <b>Tim Ball</b>
Company: <b>TRINITY LAND SURVEYING LLC</b>	Company:
Address: <b>121 W Hickory ST. Ste 106</b>	Address <b>2300 Wing Point Lane</b>
City, State, Zip: <b>Denton, Texas 76201</b>	City, State, Zip: <b>Plano, Texas 75093</b>
Phone <b>940-293-3180</b>	Phone: <b>214-690-9010</b>
Fax:	Fax:
Email: <b>mblack@trinity-surveying.com</b>	Email: <b>tim@networthdfw.com</b>

### Submittal Checklist

X	Pre-Application Conference (Date: <u>07 / 13 / 2023</u> )
	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)
	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <a href="mailto:development@sangertexas.org">development@sangertexas.org</a>

Supporting Materials (List if provided): \_\_\_\_\_

R Number(s): **56630**

  
Owner's Signature

11-15-23  
Date

  
Applicant's Signature

11/15/23  
Date

Office Use: Reviewed by Director of Development Services    /    /

November 10, 2023

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

**Re: Duck Creek Ridge Preliminary Plat**

Property Location: Southwest Corner of Duck Creek Road and Mesa Drive  
Address: 2010 Duck Creek Road, Sanger, Texas

Letter of Intent

Ms. Hammonds,

On behalf of my client, Tim Ball, we respectfully submit this letter of intent for the attached Preliminary Plat for Duck Creek Ridge, a proposed 1.010 acre subdivision within the City of Sanger.

We appreciate your review of my client's variance request and any comments or input you may have. If you have any questions or require additional information, please contact me at (940) 293-3180 or by email at [mblack@trinity-surveying.com](mailto:mblack@trinity-surveying.com).

**Thank you,**

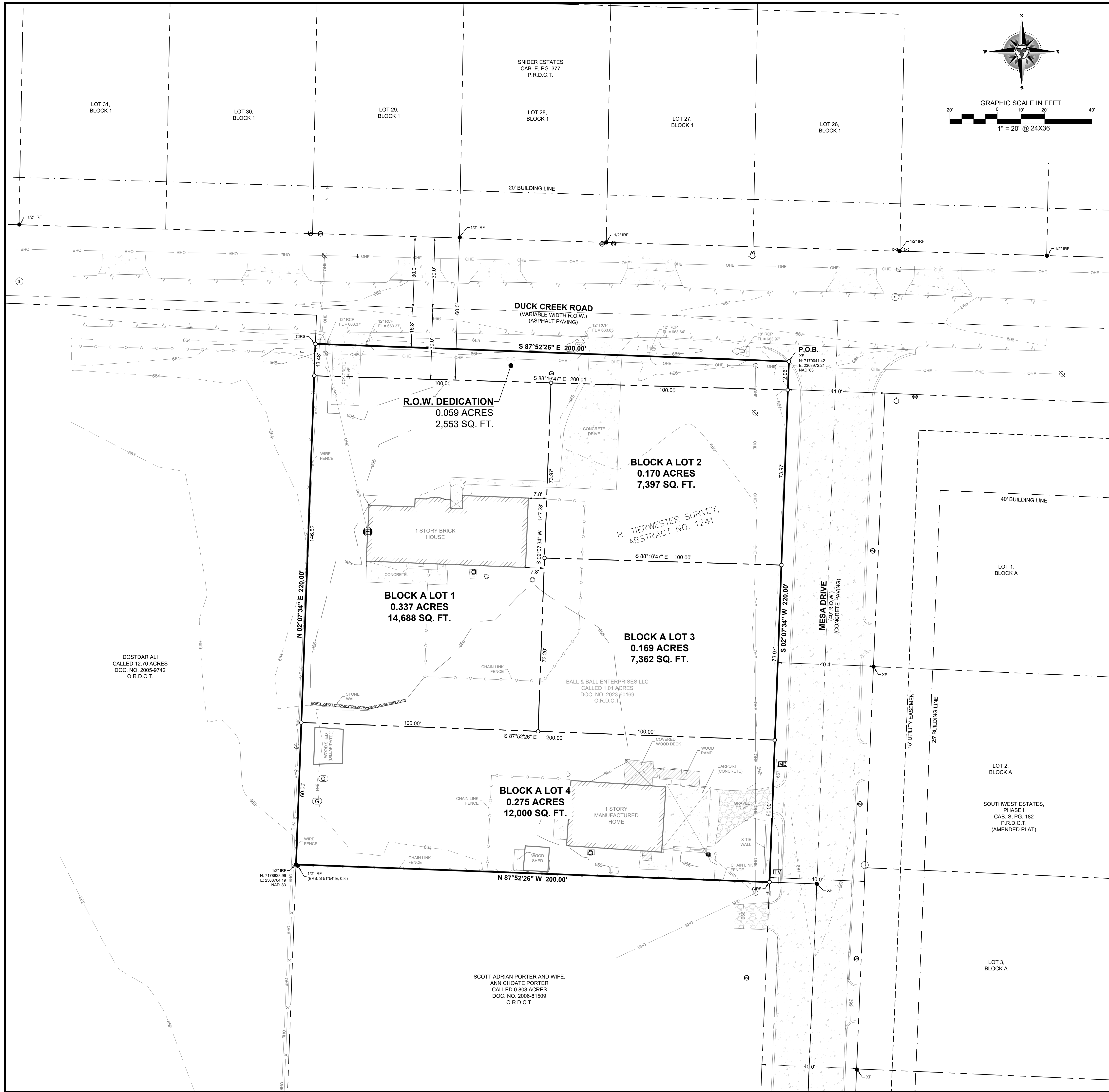
**Michael L. Black, RPLS #6854 (Tx) PLS #1982 (Ok)**

**Trinity Land Surveying LLC**

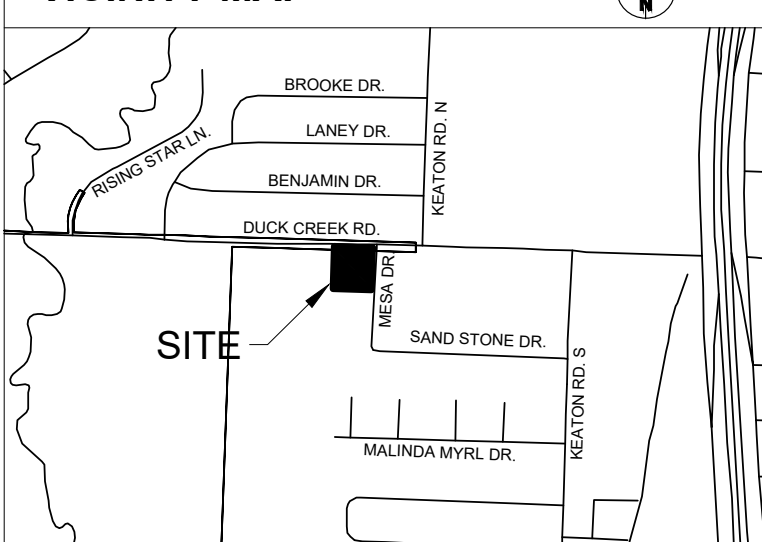
Email: [mblack@trinity-surveying.com](mailto:mblack@trinity-surveying.com)

Phone: 940-293-3180





## VICINITY MAP



## LEGEND

1. CABLE TV BOX	1. BORE LOCATION
2. CABLE TV VAULT	2. FLAG POLE
3. COMMUNICATIONS BOX	3. GREASE TRAP
4. COMMUNICATIONS MANHOLE	4. IRRIGATION VALVE
5. COMMUNICATIONS VAULT	5. MAIL BOX
6. BENCH MARK	6. SANITARY SEWER CLEAN OUT
7. FIBER OPTIC BOX	7. SANITARY SEWER HANDHOLE
8. FIBER OPTIC MANHOLE	8. SANITARY SEWER METER
9. FIBER OPTIC VAULT	9. SANITARY SEWER MANHOLE
10. GAS BOX	10. SANITARY SEWER SEPTIC TANK
11. GAS METER	11. STORM SEWER BOX
12. GAS MANHOLE	12. STORM SEWER MANHOLE
13. GAS TANK	13. TRAFFIC BOX
14. GAS VAULT	14. TRAFFIC SIGNAL
15. GAS VALVE	15. TRAFFIC HANDHOLE
16. TELEPHONE BOX	16. TRAFFIC MANHOLE
17. TELEPHONE MANHOLE	17. TRAFFIC VAULT
18. TELEPHONE VAULT	18. TRAFFIC SIGNAL
19. PIPELINE METER	19. FIRE HYDRANT
20. PIPELINE VALVE	20. WATER METER
21. ELECTRIC BOX	21. WATER MANHOLE
22. GUY ANCHOR	22. WATER VALVE
23. LIGHT STANDARD	23. WATER WELL
24. ELECTRIC METER	24. WATER WELL
25. ELECTRIC MANHOLE	25. X-XX RECORD DIMENSION
26. UTILITY POLE	26. CIRCS 1/2" IRON ROD W/ "TRINITY 6854"
27. ELECTRIC TRANSFORMER	27. CAP SET
28. ELECTRIC VAULT	28. CIRF IRON ROD WITH CAP FOUND
29. HANDICAPPED PARKING	29. PKS PK NAIL SET
30. PARKING METER	30. IRF IRON ROD FOUND
31. SIGN	31. XS "X" CUT IN CONCRETE SET
32. MARQUEE/BILLBOARD	32. P.O.B. POINT OF BEGINNING
33. A/C UNIT	

## LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	OVERHEAD UTILITY LINE
---	WIRE FENCE
---	WOOD FENCE
---	METAL FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

## SURVEYOR'S NOTES:

- The grid bearings and coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- Elevations are reference to the North American Vertical Datum of 1988 (NAVD88) (US feet) using the Smartnet RTK GPS Network (Geoid 12B).
- This property lies within the city limits of the City of Sanger, Texas.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Water service to be provided by City of Sanger, P.O. Box 1729, Sanger, Tx. 76266, 940-458-2571
- Electric Service to be provided by: Sanger Electric Utilities, 202 Railroad Ave., Sanger, Tx. 76266, 940-458-2064.
- Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- Only above ground observable utilities were located. No underground utilities and/or subsurface improvements, if any, have been located.
- This survey has been prepared without the benefit of a current title report. The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal.
- The surveyed property is zoned Single Family Residential District - 10 (SF-10).
- The purpose of this plat is to create 17 residential lots from a previously unplatted tract of land.

## FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0205G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

## NOTICE:

Preliminary Plat for Review Purposes Only.

PRELIMINARY PLAT  
DUCK CREEK RIDGE  
LOTS 1-4, BLOCK A

4 RESIDENTIAL LOTS  
0.059 OF AN ACRE RIGHT-OF-WAY DEDICATION

1.010 ACRES  
OUT OF THE  
H. TIERWESTER SURVEY, ABSTRACT NO. 1241,  
CITY OF SANGER, DENTON COUNTY, TEXAS  
NOVEMBER 2023



121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	11/10/2023	2023-040	1 OF 2

OWNER / APPLICANT:  
Ball & Ball Enterprises LLC  
2300 Wing Point Lane  
Piano, Texas 75093  
Ph: 214-690-9010  
Email: tim@networthdhw.com  
Contact: Tim Ball

SURVEYOR:  
Trinity Land Surveying, LLC  
1222 Greenbriar St.  
Denton, TX 76201  
Ph: (940) 293-3180  
Email: mblao@trinity-surveying.com  
Contact: Michael Black, RPLS



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Ball & Ball Enterprises LLC, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the H. Tierwester Survey, Abstract No. 1241, in the City of Sanger, Denton County, Texas and being all of a called 1.01 acre tract described in a General Warranty Deed to Ball & Ball Enterprises LLC, as recorded in Document No. 2023-60169 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in a concrete curb set at the intersection of the south right-of-way line of Duck Creek Road, a variable width right-of-way, with the west right-of-way line of Mesa Drive, a 40 feet-wide right-of-way, for the northeast corner of said 1.01 acre tract;

THENCE South 02°07'34" West, along the west right-of-way line of said Mesa Drive and the east line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the northeast corner of a called 0.808 acre tract described in a General Warranty Deed to Scott Adrian Porter and wife, Ann Choate Porter, as recorded in Document No. 2006-81509 of the Official Public Records of said county;

THENCE North 87°52'26" West, leaving the west right-of-way line and along the north line of said 0.808 acre tract and the south line of said 1.01 acre tract, a distance of 200.00 feet to a 1/2 inch iron rod found on the east line of a called 12.70 acre tract described in a General Warranty Deed to Dostdar Ali, as recorded in Document No. 2005-9742 of said Official Public Records, for the northwest corner of said 0.808 acre tract and the southwest corner of said 1.01 acre tract, from which a 1/2 inch iron rod found bears South 51°54' East, a distance of 0.8 feet;

THENCE North 02°07'34" East, along the east line of said 12.70 acre tract and the west line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "TRINITY 6854", set on the south right-of-way line of the aforementioned Duck Creek Road, for the northwest corner of said 1.01 acre tract;

THENCE South 87°52'26" East, along the south right-of-way line of said Duck Creek Road and the north line of said 1.01 acre tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 44,000 square Feet or 1.010 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY: Tim Ball

By: \_\_\_\_\_ Signature \_\_\_\_\_ Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ball, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name \_\_\_\_\_ My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Extra Territorial Jurisdiction of the City of Sanger, Texas.

\_\_\_\_\_  
Michael L. Black  
Registered Professional Land Surveyor No. 6854

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public, State of Texas

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

APPROVAL BLOCK

Approved for Preparation of Final Plat

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

\_\_\_\_\_  
Date

NOTICE:

Preliminary Plat for Review Purposes Only.

PRELIMINARY PLAT  
DUCK CREEK RIDGE  
LOTS 1-4, BLOCK A

4 RESIDENTIAL LOTS  
0.059 OF AN ACRE RIGHT-OF-WAY DEDICATION

1.010 ACRES  
OUT OF THE  
H. TIERWESTER SURVEY, ABSTRACT NO. 1241,  
CITY OF SANGER, DENTON COUNTY, TEXAS  
NOVEMBER 2023



121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	MLB	TLS	11/10/2023	2023-040	2 OF 2

OWNER / APPLICANT:  
Ball & Ball Enterprises LLC  
2300 Wing Point Lane  
Piano, Texas 75093  
Ph: 214-490-9010  
Email: tim@newworthdfw.com  
Contact: Tim Ball

SURVEYOR:  
Trinity Land Surveying, LLC  
1222 Greenbriar St.  
Denton, TX 76201  
Ph: (940) 293-3180  
Email: mlblack@trinity-surveying.com  
Contact: Michael Black, RPLS



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

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

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

### **SUMMARY:**

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

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

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

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

### **ATTACHMENTS:**

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

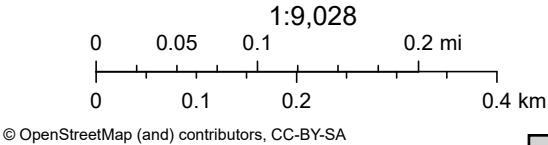




5/9/2024, 9:07:14 AM

 Parcels

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





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

☒

Preliminary  
Plat Minor  
Plat

☐

Final  
Plat/Replat  
Amended Plat

☐

Vacating Plat  
Conveyance  
Plat

## Applicant

## Owner (if different from applicant)

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

## Submittal Checklist

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

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

R Number(s):

711898

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services \_\_\_/\_\_\_/\_\_\_

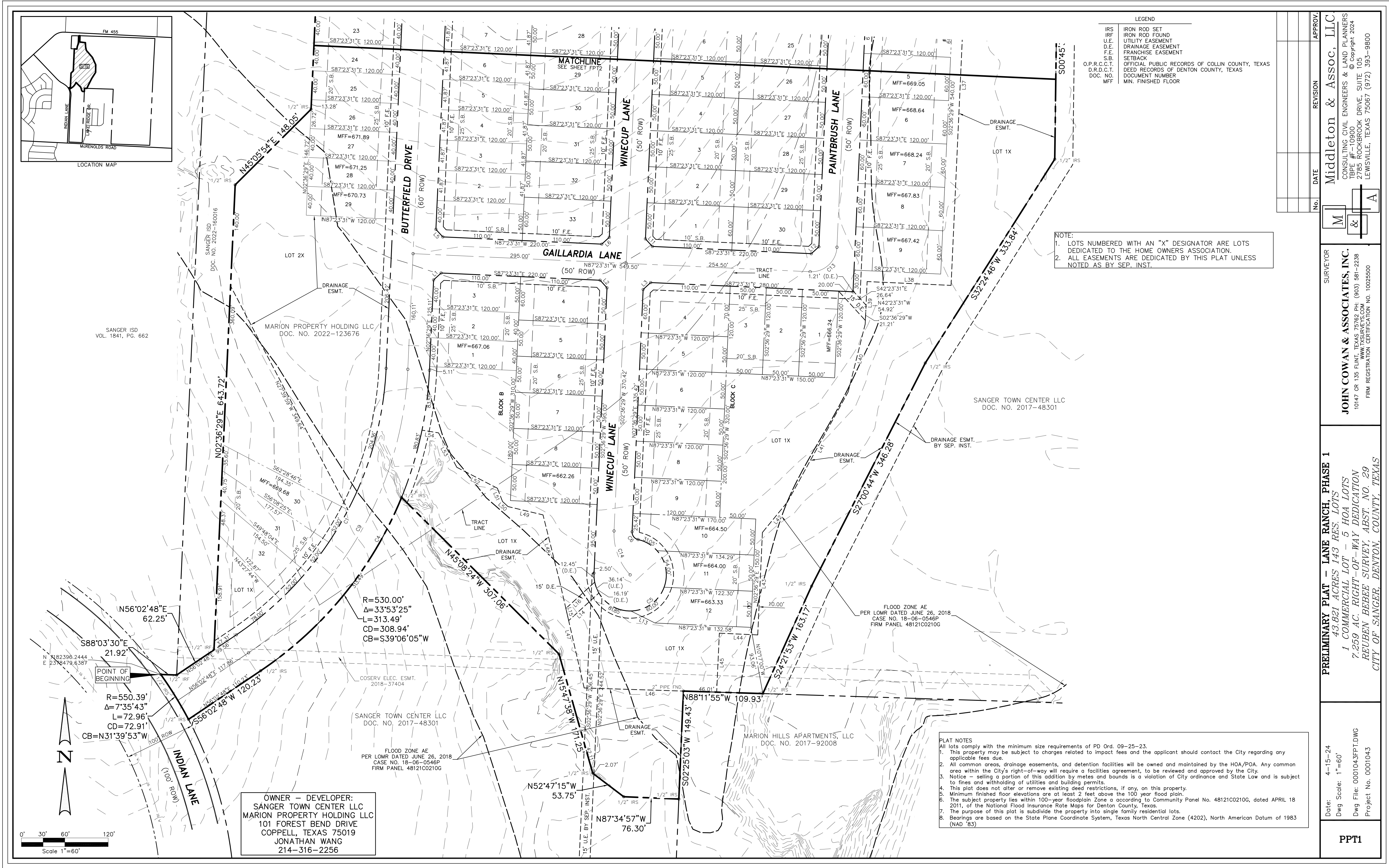
City of Sanger  
 201 Bolivar / P.O. Box 1729  
 Sanger, TX 76266

940-458-2059 (office)

[www.sangertexas.org](http://www.sangertexas.org)

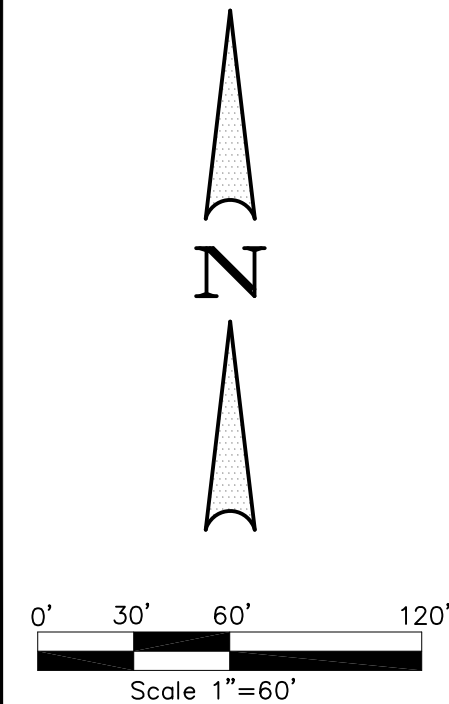
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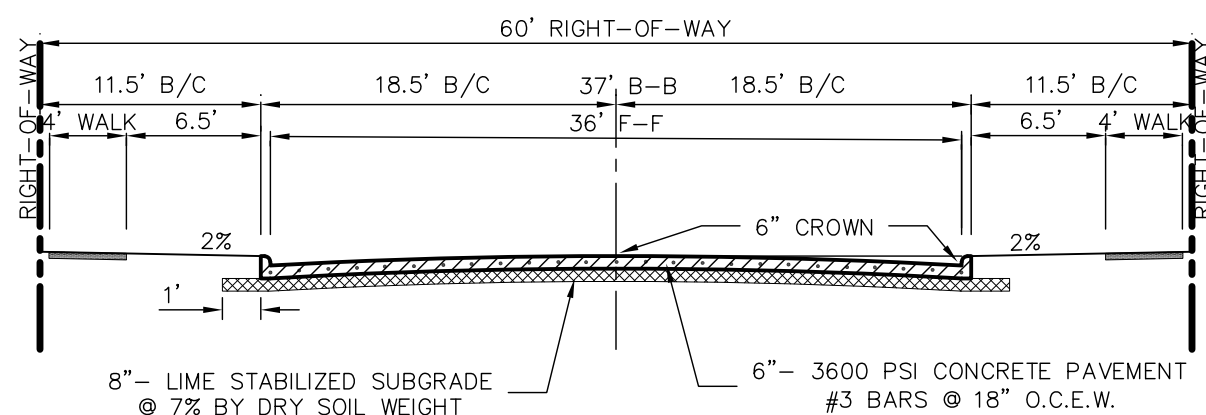
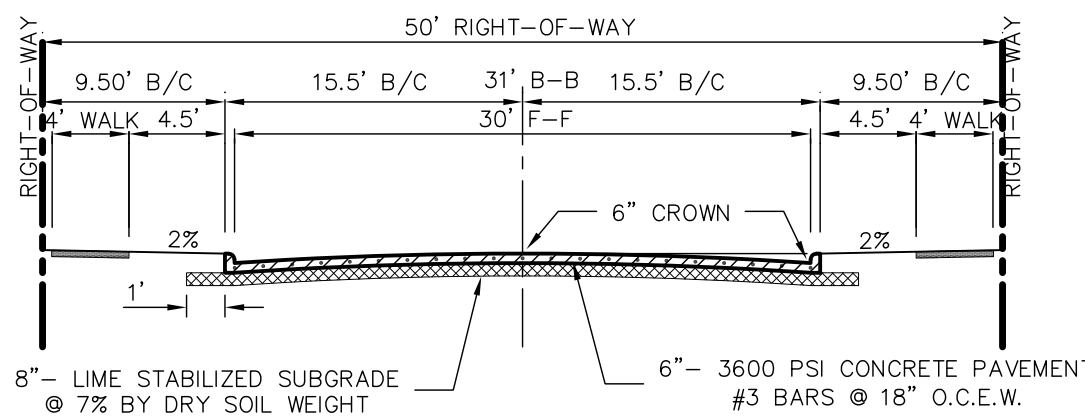







Line Table		
Line #	Bearing	Distance
L1	N47°36'29"E	14.14
L2	S42°23'31"E	14.14
L3	N47°36'29"E	14.14
L4	N42°23'31"W	14.14
L5	N42°23'31"W	14.14
L6	S47°36'29"W	14.14
L7	N47°36'29"E	14.14
L8	S42°23'31"E	14.14
L9	S47°36'29"W	14.14
L10	N42°23'31"W	14.14
L11	S42°23'31"E	14.14
L12	N47°36'29"E	14.14
L13	N63°30'13"W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

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



No.	DATE	REVISION	APPROV.

**Middleton & Assoc., LLC**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TYPE #—10900 © Copyright 2024  
2765 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800


A

**Middleton & Assoc, LLC**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
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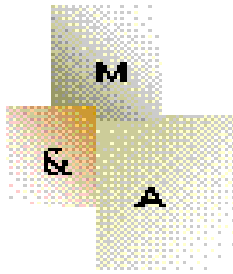
**JOHN COWAN & ASSOCIATES, INC.**  
10147 OR 135 FLINT, TEXAS 75762 PH: (903) 581-2238  
WWW.TXSURVEYS.COM  
FIRM REGISTRATION CERTIFICATION NO. 100255000

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

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

# PPT3





**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

April 16, 2024

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

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

Dear Ramie:

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

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

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

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

Eugene Middleton, P.E.  
 President



**DATE: 05/03/24**

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

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

**Planning**

Provide the following;

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

**Informational Comments**

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





May 2, 2024  
AVO 37449.004

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

**Re: Lane Ranch Phase 1 Preliminary Plat -Review #3**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Lane Ranch Phase 1. The submittal was prepared by Middleton and Associates, LLC and was dated February 2, 2024.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

#### **Preliminary Plat Comments**

1. Verify drainage easement boundaries.
2. Provide a drainage easement by separate instrument for the culvert grading and headwall.
3. The PD Ordinance called out is for Sanger Circle. Revise.
4. A more thorough review if the plat is pending the PD approval.

#### **Final Plat Comments**

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

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

### **Paving Plan Comments**

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

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

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

### **Erosion Control Plan Comments**

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

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

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

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

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

### **Drainage Calculation Comments**

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

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

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

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

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

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

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

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

Sincerely,



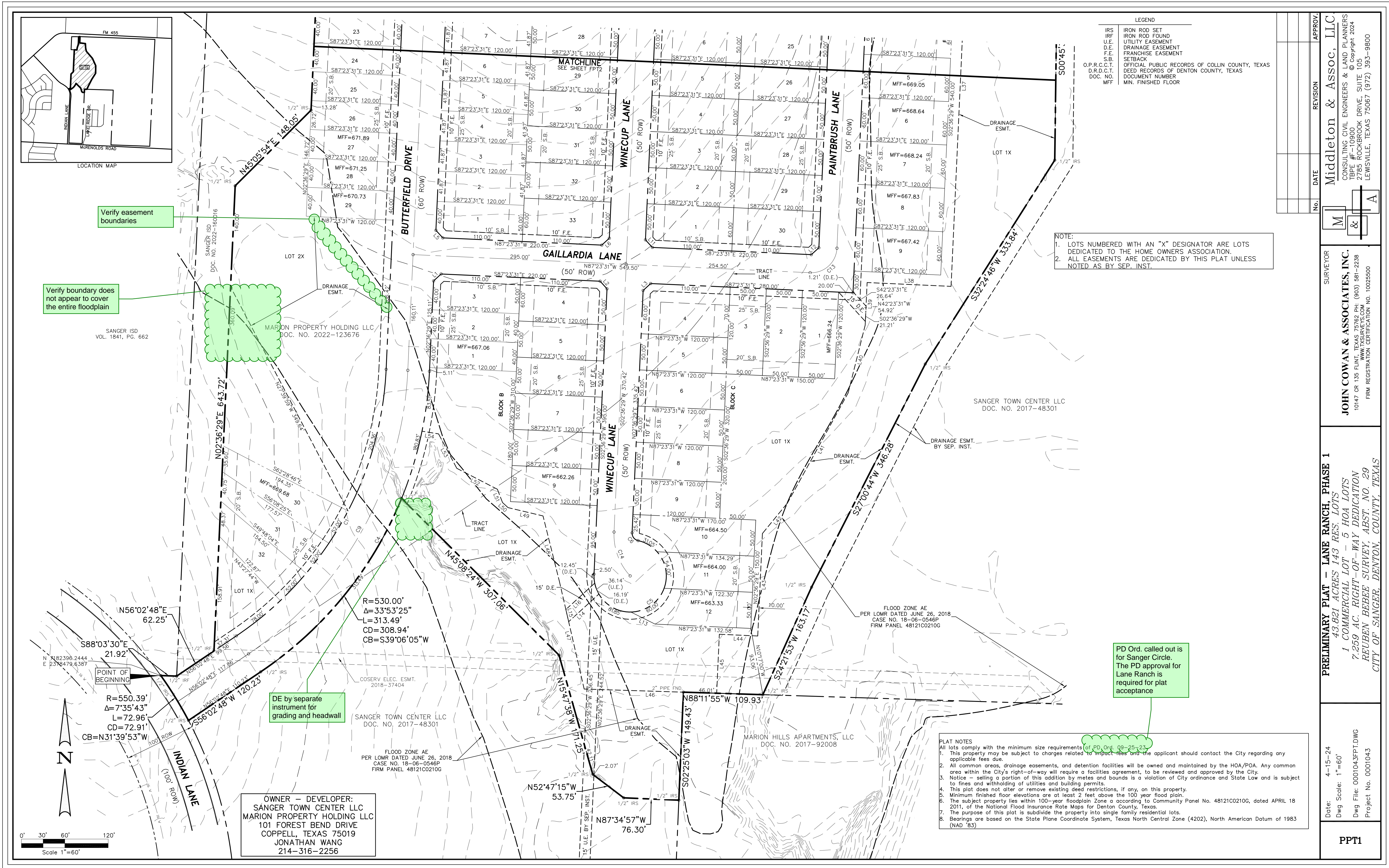
Jamie Akomer, PE, PMP

**HALFF**

Firm No. 0312

Attachments: Plan markups

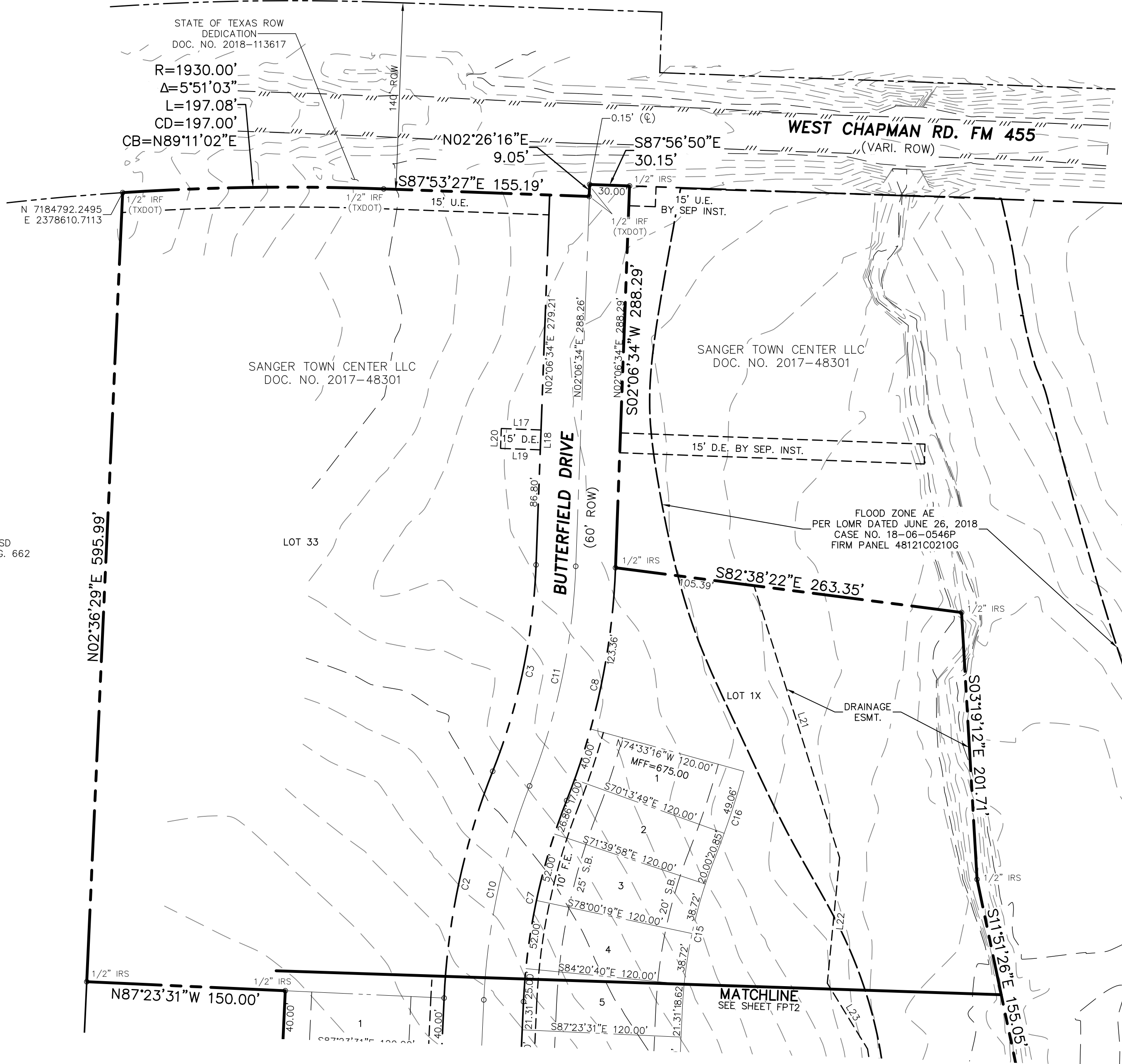








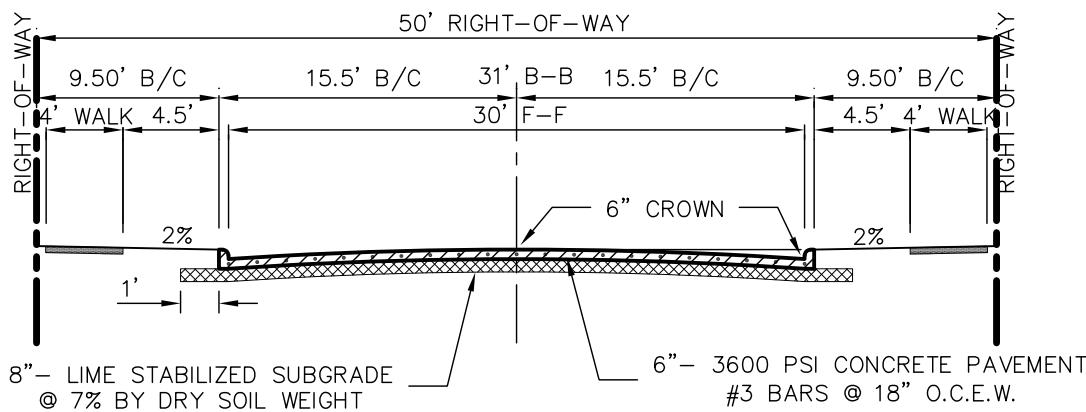
- LEGEND
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - F.E. FRANCHISE EASEMENT
  - S.B. SETBACK
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
  - DOC. NO. DOCUMENT NUMBER
  - MFF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



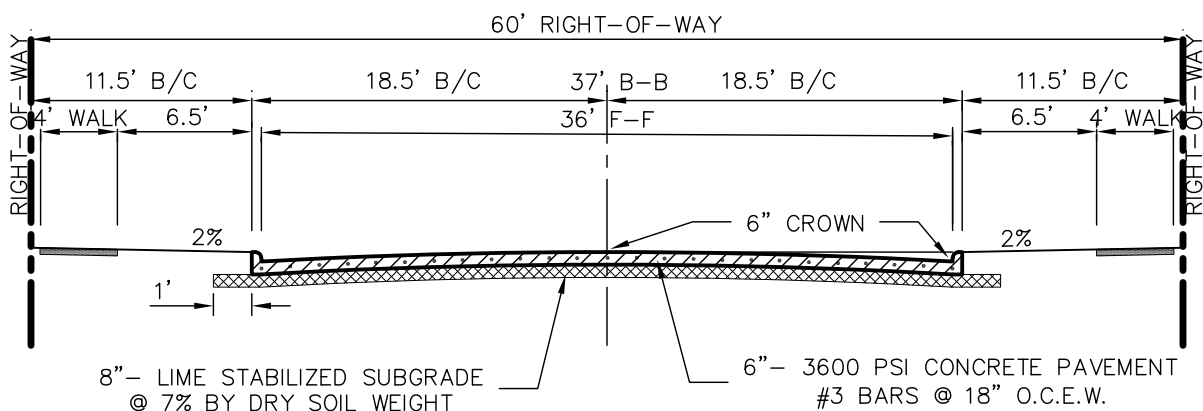
Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	53°26'19"	470.00'	438.36'	422.64'	N29°19'38"E
C2	18°59'59"	530.00'	175.75'	174.95'	N12°06'28"E
C3	19°29'53"	470.00'	159.94'	159.17'	N11°51'31"E
C4	53°26'19"	530.00'	494.32'	476.60'	N29°19'38"E
C5	260°00'20"	50.00'	226.90'	76.60'	N52°36'19"E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

Line Table		
Line #	Bearing	Distance
L1	N47°36'29"E	14.14
L2	S42°23'31"E	14.14
L3	N47°36'29"E	14.14
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L15	N12°57'46"W	17.22
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L18	S2°06'34"W	15.00
L19	N87°53'26"W	30.00
L20	N2°06'34"E	15.00
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L36	S87°23'31"E	135.00
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L46	N88°11'55"W	183.26
L47	N12°57'46"W	153.01
L48	N14°02'23"W	92.98
L49	N76°36'38"W	49.75
L50	N47°14'10"W	10.36
L51	N21°10'53"W	19.66
L52	N62°42'09"W	63.12
L53	N27°53'47"W	53.85
L54	N80°43'07"W	23.21



50' LOCAL RESIDENTIAL SECTION  
N.T.S.



60' MINOR COLLECTOR SECTION  
BUTTERFIELD LANE  
N.T.S.

REVISION		DATE	APPROV.
No.			

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

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

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

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

PPT3

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that certain called 127.61 acre tract described in a deed from E.M.J. Lane, Inc. to Sanger Town Center, LLC on April 20, 2017, recorded in Document No. 2017-48301 of the Official Public Records of Denton, County, Texas (OPRDCT), and being a part of that certain called 25.00 acre tract of land described in a deed from Marion Hills Apartments, LLC to Marion Property Holding, LLC on August 23, 2022, recorded in Document No. 2022-123676, OPRDCT, and being more completely described as follows, to-wit:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

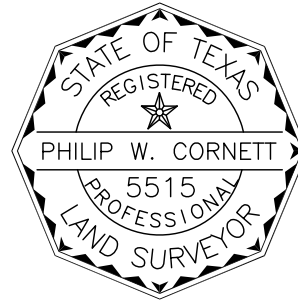
THENCE North 45°08'24" West a distance of 307.06 feet to a 1/2" iron rod (set) for the beginning of a non-tangent curve to the right, having a radius of 530.00 feet, a chord of South 39° 06' 05" West - 308.94 feet, a distance of 313.49 feet to a 1/2" iron rod (set) for corner at p.t of same;

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

THENCE with the East right-of-way of Indian Lane, with a non-tangent curve to the left, having a radius of 550.39 feet, a chord of North 31° 39' 53" West - 72.91 feet, a distance of 72.96 feet to the place of beginning, containing 43.821 acres, or 1,908,621 square feet of land.

STATE OF TEXAS  
COUNTY OF DENTON

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



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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

\_\_\_\_\_, Owner

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

State of Texas  
County of Denton

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

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

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

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

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

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

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

PPT4

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

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

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

APPROVAL

REVISION

DATE

No.



CONSTRUCTION PLANS FOR  
PAVING, GRADING, EROSION CONTROL,  
STORM DRAINAGE, WATER & SANITARY SEWER  
  
LANE RANCH, PHASE 1  
CITY OF SANGER, TEXAS

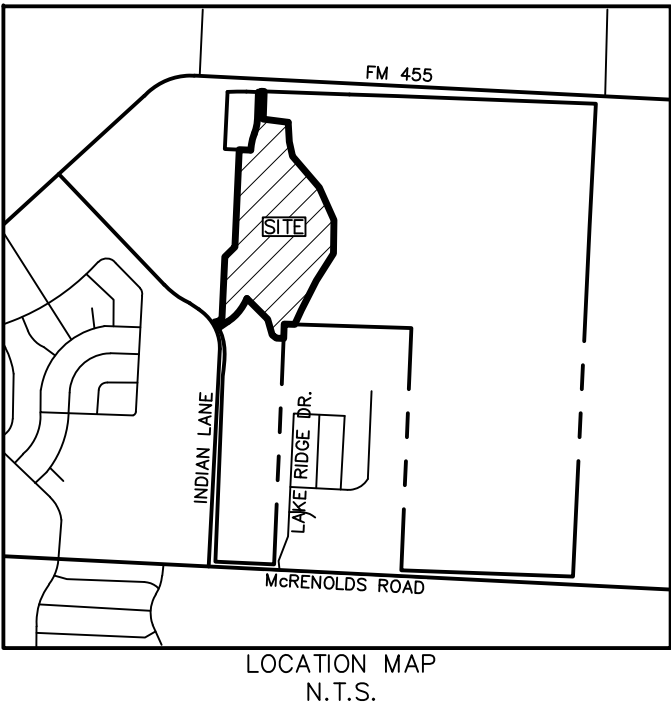
PROJECT DIRECTORY

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

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

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

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



SECOND SUBMITTAL  
FOR REVIEW ONLY  
2-2-24

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

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

- PAVING DETAILS**
- 15. DT-P1

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

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

- EROSION CONTROL PLAN**
- 22. ER01 EROSION CONTROL PLAN
  - 23. ER02 EROSION CONTROL PLAN
  - 24. ER03 EROSION CONTROL DETAILS
  - 25. ER04 EROSION CONTROL DETAILS

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

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

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

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

- SEWER DETAILS**
- 59. DT-SS1

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

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

- SIDEWALK PLAN**
- 67. WALK1

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



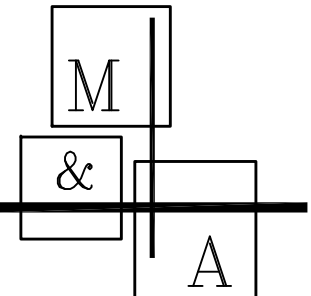
THE CONTRACTOR SHALL USE THE CITY OF SANGER'S STANDARD CONSTRUCTION DETAILS FOR THIS PROJECT.

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



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

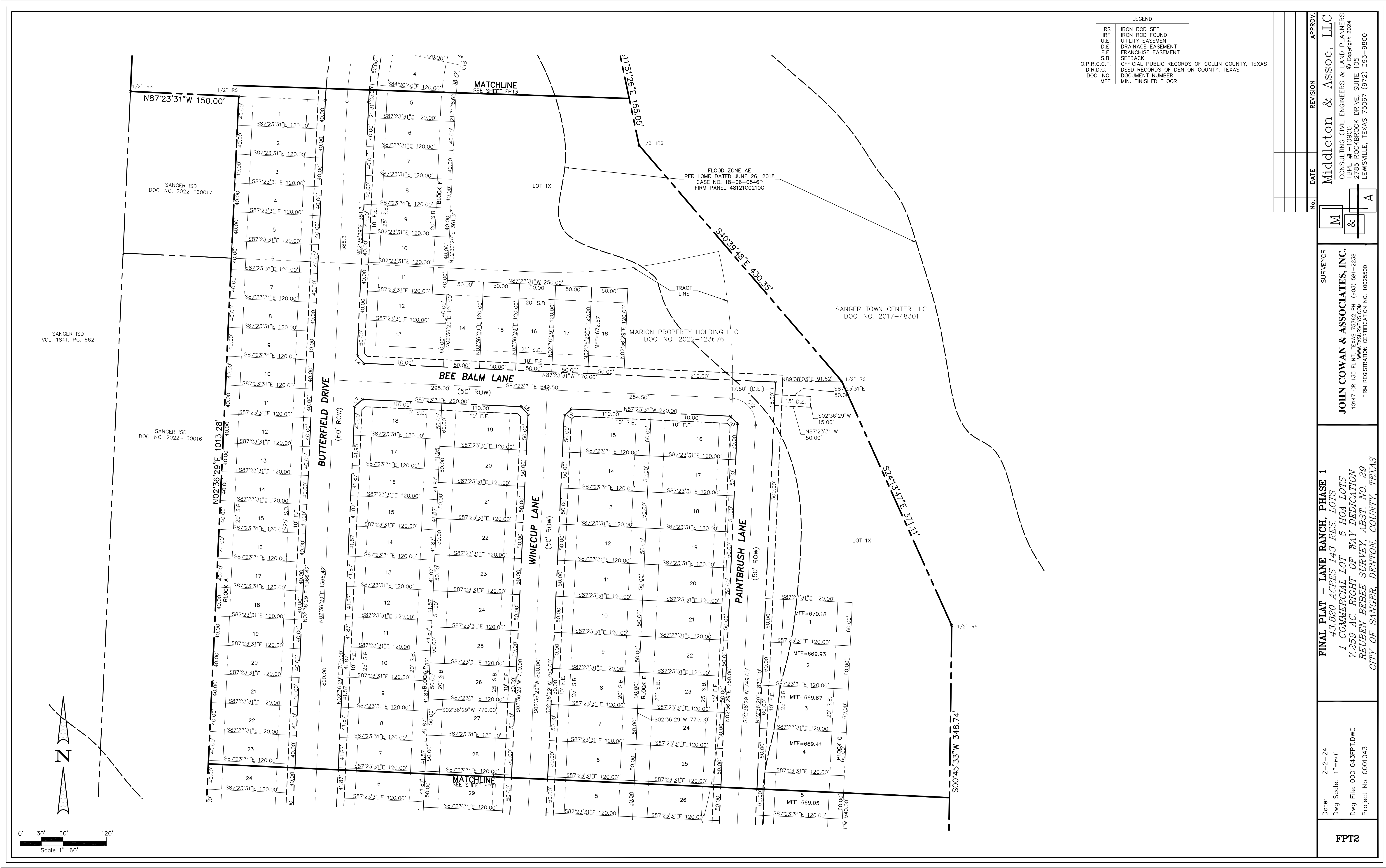
PROJECT ENGINEER:  
**Middleton & Associates, LLC.**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TBPE #F-10900 © Copyright 2024  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

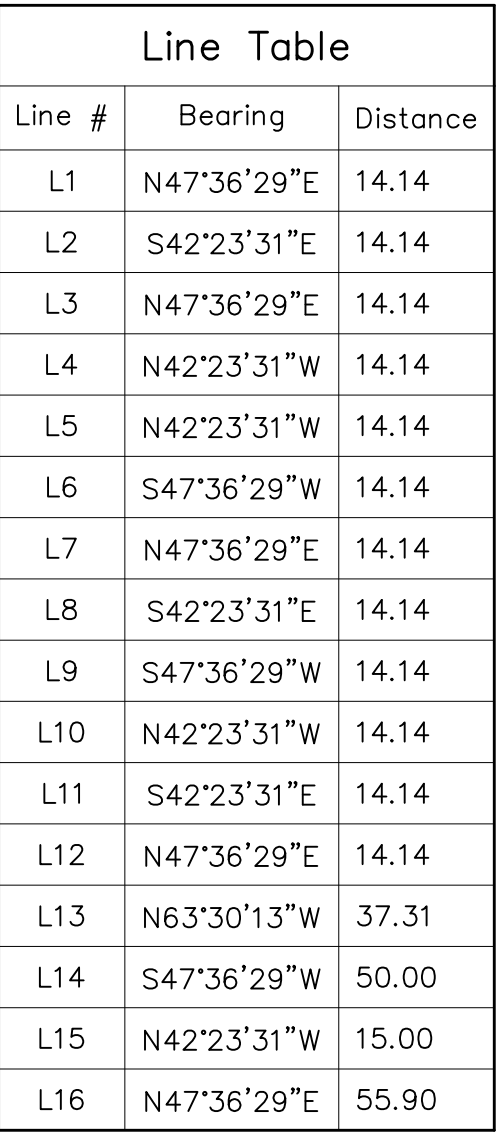














LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that certain called 127.61 acre tract described in a deed from E.M.J. Lane, Inc. to Sanger Town Center, LLC on April 20, 2017, recorded in Document No. 2017-48301 of the Official Public Records of Denton, County, Texas (OPRDCT), and being a part of that certain called 25.00 acre tract of land described in a deed from Marion Hills Apartments, LLC to Marion Property Holding, LLC on August 23, 2022, recorded in Document No. 2022-123676, OPRDCT, and being more completely described as follows, to-wit:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

\_\_\_\_\_, Owner

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

State of Texas  
County of Denton

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

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

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

\_\_\_\_\_, Print Notary's Name

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

Preliminary Plat for Review Purposes Only

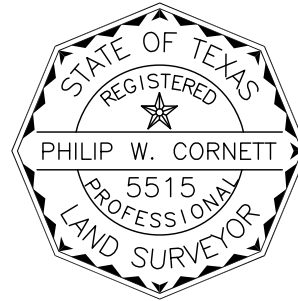
Approved for Preparation of Final Plat

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

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

STATE OF TEXAS  
COUNTY OF DENTON

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



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

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

FPT4

**JOHN COWAN & ASSOCIATES, INC.**  
SURVEYOR  
10147 CR 135 FLINT, TEXAS 75762 PH: (803) 581-2238  
WWW.SURVEYS.COM  
FIRM REGISTRATION CERTIFICATION NO. 10025000

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

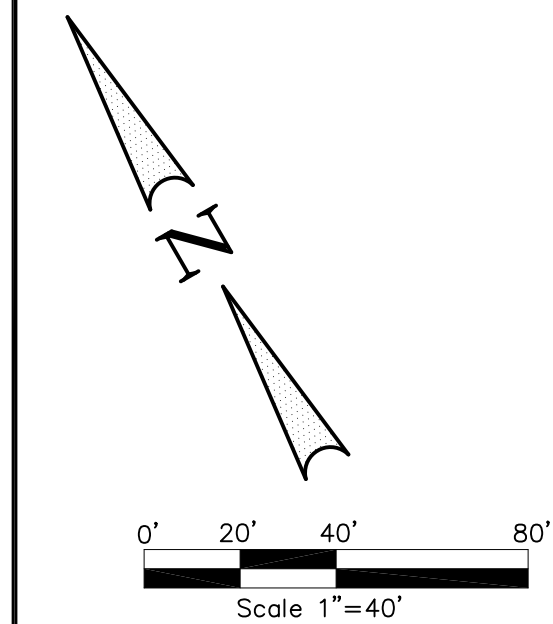
**Middleton & Assoc, LLC**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TBPE #1-10900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

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



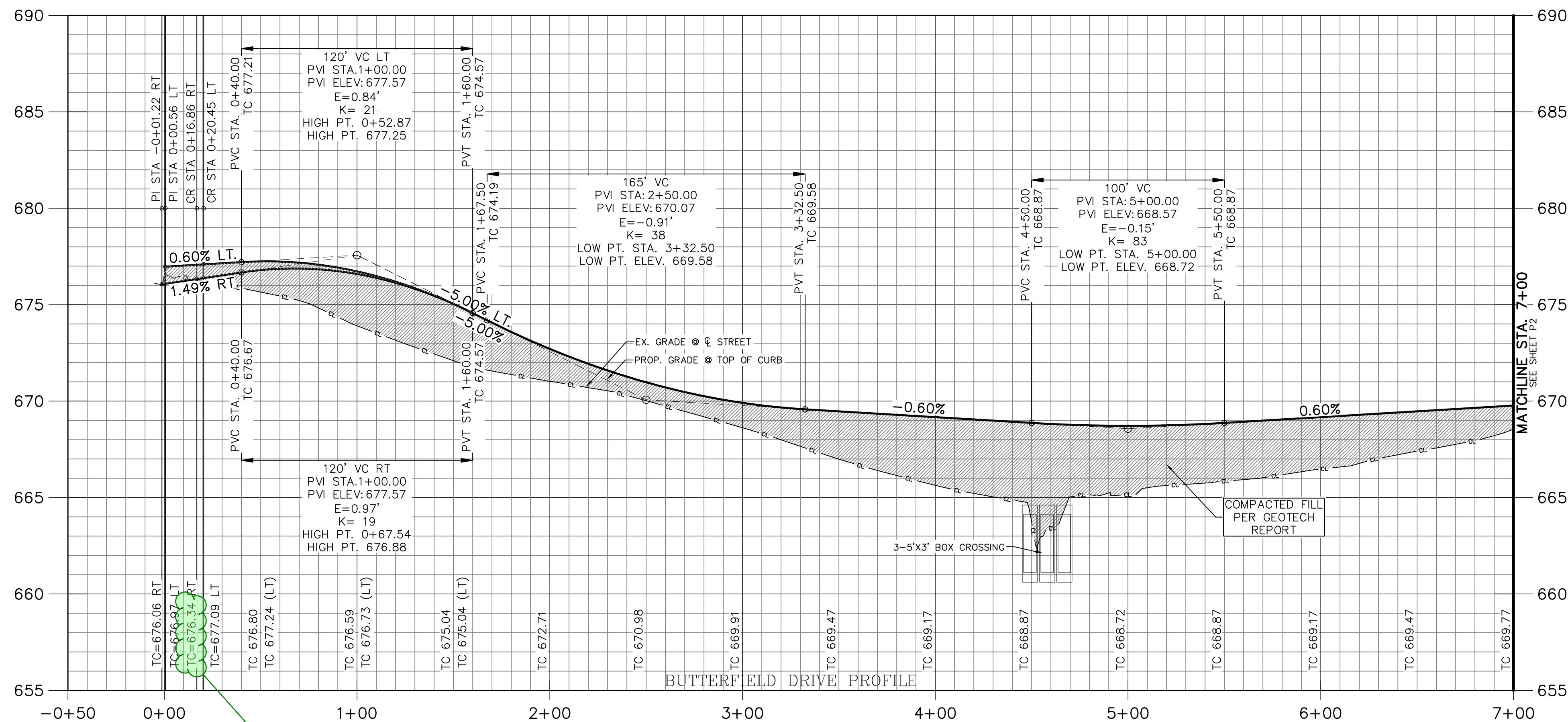
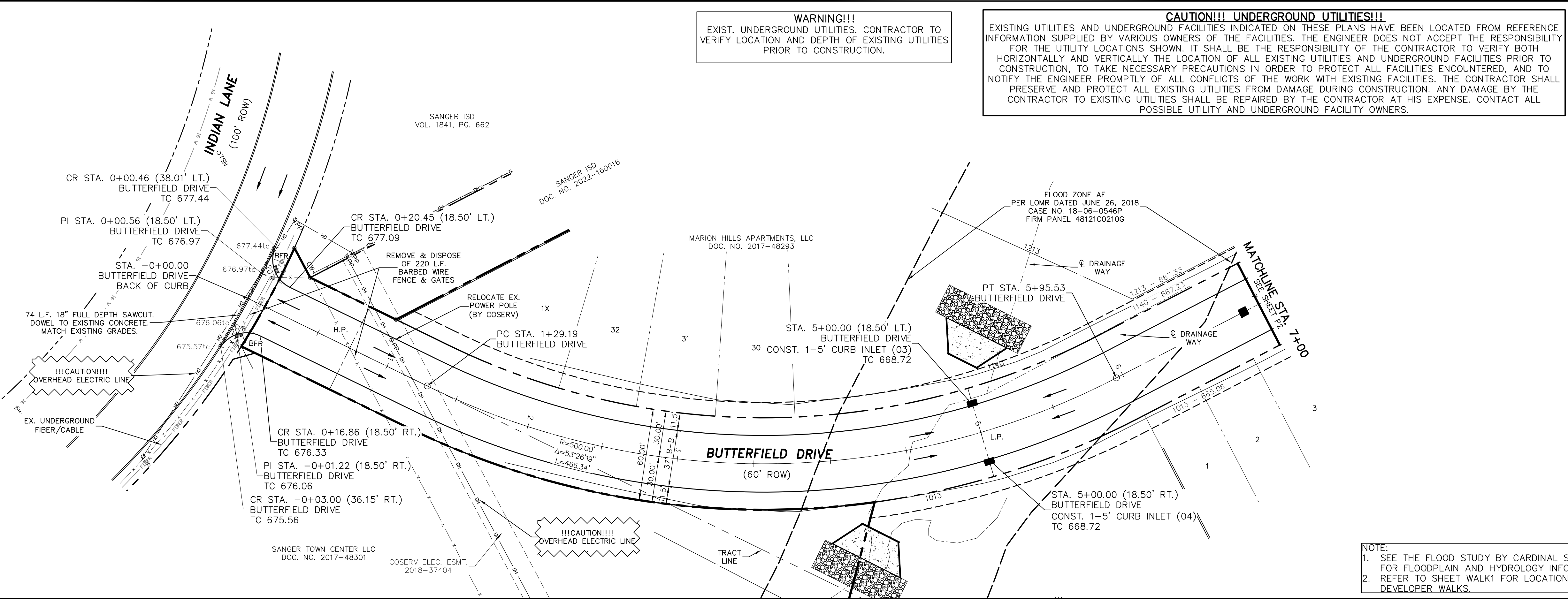
LEGEND	
PP	Power Pole
CW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
SN	Sign
RF	Iron Rod Found
IRS	Iron Rod Set


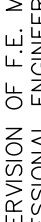
LEGEND	
TC	TOP OF CURB
TP	TOP OF PAVEMENT
CR	CURB RETURN
FL	FLOW LINE
VG	VALLEY GUTTER
H.P.	HIGH POINT
L.P.	LOW POINT
2	STREET STATION
BFR	HC RAMP
1140-667.57	FLOW ARROWS
OH	FLOOD CROSS SECTION & 100-YR. ELEV. PER FLOOD REPORT
x-x	EX. OVERHEAD UTILITY
x-x	EX. FENCE
◆	STREET NAME CHANGE



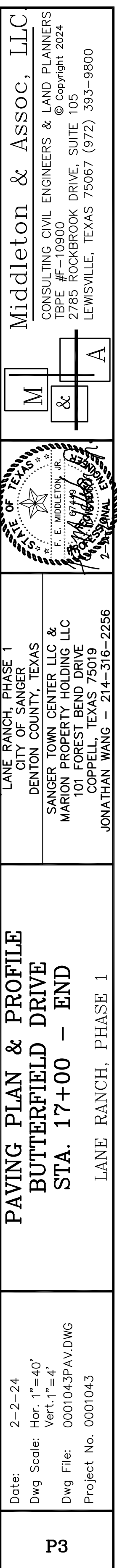
**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

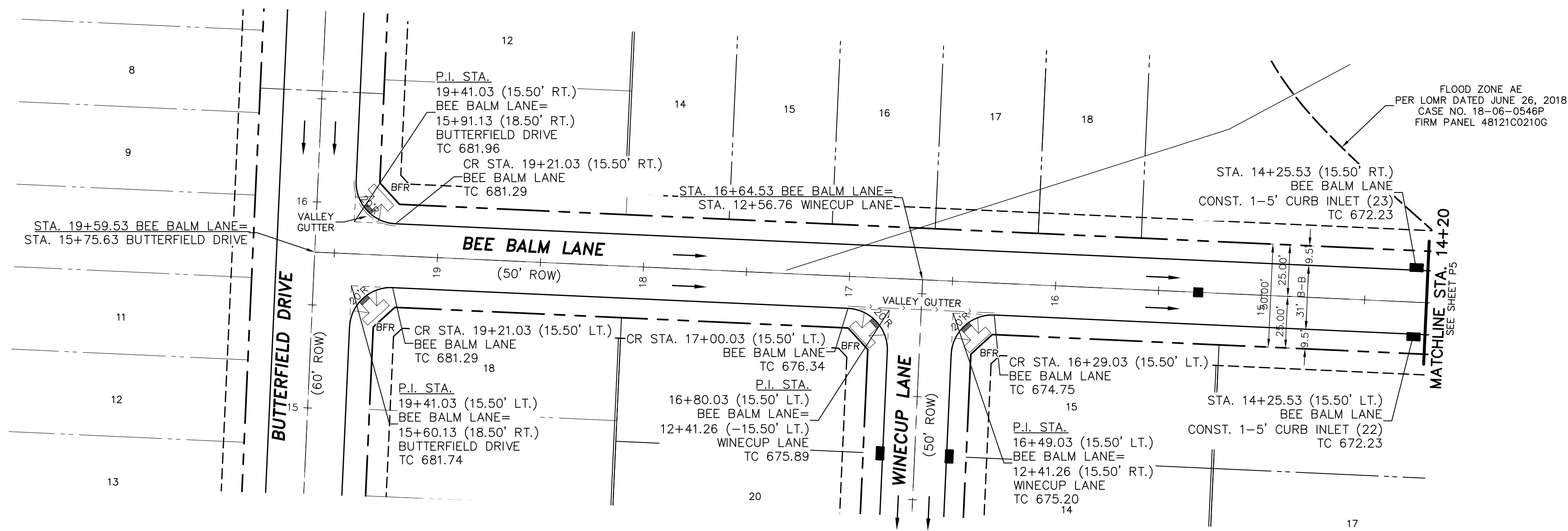
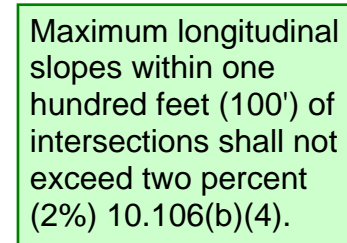
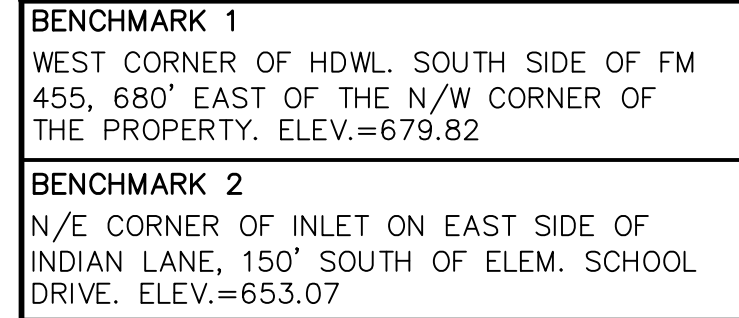
**BENCHMARK 2**  
N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07



P1	Date: 2-2-24 Dwg Scale: Hor. 1"=40' Vert. 1"=4' Dwg File: 0001043P&VDWG Project No. 0001043	PAVING PLAN & PROFILE BUTTERFIELD DRIVE STA. 0+00 - 7+00  LANE RANCH, PHASE 1	STRATEGIES OF	THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER 67448.			Middleton & Assoc, LLC CONSULTING, CIVIL ENGINEERS & LAND PLANNERS TYPE #F-10900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800	APPROV.	
								No.	REVISION

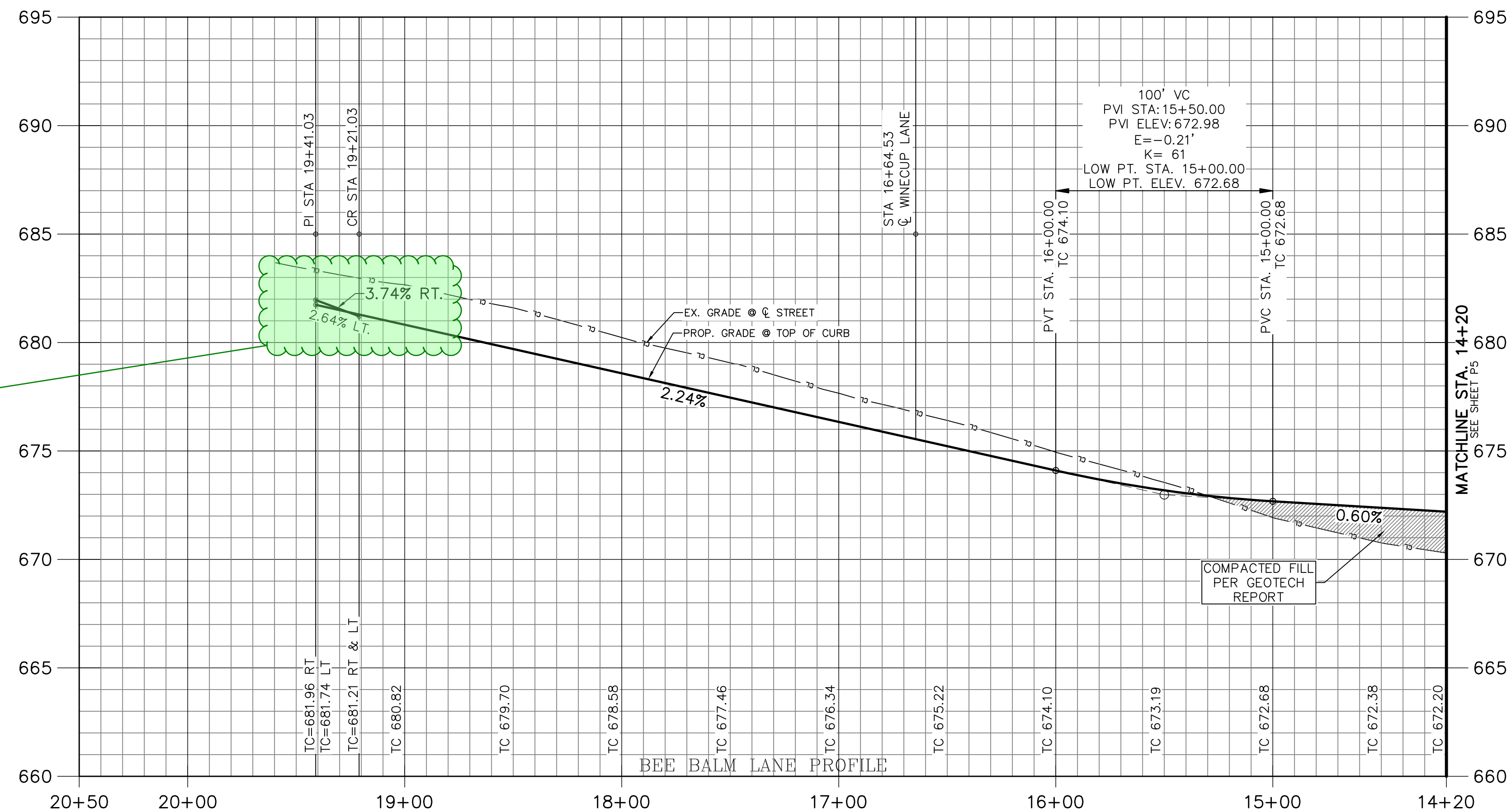



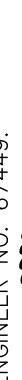




NOTE:

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

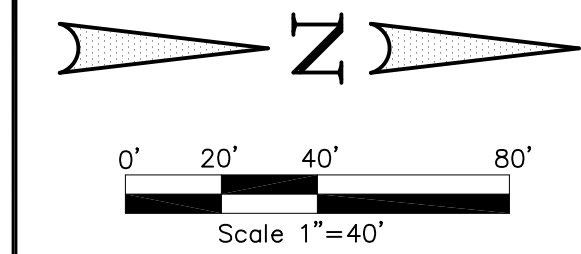


<div><div>P6</div><div>DATE: 2-2-24 DWG SCALE: Hor. 1"=40' Vert. 1"=4' DWG FILE: 0001043PAVDWG PROJECT NO. 0001043</div></div>	<div><div>PAVING PLAN &amp; PROFILE</div><div>BEE BALM LANE</div><div>STA. 14+20 – END</div><div>LANE RANCH, PHASE 1</div></div>	<div><div>LANE RANCH, PHASE 1</div><div>CITY OF SANGER</div><div>SANGER TOWN CENTER LLC &amp; MARION ROPER HOLDING LLC 10000 S. FORT BELL LOPPLE, TEXAS 75019 JONATHAN WANG – 214-316-2256</div></div>	<div><div></div></div>	THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR., A REGISTERED PROFESSIONAL ENGINEER NO. 67449.		<div>STRATEGIES INFORMATION OF</div>				<div><div></div><div><div>Middleton &amp; Assoc, LLC</div><div>CONSULTING CIVIL ENGINEERS &amp; LAND PLANNERS</div><div>TBPE #FF-10900 © Copyright 2024</div><div>2785 ROCKBROOK DRIVE, SUITE 105</div><div>LEWISVILLE, TEXAS 75067 (972) 393-9800</div></div></div>				
											NO.	DATE	REVISION	APPROV.



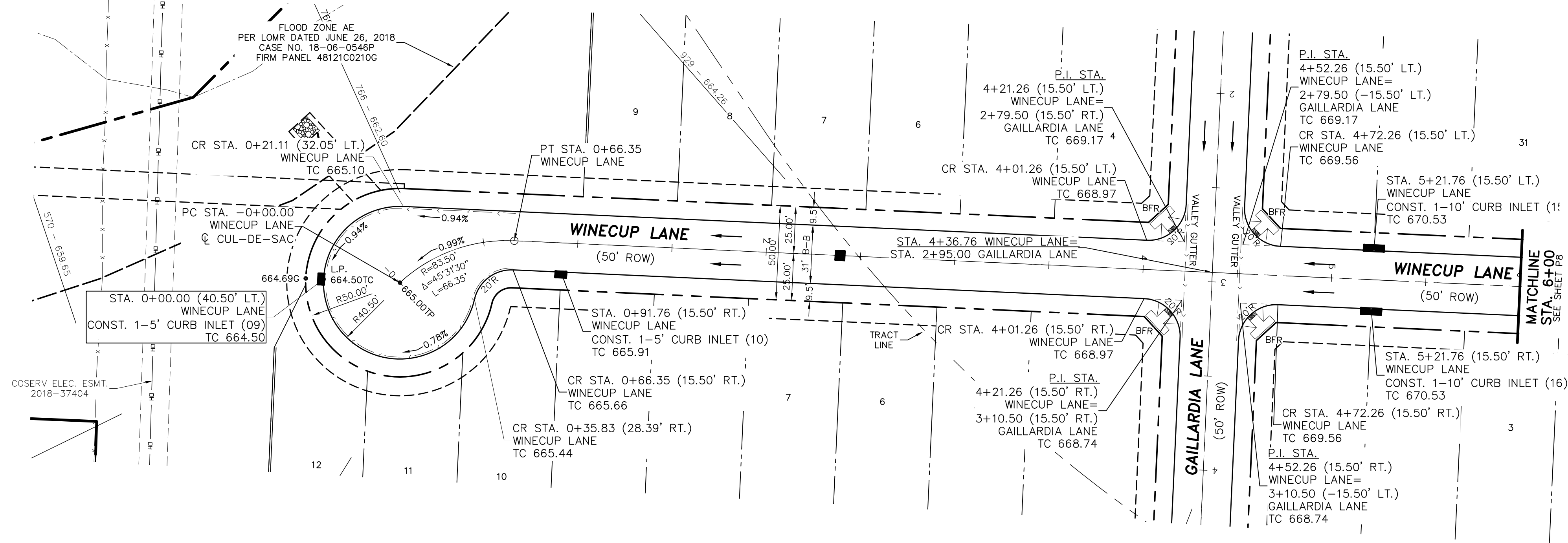
LEGEND	
PP	Power Pole
CW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
SN	Sign
RF	Iron Rod Found
IRS	Iron Rod Set

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

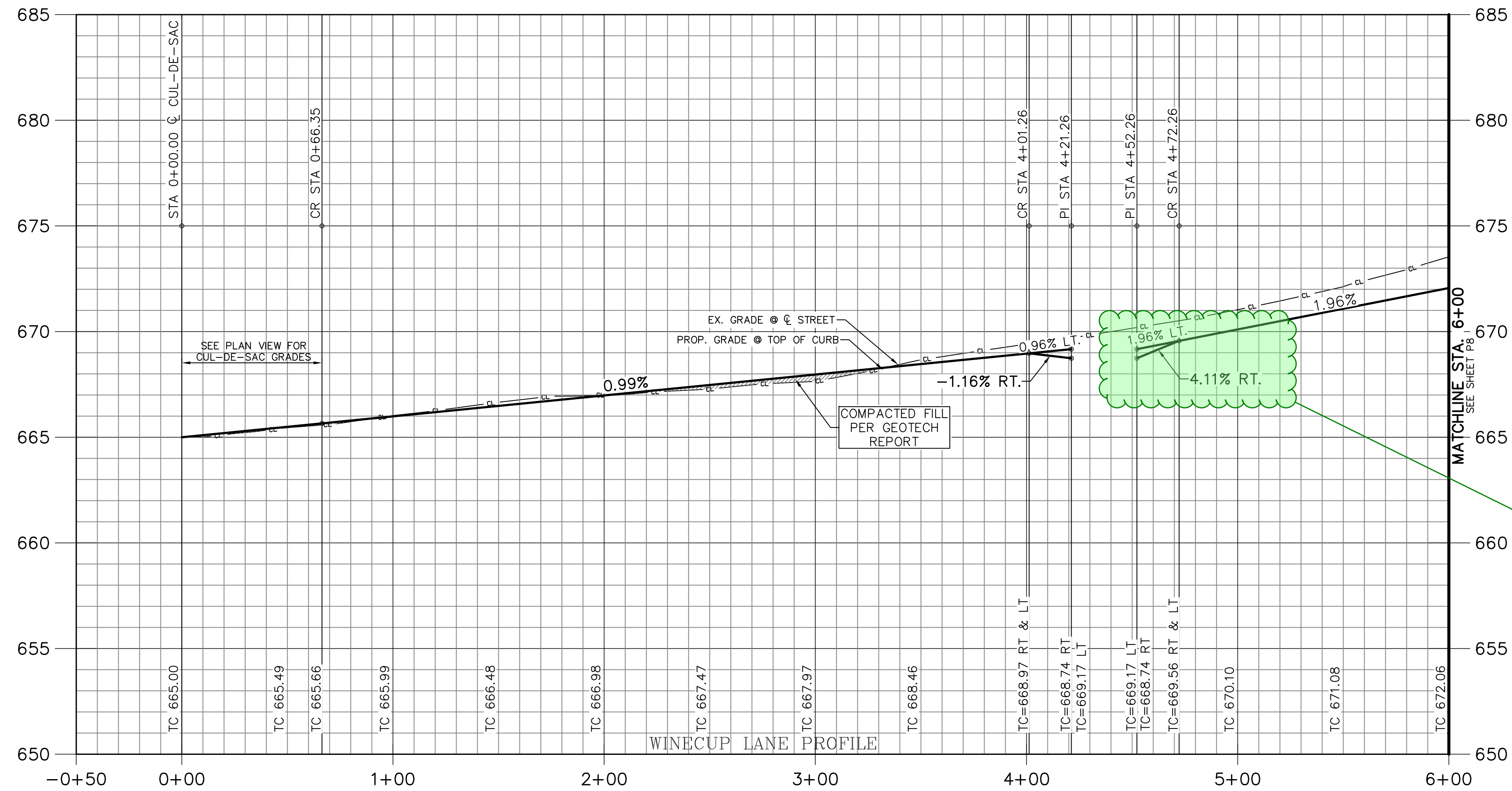


**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

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



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



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

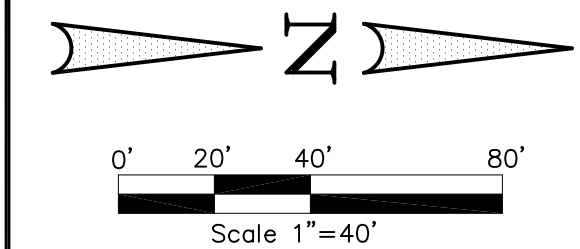
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LEGEND	
PP	Power Pole
CW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
SN	Sign
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IRS	Iron Rod Set

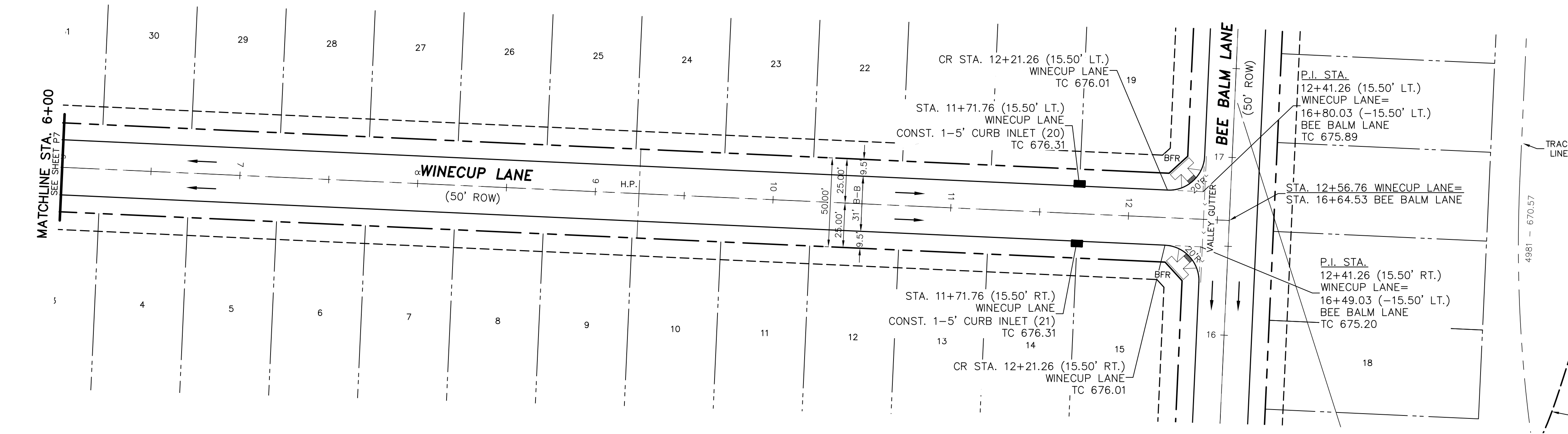
  

LEGEND	
TC	TOP OF CURB
TP	TOP OF PAVEMENT
CR	CURB RETURN
FL	FLOW LINE
VG	VALLEY GUTTER
H.P.	HIGH POINT
L.P.	LOW POINT
2	STREET STATION
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1140-667.57	FLOOD CROSS SECTION & 100-YR. ELEV. PER FLOOD REPORT
OH	EX. OVERHEAD UTILITY
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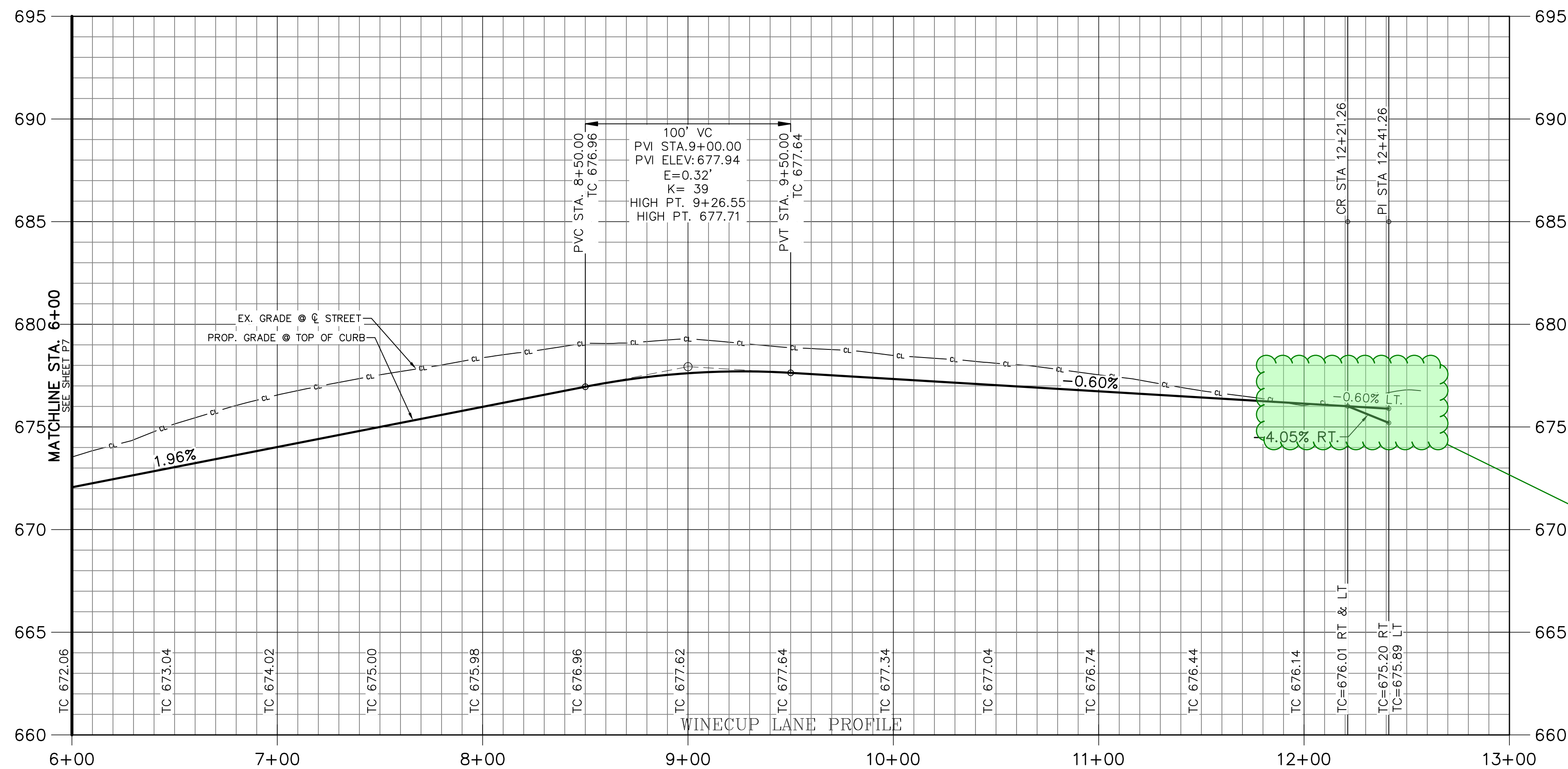


**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

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

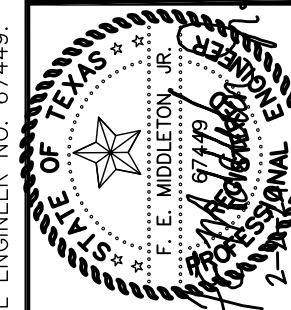


NOTE:  
1. SEE THE FLOOD STUDY BY CARDINAL STRATEGIES FOR FLOODPLAIN AND HYDROLOGY INFORMATION.  
2. REFER TO SHEET WALK1 FOR LOCATION OF DEVELOPER WALKS.



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

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67443.



LANE RANCH, PHASE 1  
CITY OF SANGER  
DENTON COUNTY, TEXAS  
SANGER TOWN CENTER LLC &  
MARION PROPERTY HOLDING LLC  
10001 DAVIS DRIVE  
COPPELL, TEXAS 75019  
JONATHAN WANG - 214-316-2256

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

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

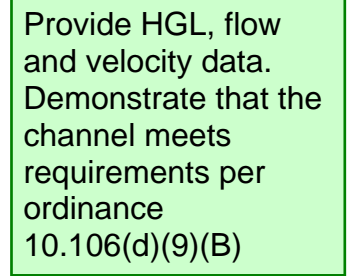
P8

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









THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR.,

STATE OF TEXAS  
F. E. MIDDLETON, JR.  
9749  
MECHANICAL ENGINEER  
2-YEAR TERM

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

SANGER TOWN CENTER LLC &  
MARION PROPERTY HOLDING LLC  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019

JONATHAN WANG - 214-316-2256

**LOT GRADING PLAN**

LANE RANCH, PHASE 1

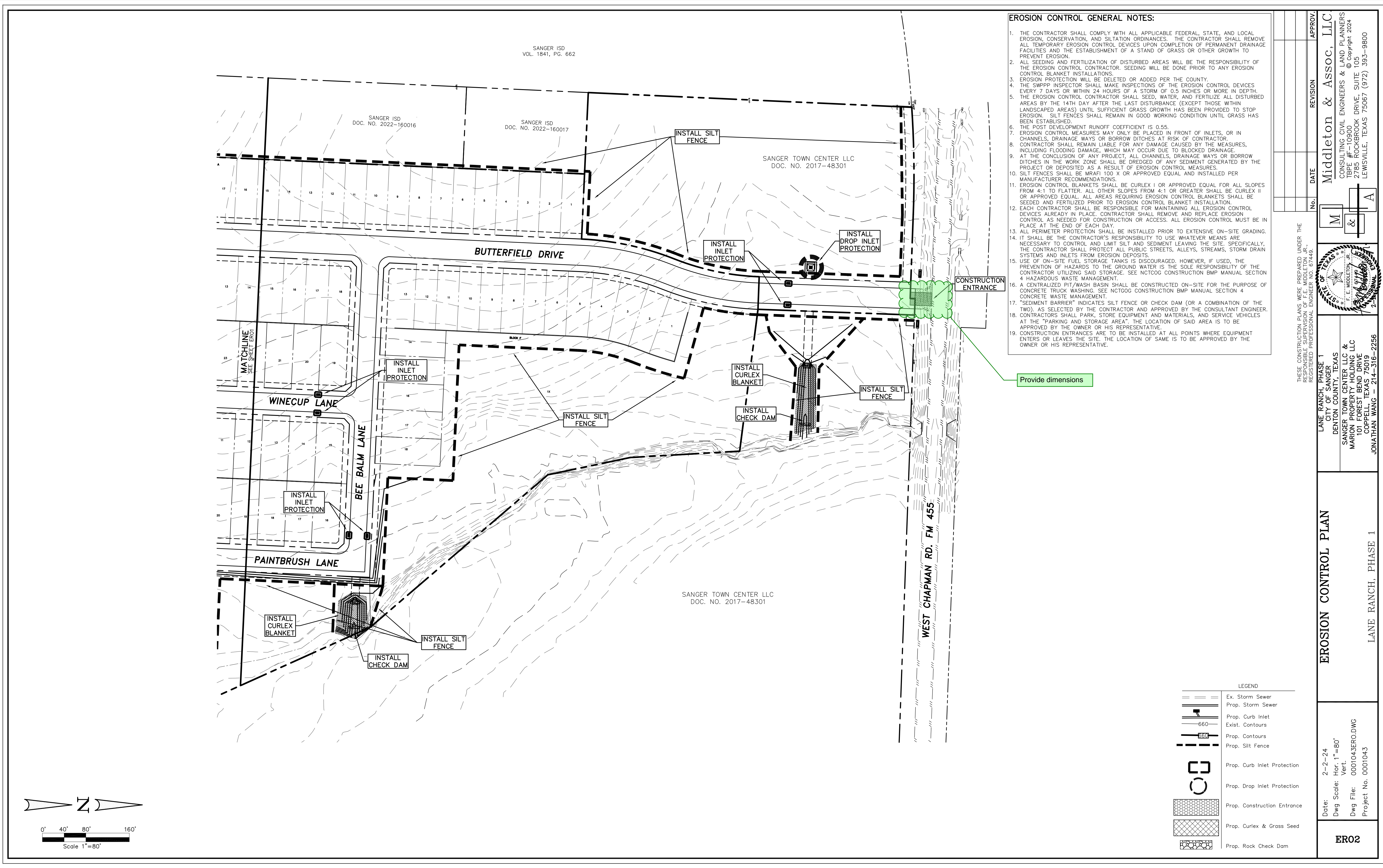
Date: 2-2-24  
Dwg Scale: Hor. 1"=40'  
Vert.  
Dwg File: 0001043SITE.DWG  
Project No. 0001043

**G5**

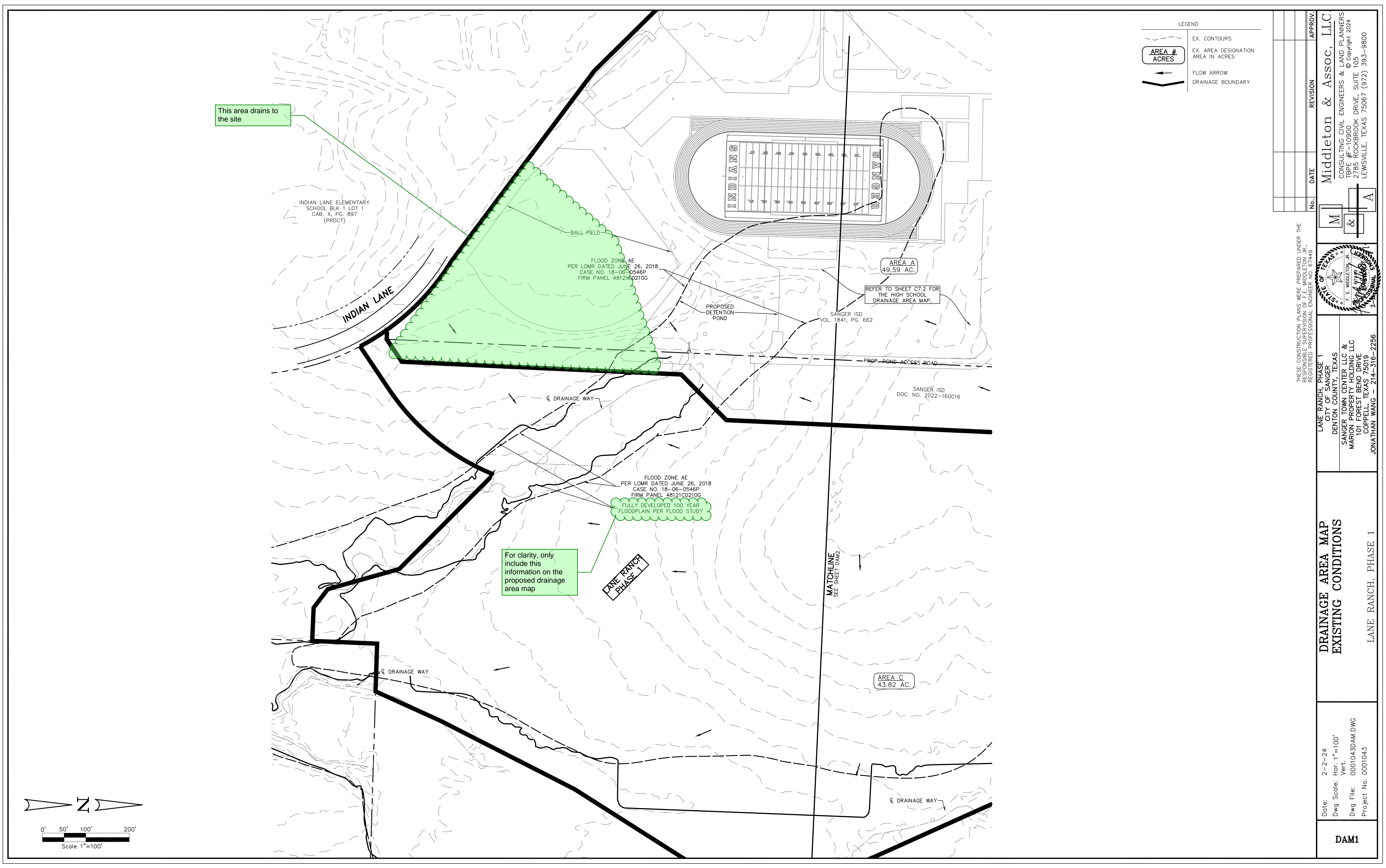


















Provide this data

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

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

NOTES:

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

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67445.

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

SANGER TOWN CENTER LLC &  
MARION PROPERTY HOLDING LLC  
101 FORT BEND DRIVE  
COPPELL, TEXAS 75019

JONATHAN WANG - 214-316-2256

## DRAINAGE AREA & INLET CALCULATIONS

LANE RANCH, PHASE 1

Date: 2-2-24  
Dwg Scale: Hor. NTS  
Vert.  
Dwg File: 0001043CALC.DWG  
Project No. 0001043

## CALC1



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

Calculations do not include manholes. Revise

STORM SEWER HYDRAULIC CALCULATIONS																																		
From	To	Pipe Length (ft)	Drainage Area			Runoff "C"	Incr. CA	Total CA	Time of Concentration			10 Yr Intensity (in/hr)	100 Yr Intensity (in/hr)	Q10 Runoff (cfs)	Q100 Runoff (cfs)	Total Carryover (cfs)	Q Pipe (cfs)	Pipe Size (in)	Pipe Coefficient "n"	Friction Slope Sf (ft/ft)	HGL		HEAD LOSS CALCULATIONS										U/S T/C Elev. (ft)	COMMENTS
			No.	Area (ac)	Total Area (ac)				Inlet (min)	Travel (min)	Total (min)										D/S (elev)	U/S (elev)	V1 IN (UPSTREAM) (ft/s)	V2 OUT (PIPE) (ft/s)	V1 <sup>2</sup> /2G (ft)	V2 <sup>2</sup> /2G (ft)	K <sub>f</sub>	K <sub>V</sub> V1 <sup>2</sup> /2G	H <sub>f</sub>	Design HGL (elev)	From (ft)	To (ft)		
1.00	2.00	3.00	4	5	6	7	8	9	10.00	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
LINE 2																																		
787.46	808.83	21.37	AREA 07	1.53	1.53	0.55	0.84	0.84	15.00	0.32	15.32	5.61	8.00	4.72	6.73	0.00	6.73	18	0.013	0.0041	667.07	667.16	0.00	3.81	0.00	0.23	1.75	0.00	0.23	667.38	673.57	674.24	678.74	
709.24	787.46	78.22			1.53			0.84	15.32	1.16	16.48	5.44	7.77	4.58	6.54	0.00	6.54	18	0.013	0.0039	666.77	667.07	3.81	3.70	0.23	0.21	1.25	0.28	0.00	667.07	670.77	673.57		
416.15	709.24	293.09	LAT. 2E	1.36	2.89	0.55	0.75	1.59	16.48	4.36	20.84	4.88	7.02	7.75	11.16	0.00	11.16	24	0.013	0.0024	666.04	666.75	3.70	3.55	0.21	0.20	0.85	0.18	0.02	666.77	663.58	670.77		
387.46	416.15	28.69	LAT. 2D	1.12	4.01	0.55	0.62	2.21	20.84	0.43	21.27	4.83	6.95	10.65	15.34	0.00	15.34	30	0.013	0.0014	666.00	666.04	3.55	3.13	0.20	0.15	0.85	0.17	0.00	666.04	662.94	663.58		
85.58	387.46	301.88	LAT. 2C	1.38	5.39	0.55	0.76	2.96	21.27	4.49	25.76	4.38	6.35	12.99	18.82	0.00	18.82	30	0.013	0.0021	665.26	665.90	3.13	3.84	0.15	0.23	0.85	0.13	0.10	666.00	660.93	662.94		
77.34	85.58	8.24	LAT. 2B	1.04	6.43	0.55	0.57	3.54	25.76	0.12	25.89	4.37	6.34	15.46	22.40	0.00	22.40	36	0.013	0.0011	665.25	665.26	3.84	3.17	0.23	0.16	0.85	0.19	0.00	665.26	660.89	660.93		
72.40	77.34	4.94	LAT. 2A	1.03	7.46	0.55	0.57	4.10	25.89	0.02	25.91	4.37	6.33	17.93	25.98	0.00	25.98	36	0.013	0.0015	665.17	665.18	3.17	3.68	0.16	0.21	0.85	0.13	0.08	665.25	660.86	660.89		
0.00	72.40	72.40			7.46			4.10	25.91	0.31	26.22	4.34	6.30	17.82	25.83	0.00	25.83	36	0.013	0.0015	665.06	665.17	3.68	3.65	0.21	0.21	1.25	0.26	0.00	665.17	660.50	660.86		
LAT. 2A																																		
0.00	26.67	26.67	AREA 04	1.03	1.03	0.55	0.57	0.57	15.00	0.16	15.16	5.64	8.03	3.19	4.55	0.00	4.55	18	0.013	0.0019	665.25	665.30	0.00	2.58	0.00	0.10	1.75	0.00	0.10	665.41	661.64	664.22	668.72	
LAT. 2B																																		
0.00	21.23	21.23	AREA 03	1.04	1.04	0.55	0.57	0.57	15.00	0.12	15.12	5.64	8.04	3.23	4.60	0.00	4.60	18	0.013	0.0019	665.26	665.30	0.00	2.60	0.00	0.11	1.75	0.00	0.11	665.41	661.68	664.22	668.72	
LAT. 2C																																		
0.00	21.36	21.36	AREA 05	1.38	1.38	0.55	0.76	0.76	15.00	0.13	15.13	5.64	8.04	4.28	6.10	0.00	6.10	18	0.013	0.0034	666.00	666.07	0.00	3.45	0.00	0.19	1.75	0.00	0.19	666.26	663.44	665.88	670.38	
LAT. 2D																																		
0.00	21.36	21.36	AREA 06	1.12	1.12	0.55	0.62	0.62	15.00	0.13	15.13	5.64	8.04	3.48	4.95	0.00	4.95	18	0.013	0.0022	666.04	666.09	0.00	2.80	0.00	0.12	1.75	0.00	0.12	666.21	663.71	666.10	670.60	
LAT. 2E																																		
0.00	21.36	21.36	AREA 08	1.36	1.36	0.55	0.75	0.75	15.00	0.13	15.13	5.64	8.04	4.22	6.01	0.00	6.01	18	0.013	0.0033	666.77	666.84	0.00	3.40	0.00	0.18	1.75	0.00	0.18	667.02	671.02	672.59	677.09	
LINE 3																																		
109.33	170.00	60.67	AREAS 27 & OS-1	5.08	5.08	0.55	2.79	2.79	15.00	0.36	15.36	5.61	7.99	15.67	22.33	0.00	22.33	33	0.013	0.0018	674.17	674.28	0.00	3.76	0.00	0.22	1.75	0.00	0.22	674.49	670.55	670.85	676.00	
0.00	109.33	109.33	LINE 4	3.43	8.51	0.55	1.89	4.68	15.36	0.64	16.00	5.51	7.86	25.78	36.80	0.00	36.80	42	0.013	0.0013	673.98	674.13	3.76	3.83	0.22	0.23	0.85	0.19	0.04	674.17	670.03	670.55		
LINE 4																																		
33.50	54.86	21.36	AREA 25	1.41	1.41	0.55	0.78	0.78	15.00	0.13	15.13	5.64	8.04	4.38	6.24	0.00	6.24	18	0.013	0.0035	674.32	674.39	0.00	3.53	0.00	0.19	1.75	0.00	0.19	674.59	671.39	671.88	676.38	
25.68	33.50	7.82			1.41			0.78	15.13	0.05	15.17	5.64	8.03	4.37	6.23	0.00	6.23	18	0.013	0.0035	674.29	674.32	3.53	3.53	0.19	0.19	1.25	0.24	0.00	674.32	671.30	671.39		
14.14	25.68	11.54	LAT. 4A	2.02	3.43	0.55	1.11	1.89	15.17	0.07	15.24	5.63	8.02	10.61	15.12	0.00	15.12	27	0.013	0.0024	674.20	674.23	3.53	3.80	0.19	0.22	0.85	0.16	0.06	674.29	671.24	671.30		
0.00	14.14	14.14			3.43			1.89	15.24	0.08	15.32	5.61	8.00	10.59	15.09	0.00	15.09	27	0.013	0.0024	674.17	674.20	3.80	3.80	0.22	0.22	1.25	0.28	0.00	674.20	671.17	671.24		
LAT. 4A																																		
0.00	26.16	26.16	AREA 26	2.02	2.02	0.55	1.11	1.11	15.00	0.15	15.15	5.64	8.03	6.26	8.93	0.00	8.93	18	0.013	0.0072	674.29	674.48	0.00	5.05	0.00	0.40	1.75	0.00	0.40	674.87	671.68	671.88	676.38	
LINE 5																																		
264.05	281.94	17.89	AREA 13	0.93	0.93	0.55	0.51	0.51	15.00	0.10	15.10	5.65	8.04	2.89	4.12	0.00	4.12	18	0.013	0.0015	664.70	664.73	0.00	2.33	0.00	0.08	1.75	0.00	0.08	664.81	662.69	663.21	666.71	
257.49	264.05	6.56			0.93			0.51	15.10	0.04	15.14	5.64	8.04	2.88	4.11	0.00	4.11	18	0.013	0.0015	664.69	664.70	2.33	2.33	0.08	0.08	1.25	0.11	0.00	664.70	662.15	662.69		
187.39	257.49	70.10	LAT. 5A	1.49	2.42	0.55	0.82	1.33	15.14	0.41	15.55	5.58	7.95	7.42	10.58	0.00	10.58	24	0.013	0.0022	664.43	664.59	2.33	3.37	0.08	0.18	0.85	0.07	0.10	664.69	661.80	662.15		
174.10	187.39	13.29			2.42			1.33	15.55	0.08	15.63	5.56	7.94	7.41	10.56	0.00	10.56	24	0.013	0.0022	664.40	664.43	3.37	3.36	0.18	0.18	1.25	0.22	0.00	664.43	660.99	661.80		
50.00	174.10	124.10	LINE 6	1.97	4.39	0.55	1.08	2.41	15.63	0.73	16.36	5.45	7.79	13.17	18.81	0.00	18.81	33	0.013	0.0013	664.24	664.40	3.36	3.17	0.18	0.16	0.85	0.15	0.01	664.40	660.37	660.99		
LAT. 5A																																		
0.00	21.92	21.92	AREA 14	1.49	1.49	0.55	0.82	0.82	15.00	0.13	15.13	5.64	8.04	4.62	6.59	0.00	6.59	18	0.013	0.0039	664.69	664.78	0.00	3.73	0.00	0.22	1.75	0.00	0.22	664.99	662.40	663.21	666.71	
LINE 6																																		
358.89	380.81	21.92	18	0.41	0.41	0.55	0.23	0.23	15.00	0.13	15.13	5.64	8.04	1.27	1.81	0.00	1.81	18	0.013	0.0003	665.49	665.50	0.00	1.03	0.00	0.02	1.75	0.00	0.02	665.52	664.06	664.79	669.29	
335.44	358.89	23.45			0.41			0.23	15.13	0.14	15.27	5.62	8.01	1.27	1.81	0.00	1.81	18	0.013	0.0003	665.49	665.49	1.03	1.02	0.02	0.02	1.25	0.02	0.00	665.49	663.16	664.06		
0.00	335.44	335.44	LAT. 6A	1.56	1.97	0.55	0.86	1.08	15.27	1.97	17.23	5.33	7.63	5.78	8.26	0.00	8.26	21	0.013	0.0027	664.40	665.32	1.02	3.44	0.02	0.18	0.85	0.01	0.17	665.49	661.49	663.16		
LAT. 6A																																		
0.00	17.90	17.90	17	1.56	1.56	0.55	0.86	0.86	15.00	0.11	15.11	5.65	8.04	4.84	6.90	0.00	6.90	21	0.013	0.0019	665.49	665.52	0.00	2.87	0.00	0.13	1.75	0.00	0.13	665.65	663.16	664.61	669.11	
LINE 7																																		
523.81	521.84	17.90	AREA 21	0.84	0.84	0.55	0.46	0.46	15.00	0.11	15.11	5.65	8.04	2.61	3.72	0.00	3.72	18	0.013	0.0013	670.53	670.55	0.00	2.10	0.00	0.07	1.75	0.00	0.07	670.62	671.39	671.81	676.31	
497.39	503.94	6.55			0.84			0.46	15.11	0.04	15.14	5.64	8.04	2.61	3.71	0.00	3.71	18	0.013	0.0012	670.52	670.53	2.10	2.10	0.07	0.07	1.25	0.09	0.00	670.53	670.98	671.39		
437.89	497.39	59.50	LAT. 7C	0.84	1.68	0.55	0.46	0.92	15.14	0.35	15.49	5.64	7.96	5.16	7.36	0.00	7.36	21	0.013	0.0022	670.31	670.44	2.10	3.06	0.07	0.15	0.85	0.06	0.09	670.52	669.59	670.98		
423.75	437.89	14.14			1.68			0.92	15.49	0.08	15.58	5.57	7.95	5.15	7.34	0.00	7.34	21	0.013	0.0021	670.28	670.31	3.06	3.05	0.15	0.14	1.25	0.18	0.00	670.31	669.25	669.59		
185.80	423.75	237.95			1.68			0.92	15.58	1.40	16.97	5.37	7.67																					

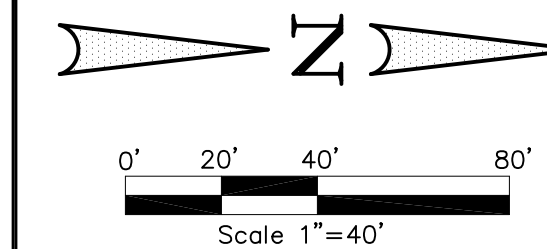






- LEGEND
- Ex. Water
  - Ex. Fire Hydrant
  - Ex. Sanitary Sewer
  - Ex. Sewer Manhole
  - Ex. Storm Sewer
  - Ex. Overhead Utility
  - Prop. Sanitary Sewer
  - Prop. Sewer Manhole
  - Prop. Water
  - Prop. Fire Hydrant
  - Prop. Storm Drain
  - Street Stations
  - Water Stations
  - Storm Stations
  - FLOOD CROSS SECTION & 100-YR. ELEV. PER FLOOD REPORT

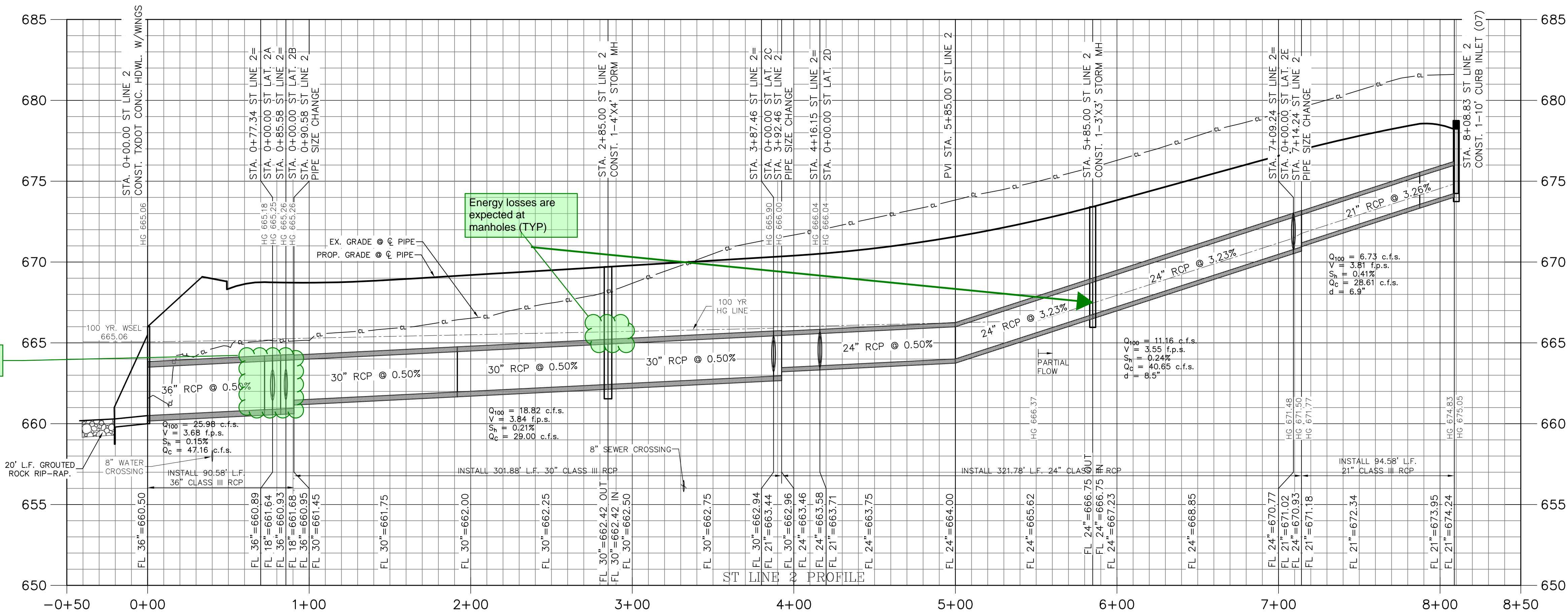
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**BENCHMARK 1**  
WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82

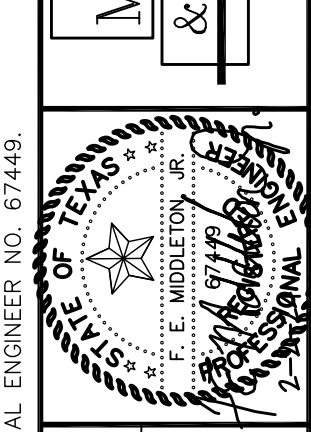
**BENCHMARK 2**  
N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07

Remove extra linework for clarity



THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67443.

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

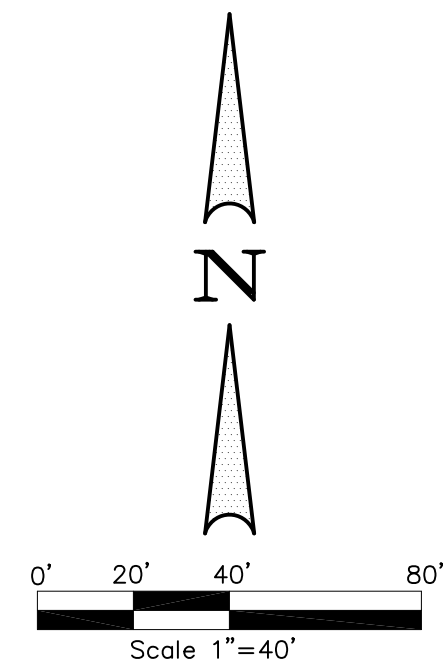
**STORM DRAIN PLAN & PROFILE**  
**ST LINE 2**  
LANE RANCH, PHASE 1

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

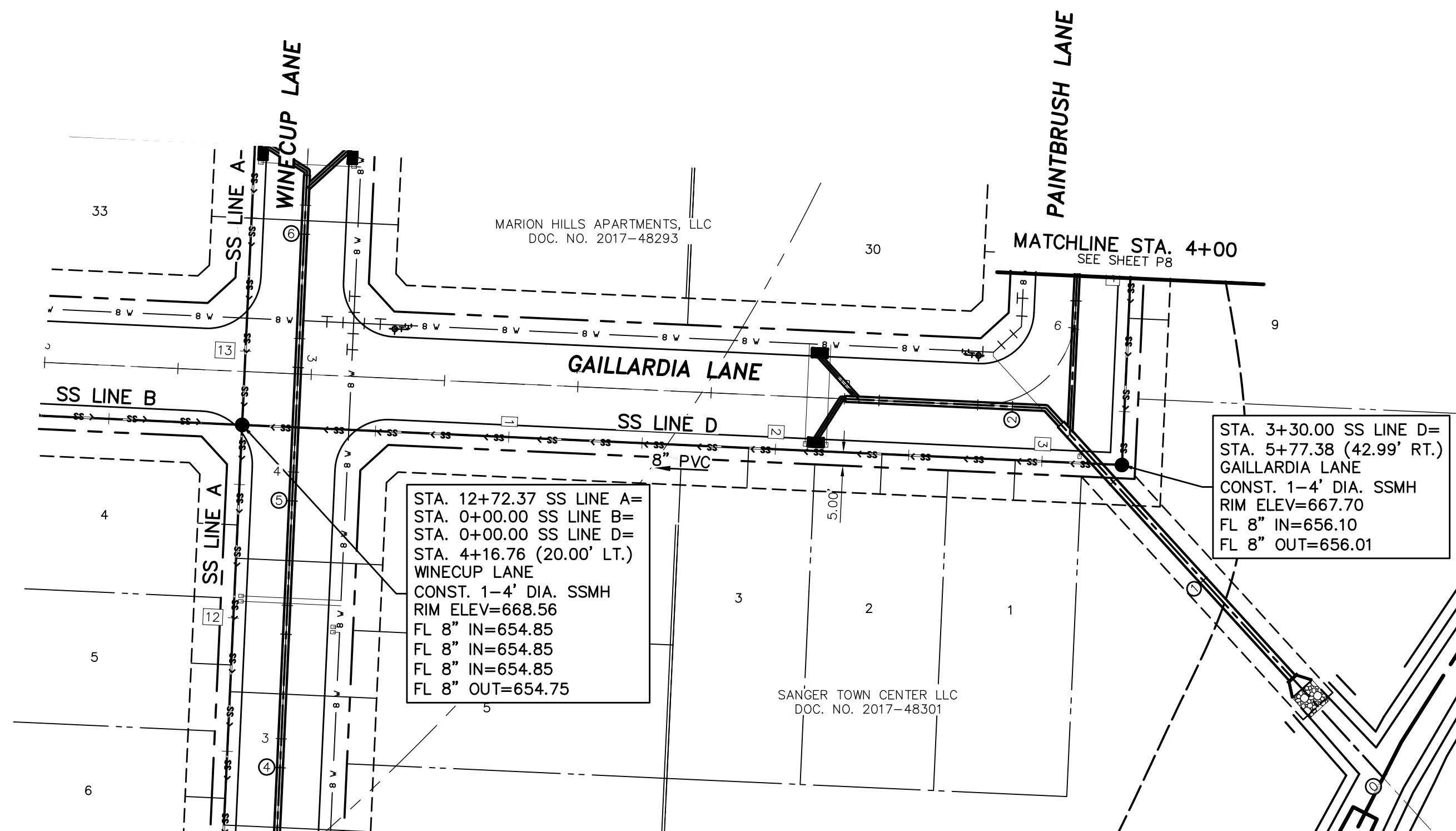
ST2



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



<b>BENCHMARK 1</b> WEST CORNER OF HDWL. SOUTH SIDE OF FM 455, 680' EAST OF THE N/W CORNER OF THE PROPERTY. ELEV.=679.82
<b>BENCHMARK 2</b> N/E CORNER OF INLET ON EAST SIDE OF INDIAN LANE, 150' SOUTH OF ELEM. SCHOOL DRIVE. ELEV.=653.07



LEGEND	
	Ex. Water
	Ex. Fire Hydrant
	Ex. Sanitary Sewer
	Ex. Sewer Manhole
	Ex. Storm Sewer
	Ex. Overhead Utility
	Prop. Sanitary Sewer
	Prop. Sewer Manhole
	Prop. Water
	Prop. Fire Hydrant
	Prop. Storm Drain
	Street Stations
	Sewer Stations
	Water Stations
	Storm Stations

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67443.

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May 15, 2024  
AVO 37449.004

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

Re: **Lane Ranch Phase 1 – Drainage Review #3**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Flood Study in support of the engineering plans for the Lane Ranch located east of Sanger High School, between E Chapman Dr (FM 445 W) and McReynolds Rd. The subject tract is located within the City of Sanger. The 1<sup>st</sup> submittal was prepared by Cardinal Strategies Engineering Services, LLC and completed on December 22, 2023. The 2<sup>nd</sup> submittal was received on March 8, 2024. The 3<sup>rd</sup> submittal was received on April 30, 2024.

We have finished our review and offer comments as follows. Please note that additional comments may be forthcoming with new submittal.

#### **General Comments**

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are included in this letter since some comments are easier to show and explain on the markups.
2. Please address construction plans comments provided separately. Please note, an accepted flood study is required prior to plan acceptance.

#### **Hydrology and Hydraulics**

1. Please note an Environmental Assessment will be needed on the existing tributaries to determine existing impact on wetlands. Provide memorandum once you acquire it.

2<sup>nd</sup> Comments: Accepted.

2. Please provide supporting data including but not limited to land use, longest flood path, curve number, and time of concentration.

2<sup>nd</sup> Comments: not received yet.

3<sup>rd</sup> Comments: See below items on the Hydrologic Calculation.

- a. There are some blank cells that need to be filled or explained.
- b. If calculated Time of Concentration is smaller than the min. TC required in the ordinance please use the min. TC.
- c. Please verify that the velocities are correct and reconcile with RAS results.

- d. Please reconcile the drainage area maps in civil set with the flood study. The delineation doesn't appear to match in both pre- and post- development conditions.
  - e. Please address other comments. (see mark-ups)
3. Please provide the digital version of the hydrologic model.  
**2<sup>nd</sup> Comments:** not received yet.  
**3<sup>rd</sup> Comments:** received.
4. Please provide the digital version of hydraulic model.  
**2<sup>nd</sup> Comments:** not received yet.  
**3<sup>rd</sup> Comments:** received.
5. Page 1, please move the LOMR and Zone AE discussion to section 1.3.  
**2<sup>nd</sup> Comments:** addressed.
6. Figure 1, please clearly define the project site boundary and offsite drainage areas. If there is off-site development not included in the current project site, please revise the boundary lines.  
**2<sup>nd</sup> Comments:** addressed.
7. Please try to use the same routing method within the project unless necessary to use multiple.  
**2<sup>nd</sup> Comments:** accepted.
8. Please apply minimum time of concentration to your calculations per city ordinance.  
**2<sup>nd</sup> Comments:** addressed.
9. Page 6, please clarify the extent of Phases 1 and 2 in the report. The civil set submittal only has Phase 1.  
**2<sup>nd</sup> Comments:** Addressed pending on reception and review of Appendix A.  
**3<sup>rd</sup> Comments:** received.
10. Please note that the pre- vs post- project comparisons appears to be incorrect. Off-site drainage areas shall remain the same for pre- vs post- project analysis. The analysis shall focus on the impact of the proposed development within the project site boundary.  
**2<sup>nd</sup> Comments:** addressed.
11. Off-site detention pond shall not be used as the basis to determine the detention facility for this project. Please disregard the detention pond and reassess the hydrology and hydraulics.  
**2<sup>nd</sup> Comments:** addressed.
12. Please revise land use color scheme for clarity.  
**2<sup>nd</sup> Comments:** addressed.
13. The Civil Set and the Flood Study report both mentioned changes from effective floodplain to fully developed floodplain. Please contact the local floodplain administrator regarding the need of a CLOMR or LOMR.  
**2<sup>nd</sup> Comments:** addressed.
14. Page 27, please adjust Manning's n values for proposed conditions.  
**2<sup>nd</sup> Comments:** Addressed pending on reception and review of digital data.  
**3<sup>rd</sup> Comments:** From aerial image and street views, the site is very vegetated with heavy brushes. Please verify that the post-project will remain the same as the pre-project conditions.
15. Page 27, please add additional cross-sections at proposed fills in effective floodplain.



2<sup>nd</sup> Comments: Addressed pending on reception and review of digital data.

3<sup>rd</sup> Comments: Addressed.

16. Table numbers in the paragraphs not matching the table titles. Please revise.

2<sup>nd</sup> Comments: Addressed.

17. HMS Comments:

- a. J003AC is the confluence of two branches, but no drainage divide was shown. Please revise.
- b. A003 shall be split at the confluence (J003AC), with upper section drain to J003AC and lower section drain to J003.
- c. Please update the flow data in RAS accordingly after the revision from above comments.
- d. Subbasin B002 doesn't have a reach but was modeled in RAS. Please add the reach to match RAS.
- e. There's a flow change near XS 3393. The inflow data at XS 6211 shall be smaller than what's been used in the current model.

18. RAS Comments

- a. There're substantial grading activities within 100-yr floodplain. Please ensure that the side slope of proposed channels and embankments meet the ordinance. Some appears to be steeper than requirement.
- b. Please add ineffective flow areas where appropriate, such as XS 3205, 3028.
- c. Some bank stations are hundreds of feet outside of the top of bank according to the cross-section view, such as XS 3880-3436. Please revise or explain.
- d. Please update manning's n and centerlines for the proposed channels, such as XS 4012 thru 3205.

19. Please provide a maintenance agreement.

The Engineer shall revise the hydrologic study and/or plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3921.

Sincerely,  
HALFF  
TBPELS Firm No. 312



Yangbin Tong, PE, CFM  
Project Manager

**Attachments:**

- Flood Study mark-ups
- Hydrologic Calculations mark-ups

Table 1 – Pre-Project Hydrologic Parameters

HMS Element	Area (ac)	Lag Time (min.)	Curve Number
A001	76.28	14.5	79.4
A002	101.99	13.2	85.9
A003	41.62	15.4	85.1
A004	111.42	20.9	80.2
A005	132.10	17.9	82.3
A006	28.22	9	89.3
A007	29.82	13.3	83.7
A008	47.32	16.1	82.3
A009	10.00	6	89.7
B001	139.44	13.4	82.1
B002	191.68	15.4	78.9
C001	21.98	9.1	82.7
C002	26.84	8.8	82
C003	27.18	17.14	89

## 2.2 Post-Project Ph 1

The Pre-Project hydrologic model was used as the starting point for this analysis. The areas being updated are Phases 1 and 2 as shown on the Lane Ranch site plan in Appendix A. These two phases constitute the hydrologic and hydraulic Post-Project Ph 1 condition. The land use for Phase 1 was updated to reflect single family 1/8<sup>th</sup> acre residential developments. Phase 2 had land use updated to reflect townhomes as a 1/8<sup>th</sup> acre residential development. The post-project Ph 1 watershed map can be seen in Figure 5 and the land use can be seen in Figure 6.

The zone of influence was established using the total area of approx. 35.9 acres. For the Ph 1 development to constitute 10% of the watershed, the overall watershed would need to be approx. 359 acres. The total area of subbasins A002 – A009 is approx. 578 acres, exceeding the minimum size for the development to no longer have a significant impact upon the receiving stream, Ranger Branch Tributary 2. The watershed was extended farther downstream to conceptually model the full build out post-project conditions and to develop flows for the entire length of the hydraulic models. As a result, the flow comparison between Pre-Project and Post-Project Ph 1 will show subbasins A002 – A009 and their corresponding junctions.

The off-site area upstream of Ph 1, along Rangers Branch Tributary 2.2, remained existing conditions for the purpose of this analysis. The proposed High School Addition and accompanying pond were not considered for this analysis. The delineations of on-site drainage areas are assumed to be unchanged from the pre-project condition. The delineations of off-site drainage areas also remained unchanged from pre-project conditions.

Phase 1 Pre. Plat shows 43.82 ac, same as drainage area map in civil set. Post-project Ph1 should be larger than that. Please reconcile.

It makes sense for A003 and C001. But A004's longest flow path is outside of Phase 1 and Phase 2. It's expected to remain from pre- to post ph1. Please clarify or revise.

The longest flow paths within Phases 1 and 2 were updated to reflect the proposed site plan. A 1% slope was assumed for sheet flow. All other flowpaths remained the same as in pre-project conditions. The calculations can be found in Appendix B. The time of concentration for each basin is provided in Table 2.

Modified-Puls routing reaches were updated using an intermediate conditions geometry used to develop storage-discharge tables to reflect the change in attenuation in the Ranger Branch Tributary 2.0 and Tributary 2.2. All other routing reaches remained the same. The post-project Ph 1 hydrologic parameters can be found below in Table 2.

Table 2 – Post-Project Ph 1 Hydrologic Parameters

HMS Element	Area (ac)	Lag Time (min.)	Curve Number
A001	76.28	14.5	79.4
A002	102.08	13.2	86.0
A003	50.62	11.5	89.2
A004	105.30	17.6	81.8
A005	132.10	17.9	82.3
A006	28.22	9	89.3
A007	29.82	13.3	83.7
A008	47.32	16.1	82.3
A009	10.00	6	89.7
B001	139.44	13.4	82.1
B002	191.68	15.4	78.9
C001	19.00	8.8	83.5
C002	26.84	8.8	82.0
C003	27.18	17.14	89.0

## 2.3 Hydrologic Results

The result in peak discharges between the pre-project and post-project Ph 1 is shown below in Tables 3 – 8. The proposed single family and townhome developments in Phases 1 and 2 are demonstrated to create lower peak discharge downstream of the project site and through to the outfall of the watershed. This is a result of the reduction in post-project Ph 1 lag times due to the proposed development in basins C001 and A003. Due to the reductions in peak discharge shown, and the increase in attenuation along Tributary 2.2 due to the proposed Butterfield Dr crossing, detention is not recommended for the proposed Post-Project Ph 1 condition.

HMS Element	Pre-Project Discharge (cfs)	Post-Project Discharge (cfs)	Difference (cfs)	% Difference
J005	1,241.3	1,241.3	0.0	0.0%
J006	616.2	616.2	0.0	0.0%
J007	210.6	210.6	0.0	0.0%
J008	481.2	481.2	0.0	0.0%
J009	258.1	258.1	0.0	0.0%
J010	248.8	248.8	0.0	0.0%
J011	87.3	87.3	0.0	0.0%

## 2.4 Post-Project (Full Build Out)

The Post-Project Ph 1 hydrologic model was used as the starting point for the Post-Project Full Build Out hydrologic analysis. The full build out condition reflects proposed land use for all phases of the Lane Ranch site plan. The delineations along Tributary 2.1 were updated to reflect proposed grading changes to increase the attenuation through Tributary 2.1. The watershed can be found in Figure 7.

The land use of the remaining proposed Phases within the project area were updated to reflect 1/8<sup>th</sup> acre residential and commercial land use, reflecting the site plan provided in Appendix A. This land use can be seen in Figure 8.

The flowpaths for the remaining proposed Phases were updated to reflect the proposed site plan. All other flowpaths remained the same. Calculations can be found in Appendix B. The time of concentration for each basin is provided in Table 9.

The Modified-Puls storage discharge tables have been updated to reflect the proposed Post-Project Full Build Out hydraulic geometry through the studied streams. Proposed inline ponds along Tributary 2.1 were modeled using Modified-Puls to reflect the increased attenuation in the stream. The storage discharge tables can be found in Appendix B. The hydrologic parameters can be found below in Table 9.

Updates to the full build out (Post-Project) hydrologic modeling may be required for future phases to reflect detailed design or changes to the development plan.

Table 9 – Post-Project Full Build Out Hydrologic Parameters

HMS Element	Area (ac)	Lag Time (min.)	Curve Number
A001	76.28	14.5	79.4
A002	102.08	13.5	86.6
A003	50.62	11.8	89.2
A004	105.30	10.7	89.2
A005	132.10	17.9	82.3
A006	28.22	9	89.3
A007	29.82	13.3	83.7
A008	47.32	16.1	82.3

Time of Concentration Calculations

Pre-Project Existing Conditions

Flow Path Parameters							Minimum Slope 0.25%	Sheet Flow Travel Time			Shallow Concentrated Flow Travel Time				Channel Flow Travel Time		
								$T_t = \frac{0.007 (nL)0.8}{(P_2)^{0.5} S^{0.4}}$	Denton County iSWM $P_2 = 3.63 \text{ (in)}$		$V = K \sqrt{S}$	$T_t = \frac{L}{3600V}$			$T_t = \frac{L}{3600V}$		
Basin Name	Flow Path ID	Flow Type	Flow Type Description	Length [L] (ft)	US Elevation (ft, NAVD88)	DS Elevation (ft, NAVD88)	Slope [s] (% ft/ft)	Mannings N-Value [n]	Sheet Flow Travel Time [T <sub>t</sub> ] (hr)	Sheet Flow Travel Time (min)	Shallow Flow Value [K]	Shallow Flow Velocity [V] (ft/s)	Shallow Flow Travel Time [T <sub>t</sub> ] (hr)	Shallow Flow Travel Time (min)	Channel Flow Velocity [V] (ft/s)	Channel Flow Travel Time [T <sub>t</sub> ] (hr)	Channel Flow Travel Time (min)
A001	1	Sheet	Short Grass Prairie	100.0	706.25	704.05	2.20%	0.15	0.148	8.9	-	-	-	-	-	-	-
A001	2	Shallow	Unpaved	424.5	704.05	679.57	5.77%	-	-	-	16.1345	3.87	0.030	1.8	-	-	-
A001	3	Channel	Channel	608.2	679.57	658.08	3.53%	-	-	-	-	-	-	-	6.41	0.026	1.6
A001	4	Channel	Pipe	80.8	658.08	655.20	3.56%	-	-	-	-	-	-	-	8.00	0.003	0.2
A001	5	Channel	Channel	329.2	655.20	643.51	3.55%	-	-	-	-	-	-	-	2.23	0.041	2.5
A001	6	Channel	Swale	268.6	643.51	635.49	2.99%	-	-	-	-	-	-	-	4.00	0.019	1.1
A001	7	Channel	Swale	664.2	635.49	633.01	0.37%	-	-	-	-	-	-	-	4.00	0.046	2.8
A001	8	Channel	Channel	1,017.3	633.01	627.66	0.53%	-	-	-	-	-	-	-	3.17	0.089	5.3
A002	9	Sheet	Short Grass Prairie	100.0	692.09	689.87	2.22%	0.15	0.147	8.8	-	-	-	-	-	-	-
A002	10	Channel	Swale	1,116.1	689.87	677.48	1.11%	-	-	-	-	-	-	-	4.00	0.078	4.7
A002	11	Channel	Channel	274.8	677.48	670.82	2.42%	-	-	-	-	-	-	-	6.00	0.013	0.8
A002	12	Channel	Pipe	784.5	670.82	656.27	1.85%	-	-	-	-	-	-	-	8.00	0.027	1.6
A002	13	Channel	Pond	66.6	656.27	651.69	6.88%	-	-	-	-	-	-	-	N/A	0.000	0.0
A002	14	Channel	Pond	42.5	651.69	650.97	1.69%	-	-	-	-	-	-	-	N/A	0.000	0.0
A002	15	Channel	Pond	11.8	650.97	649.93	8.84%	-	-	-	-	-	-	-	N/A	0.000	0.0
A002	16	Channel	Channel	490.8	650.10	645.35	0.97%	-	-	-	-	-	-	-	3.70	0.037	2.2
A002	17	Channel	Pipe	144.9	649.93	650.10	0.25%	-	-	-	-	-	-	-	8.00	0.005	0.3
A002	18	Channel	Channel	1,220.0	645.35	637.50	0.64%	-	-	-	-	-	-	-	5.69	0.060	3.6
A003	19	Sheet	Short Grass Prairie	100.0	682.19	681.63	0.56%	0.15	0.255	15.3	-	-	-	-	-	-	-
A003	20	Shallow	Unpaved	613.5	681.63	665.95	2.56%	-	-	-	16.1345	2.58	0.066	4.0	-	-	-
A003	21	Channel	Swale	102.6	679.63	660.52	18.63%	-	-	-	-	-	-	-	4.00	0.007	0.4
A003	22	Channel	Swale	133.0	-	-	-	-	-	-	-	-	-	-	4.00	0.009	0.6
A003	23	Channel	Swale	979.5	660.52	649.68	1.11%	-	-	-	-	-	-	-	4.60	0.059	3.5
A003	24	Channel	Channel	835.6	-	-	-	-	-	-	-	-	-	-	7.51	0.031	1.9
A004	25	Sheet	Short Grass Prairie	100.0	711.44	710.79	0.65%	0.15	0.240	14.4	-	-	-	-	-	-	-
A004	26	Shallow	Unpaved	68.2	710.79	709.89	1.32%	-	-	-	16.1345	1.85	0.010	0.6	-	-	-
A004	27	Channel	Channel	624.4	709.89	683.99	4.15%	-	-	-	-	-	-	-	6.70	0.026	1.6
A004	28	Channel	Swale	1,214.2	683.99	667.04	1.40%	-	-	-	-	-	-	-	4.00	0.084	5.1
A004	29	Channel	Channel	453.5	667.04	665.81	0.27%	-	-	-	-	-	-	-	1.23	0.102	6.1
A004	30	Channel	Swale	1,443.0	665.81	653.38	0.86%	-	-	-	-	-	-	-	3.45	0.116	7.0
A005	31	Sheet	Short Grass Prairie	100.0	715.29	713.50	1.79%	0.15	0.160	9.6	-	-	-	-	-	-	-
A005	32	Shallow	Unpaved	171.6	713.50	704.67	5.15%	-	-	-	16.1345	3.66	0.013	0.8	-	-	-
A005	33	Channel	Swale	1,214.3	704.67	696.71	0.66%	-	-	-	-	-	-	-	4.00	0.084	5.1
A005	34	Channel	Swale	2,607.7	696.71	671.75	0.96%	-	-	-	-	-	-	-	3.02	0.240	14.4
A006	35	Sheet	Short Grass Prairie	51.7	721.62	719.00	5.07%	0.15	0.062	3.7	-	-	-	-	-	-	-
A006	36	Channel	Swale	870.9	719.00	701.13	2.05%	-	-	-	-	-	-	-	4.00	0.060	3.6
A006	37	Channel	Pipe	193.1	701.13	690.88	5.31%	-	-	-	-	-	-	-	8.00	0.007	0.4
A006	38	Channel	Pond	64.3	690.88	690.63	0.39%	-	-	-	-	-	-	-	N/A	0.000	0.0
A006	39	Channel	Pipe	71.9	690.63	696.86	0.25%	-	-	-	-	-	-	-	8.00	0.002	0.1
A007	40	Sheet	Short Grass Prairie	100.0	734.09	732.77	1.32%	0.15	0.181	10.9	-	-	-	-	-	-	-
A007	41	Shallow	Unpaved	121.5	732.77	732.03	0.61%	-	-	-	16.1345	1.26	0.027	1.6	-	-	-
A007	42	Channel	Swale	205.6	732.03	728.40	1.77%	-	-	-	-	-	-	-	4.00	0.014	0.9
A007	43	Channel	Swale	710.2	728.40	701.42	3.80%	-	-	-	-	-	-	-	3.01	0.066	3.9
A007	44	Channel	Pipe	50.3	701.42	701.12	0.60%	-	-	-	-	-	-	-	8.00	0.002	0.1
A007	45	Channel	Channel	987.8	701.12	687.28	1.40%	-	-	-	-	-	-	-	3.89	0.071	4.2
A007	46	Channel	Pipe	93.6	687.28	686.84	0.47%	-	-	-	-	-	-	-	8.00	0.003	0.2
A007	47	Channel	Channel	116.6	686.84	685.07	1.52%	-	-	-	-	-	-	-	7.03	0.005	0.3
A007	48	Channel	Pipe	40.9	685.37	690.26	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
A008	49	Sheet	Short Grass Prairie	100.0	734.23	733.11	1.12%	0.15	0.193	11.6	-	-	-	-	-	-	-
A008	50	Shallow	Unpaved	763.6	733.11	720.15	1.70%	-	-	-	16.1345	2.10	0.101	6.1	-	-	-
A008	51	Channel	Swale	284.7	720.15	714.19	2.09%	-	-	-	-	-	-	-	4.00	0.020	1.2
A008	52	Channel	Swale	385.5	714.41	705.21	2.39%	-	-	-	-	-	-	-	4.00	0.027	1.6
A008	53	Channel	Pond	161.0	714.19	714.41	0.25%	-	-	-	-	-	-	-	N/A	0.000	0.0
A008	54	Channel	Channel	309.6	705.21	701.04	1.35%	-	-	-	-	-	-	-	2.86	0.030	1.8
A008	55	Channel	Pipe	73.9	701.04	698.70	3.17%	-	-	-	-	-	-	-	8.00	0.003	0.2
A008	56	Channel	Channel	237.9	698.70	695.24	1.45%	-	-	-	-	-	-	-	2.89	0.023	1.4
A008	57	Channel	Pipe	34.1	695.24	694.82	1.23%	-	-	-	-	-	-	-	8.00	0.001	0.1
A008	58	Channel	Channel	618.6	694.82	685.74	1.47%	-	-	-	-	-	-	-	4.00	0.043	2.6
A008	59	Channel	Pipe	90.1	685.74	684.95	0.88%	-	-	-	-	-	-	-	8.00	0.003	0.2
A008	60	Channel	Channel	31.1	684.95	684.77	0.58%	-	-	-	-	-	-	-	6.00	0.001	0.1
A008	61	Channel	Pipe	38.5	684.77	691.99	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
A009	62	Sheet	Short Grass Prairie	54.8	725.82	720.90	8.99%	0.15	0.052	3.1	-	-	-	-	-	-	-
A009	63	Channel	Pipe	72.7	701.66	700.89	1.06%	-	-	-	-	-	-	-	8.00	0.003	0.2
A009	64	Channel	Channel	77.0	700.89	699.55	1.74%	-	-	-	-	-	-	-	6.00	0.004	0.2
A009	65	Channel	Pipe	25.6	699.55	703.09	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
A009	66	Channel	Swale	913.0	-	-	-	-	-	-	-	-	-	-	4.00	0.063	3.8
B001	67	Sheet	Short Grass Prairie	100.0	706.23	705.15	1.08%	0.15	0.196	11.8	-	-	-	-	-	-	-
B001	68	Shallow	Unpaved	420.8	705.15	688.87	3.87%	-	-	-	16.1345	3.17	0.037	2.2	-	-	-
B001	69	Channel	Swale	74.2	688.87	684.98	5.24%	-	-	-	-	-	-	-	4.00	0.005	0.3
B001	70	Channel	Pipe	74.2	684.98	682.99	2.68%	-	-	-	-	-	-	-	8.00	0.003	0.2
B001	71	Channel	Swale	1,521.7	682.99	652.99	1.97%	-	-	-	-	-	-	-	4.00	0.106	6.3
B001	72	Channel	Pond	701.5	652.99	651.71	0.25%	-	-	-	-	-	-	-	N/A	0.000	0.0
B001	73	Channel	Swale	594.5	651.71	643.12	1.44%	-	-	-	-	-	-	-	6.54	0.025	1.5
B001	74	Channel	Pond	743.8	643.12	636.35	0.91%	-	-	-	-	-	-	-	N/A	0.000	0.0

Basin Name	Sheet Flow Total Travel Time (min)	Shallow Flow Total Travel Time (min)	Channel Flow Total Travel Time (min)	Total Travel Time (min)	Lag Time (min)
A001	8.9	1.8	13.4	24.1	14.5
A002	8.8	0.0	13.1	22.0	13.2
A003	15.3	4.0	6.4	25.7	15.4
A004	14.4	0.6	19.7	34.8	20.9
A005	9.6	0.8	19.4	29.8	17.9
A006	3.7	0.0	4.2	7.9	4.8
A007	10.9	1.6	9.7	22.2	13.3
A008	11.6	6.1	9.1	26.8	16.1
A009	3.1	0.0	4.2	7.3	4.4
B001	11.8	2.2	8.3	22.3	13.4
B002	8.5	2.5	14.7	25.7	15.4
C001	7.4	1.8	6.0	15.2	9.1
C002	4.9	4.0	5.7	14.6	8.8

If the calculated TC is smaller than min. TC required by city ordinance, please use the min. TC

It appears that the slope doesn't affect the velocity here. Please verify.

This doesn't appear to match the report. Need to reconcile.

General Comments:  
It is not clear how the channel velocity was calculated. Please verify with RAS results for those that were modeled. Need to reconcile for pre-, post- and fully developed conditions.



Time of Concentration Calculations

Pre-Project Existing Conditions

Flow Path Parameters							Minimum Slope 0.25%	Sheet Flow Travel Time			Shallow Concentrated Flow Travel Time				Channel Flow Travel Time		
								$T_t = \frac{0.007 (nL)0.8}{(P_2)^{0.5} S^{0.4}}$	Denton County iSWM $P_2 = 3.63 \text{ (in)}$		$V = K \sqrt{S}$	$T_t = \frac{L}{3600V}$			$T_t = \frac{L}{3600V}$		
Basin Name	Flow Path ID	Flow Type	Flow Type Description	Length [L] (ft)	US Elevation (ft, NAVD88)	DS Elevation (ft, NAVD88)	Slope [s] (% ft/ft)	Mannings N-Value [n]	Sheet Flow Travel Time [T <sub>t</sub> ] (hr)	Sheet Flow Travel Time (min)	Shallow Flow K- Value [K]	Shallow Flow Velocity [V] (ft/s)	Shallow Flow Travel Time [T <sub>t</sub> ] (hr)	Shallow Flow Travel Time (min)	Channel Flow Velocity [V] (ft/s)	Channel Flow Travel Time [T <sub>t</sub> ] (hr)	Channel Flow Travel Time (min)
B002	75	Sheet	Short Grass Prairie	100.0	714.23	711.79	2.44%	0.15	0.142	8.5	-	-	-	-	-	-	-
B002	76	Shallow	Unpaved	300.8	711.79	707.01	1.59%	-	-	-	16.1345	2.03	0.041	2.5	-	-	-
B002	77	Channel	Swale	646.5	707.01	700.13	1.06%	-	-	-	-	-	-	-	4.00	0.045	2.7
B002	78	Channel	Pipe	87.1	700.13	695.72	5.06%	-	-	-	-	-	-	-	8.00	0.003	0.2
B002	79	Channel	Swale	513.3	695.72	685.72	1.95%	-	-	-	-	-	-	-	6.72	0.021	1.3
B002	80	Channel	Channel	1,493.3	685.72	671.92	0.92%	-	-	-	-	-	-	-	5.80	0.071	4.3
B002	81	Channel	Swale	1,132.9	668.82	661.50	0.65%	-	-	-	-	-	-	-	3.03	0.104	6.2
B002	82	Channel	Pipe	12.6	661.39	657.71	29.20%	-	-	-	-	-	-	-	8.00	0.000	0.0
C001	83	Sheet	Short Grass Prairie	100.0	686.49	683.00	3.49%	0.15	0.123	7.4	-	-	-	-	-	-	-
C001	84	Shallow	Paved	236.0	683.00	680.28	1.15%	-	-	-	20.3282	2.18	0.030	1.8	-	-	-
C001	85	Channel	Swale	586.6	680.28	670.04	1.75%	-	-	-	-	-	-	-	4.00	0.041	2.4
C001	86	Channel	Swale	503.9	670.64	662.95	1.53%	-	-	-	-	-	-	-	2.37	0.059	3.6
C001	87	Channel	Pipe	25.4	670.04	670.64	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
C002	88	Sheet	Short Grass Prairie	100.0	729.06	719.46	9.60%	0.15	0.082	4.9	-	-	-	-	-	-	-
C002	89	Shallow	Unpaved	747.5	719.46	691.42	3.75%	-	-	-	16.1345	3.12	0.066	4.0	-	-	-
C002	90	Channel	Pipe	84.0	-	-	-	-	-	-	-	-	-	-	8.00	0.003	0.2
C002	91	Channel	Swale	1,337.3	-	-	-	-	-	-	-	-	-	-	4.00	0.093	5.6

This seems much higher than a common pipe. Please verify

Basin Name	Sheet Flow Total Travel Time (min)	Shallow Flow Total Travel Time (min)	Channel Flow Total Travel Time (min)	Total Travel Time (min)	Lag Time (min)
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Time of Concentration Calculations  
Post-Project Intermediate Conditions

Flow Path Parameters							Minimum Slope 0.25%	Sheet Flow Travel Time			Shallow Concentrated Flow Travel Time				Channel Flow Travel Time		
								$T_t = \frac{0.007 (nL)0.8}{(P_2)^{0.5} S^{0.4}}$	Denton County iSWM $P_2 = 3.63 \text{ (in)}$		$V = K \sqrt{S}$	$T_t = \frac{L}{3600V}$			$T_t = \frac{L}{3600V}$		
Basin Name	Flow Path ID	Flow Type	Flow Type Description	Length [L] (ft)	US Elevation (ft, NAVD88)	DS Elevation (ft, NAVD88)	Slope [s] (% ft/ft)	Mannings N-Value [n]	Sheet Flow Travel Time [T <sub>t</sub> ] (hr)	Sheet Flow Travel Time (min)	Shallow Flow K Value [K]	Shallow Flow Velocity [V] (ft/s)	Shallow Flow Travel Time [T <sub>t</sub> ] (hr)	Shallow Flow Travel Time (min)	Channel Flow Velocity [V] (ft/s)	Channel Flow Travel Time [T <sub>t</sub> ] (hr)	Channel Flow Travel Time (min)
A001	1	Sheet	Short Grass Prairie	100.0	706.25	704.05	2.20%	0.15	0.148	8.9	-	-	-	-	-	-	-
A001	2	Shallow	Unpaved	424.5	704.05	679.57	5.77%	-	-	-	16.1345	3.87	0.030	1.8	-	-	-
A001	3	Channel	Channel	608.2	679.57	658.08	3.53%	-	-	-	-	-	-	-	6.41	0.026	1.6
A001	4	Channel	Pipe	80.8	658.08	655.20	3.56%	-	-	-	-	-	-	-	8.00	0.003	0.2
A001	5	Channel	Channel	329.2	655.20	643.51	3.55%	-	-	-	-	-	-	-	2.23	0.041	2.5
A001	6	Channel	Swale	268.6	643.51	635.49	2.99%	-	-	-	-	-	-	-	4.00	0.019	1.1
A001	7	Channel	Swale	664.2	635.49	633.01	0.37%	-	-	-	-	-	-	-	4.00	0.046	2.8
A001	8	Channel	Channel	1,017.3	633.01	627.66	0.53%	-	-	-	-	-	-	-	3.17	0.089	5.3
A002	9	Sheet	Short Grass Prairie	100.0	692.09	689.87	2.22%	0.15	0.147	8.8	-	-	-	-	-	-	-
A002	10	Channel	Swale	1,116.1	689.87	677.48	1.11%	-	-	-	-	-	-	-	4.00	0.078	4.7
A002	11	Channel	Channel	274.8	677.48	670.82	2.42%	-	-	-	-	-	-	-	6.00	0.013	0.8
A002	12	Channel	Pipe	784.5	670.82	656.27	1.85%	-	-	-	-	-	-	-	8.00	0.027	1.6
A002	13	Channel	Pond	66.6	656.27	651.69	6.88%	-	-	-	-	-	-	-	N/A	0.000	0.0
A002	14	Channel	Pond	42.5	651.69	650.97	1.69%	-	-	-	-	-	-	-	N/A	0.000	0.0
A002	15	Channel	Pond	11.8	650.97	649.93	8.84%	-	-	-	-	-	-	-	N/A	0.000	0.0
A002	16	Channel	Channel	490.8	650.10	645.35	0.97%	-	-	-	-	-	-	-	3.70	0.037	2.2
A002	17	Channel	Pipe	144.9	649.93	650.10	0.25%	-	-	-	-	-	-	-	8.00	0.005	0.3
A002	18	Channel	Channel	1,220.0	645.35	637.50	0.64%	-	-	-	-	-	-	-	5.69	0.060	3.6
A003	19	Sheet	Short Grass Prairie	100.0	685.27	682.63	2.64%	0.15	0.137	8.2	-	-	-	-	-	-	-
A003	20	Channel	Swale	450.2	682.63	678.45	0.93%	-	-	-	-	-	-	-	4.00	0.031	1.9
A003	21	Channel	Pipe	808.8	678.45	661.00	2.16%	-	-	-	-	-	-	-	3.71	0.061	3.6
A003	22	Channel	Swale	1,003.8	661.00	649.25	1.17%	-	-	-	-	-	-	-	4.79	0.058	3.5
A003	23	Channel	Channel	835.6	649.25	645.57	0.44%	-	-	-	-	-	-	-	7.51	0.031	1.9
A004	24	Sheet	Short Grass Prairie	100.0	711.44	710.79	0.65%	0.15	0.240	14.4	-	-	-	-	-	-	-
A004	25	Shallow	Unpaved	68.2	710.79	709.89	1.32%	-	-	-	16.1345	1.85	0.010	0.6	-	-	-
A004	26	Channel	Channel	624.4	709.89	683.99	4.15%	-	-	-	-	-	-	-	6.70	0.026	1.6
A004	27	Channel	Swale	1,214.2	683.99	667.04	1.40%	-	-	-	-	-	-	-	4.00	0.084	5.1
A004	28	Channel	Channel	453.5	667.04	665.81	0.27%	-	-	-	-	-	-	-	5.20	0.024	1.5
A004	29	Channel	Swale	1,548.8	665.81	653.38	0.80%	-	-	-	-	-	-	-	4.19	0.103	6.2
A005	30	Sheet	Short Grass Prairie	100.0	715.29	713.50	1.79%	0.15	0.160	9.6	-	-	-	-	-	-	-
A005	31	Shallow	Unpaved	171.6	713.50	704.67	5.15%	-	-	-	16.1345	3.66	0.013	0.8	-	-	-
A005	32	Channel	Swale	1,214.3	704.67	696.71	0.66%	-	-	-	-	-	-	-	4.00	0.084	5.1
A005	33	Channel	Swale	2,607.7	696.71	671.75	0.96%	-	-	-	-	-	-	-	3.02	0.240	14.4
A006	34	Sheet	Short Grass Prairie	51.7	721.62	719.00	5.07%	0.15	0.062	3.7	-	-	-	-	-	-	-
A006	35	Channel	Swale	870.9	719.00	701.13	2.05%	-	-	-	-	-	-	-	4.00	0.060	3.6
A006	36	Channel	Pipe	193.1	701.13	690.88	5.31%	-	-	-	-	-	-	-	8.00	0.007	0.4
A006	37	Channel	Pond	64.3	690.88	690.63	0.39%	-	-	-	-	-	-	-	N/A	0.000	0.0
A006	38	Channel	Pipe	71.9	690.63	696.86	0.25%	-	-	-	-	-	-	-	8.00	0.002	0.1
A007	39	Sheet	Short Grass Prairie	100.0	734.09	732.77	1.32%	0.15	0.181	10.9	-	-	-	-	-	-	-
A007	40	Shallow	Unpaved	121.5	732.77	732.03	0.61%	-	-	-	16.1345	1.26	0.027	1.6	-	-	-
A007	41	Channel	Swale	205.6	732.03	728.40	1.77%	-	-	-	-	-	-	-	4.00	0.014	0.9
A007	42	Channel	Swale	710.2	728.40	701.42	3.80%	-	-	-	-	-	-	-	3.01	0.066	3.9
A007	43	Channel	Pipe	50.3	701.42	701.12	0.60%	-	-	-	-	-	-	-	8.00	0.002	0.1
A007	44	Channel	Channel	987.8	701.12	687.28	1.40%	-	-	-	-	-	-	-	3.89	0.071	4.2
A007	45	Channel	Pipe	93.6	687.28	686.84	0.47%	-	-	-	-	-	-	-	8.00	0.003	0.2
A007	46	Channel	Channel	116.6	686.84	685.07	1.52%	-	-	-	-	-	-	-	7.03	0.005	0.3
A007	47	Channel	Pipe	40.9	685.37	690.26	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
A008	48	Sheet	Short Grass Prairie	100.0	734.23	733.11	1.12%	0.15	0.193	11.6	-	-	-	-	-	-	-
A008	49	Shallow	Unpaved	763.6	733.11	720.15	1.70%	-	-	-	16.1345	2.10	0.101	6.1	-	-	-
A008	50	Channel	Swale	284.7	720.15	714.19	2.09%	-	-	-	-	-	-	-	4.00	0.020	1.2
A008	51	Channel	Swale	385.5	714.19	705.21	2.39%	-	-	-	-	-	-	-	4.00	0.027	1.6
A008	52	Channel	Pond	161.0	714.19	714.41	0.25%	-	-	-	-	-	-	-	N/A	0.000	0.0
A008	53	Channel	Channel	309.6	705.21	701.04	1.35%	-	-	-	-	-	-	-	2.86	0.030	1.8
A008	54	Channel	Pipe	73.9	701.04	698.70	3.17%	-	-	-	-	-	-	-	8.00	0.003	0.2
A008	55	Channel	Channel	237.9	698.70	695.24	1.45%	-	-	-	-	-	-	-	2.89	0.023	1.4
A008	56	Channel	Pipe	34.1	695.24	694.82	1.23%	-	-	-	-	-	-	-	8.00	0.001	0.1
A008	57	Channel	Channel	618.6	694.82	685.74	1.47%	-	-	-	-	-	-	-	4.00	0.043	2.6
A008	58	Channel	Pipe	90.1	685.74	684.95	0.88%	-	-	-	-	-	-	-	8.00	0.003	0.2
A008	59	Channel	Channel	31.1	684.95	684.77	0.58%	-	-	-	-	-	-	-	6.00	0.001	0.1
A008	60	Channel	Pipe	38.5	684.77	691.99	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
A009	61	Sheet	Short Grass Prairie	54.8	725.82	720.90	8.99%	0.15	0.052	3.1	-	-	-	-	-	-	-
A009	62	Channel	Pipe	72.7	701.66	700.89	1.06%	-	-	-	-	-	-	-	8.00	0.003	0.2
A009	63	Channel	Channel	77.0	700.89	699.55	1.74%	-	-	-	-	-	-	-	6.00	0.004	0.2
A009	64	Channel	Pipe	25.6	699.55	703.09	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
A009	65	Channel	Swale	913.0	-	-	-	-	-	-	-	-	-	-	4.00	0.063	3.8
B001	66	Sheet	Short Grass Prairie	100.0	706.23	705.15	1.08%	0.15	0.196	11.8	-	-	-	-	-	-	-
B001	67	Shallow	Unpaved	420.8	705.15	688.87	3.87%	-	-	-	16.1345	3.17	0.037	2.2	-	-	-
B001	68	Channel	Swale	74.2	688.87	684.98	5.24%	-	-	-	-	-	-	-	4.00	0.005	0.3
B001	69	Channel	Pipe	74.2	684.98	682.99	2.68%	-	-	-	-	-	-	-	8.00	0.003	0.2
B001	70	Channel	Swale	1,521.7	682.99	652.99	1.97%	-	-	-	-	-	-	-	4.00	0.106	6.3
B001	71	Channel	Pond	701.5	652.99	651.71	0.25%	-	-	-	-	-	-	-	N/A	0.000	0.0
B001	72	Channel	Swale	594.5	651.71	643.12	1.44%	-	-	-	-	-	-	-	6.54	0.025	1.5
B001	73	Channel	Pond	743.8	643.12	636.35	0.91%	-	-	-	-	-	-	-	N/A	0.000	0.0
B002	74	Sheet	Short Grass Prairie	100.0	714.23	711.79	2.44%	0.15	0.142	8.5	-	-	-	-	-	-	-

Basin Name	Sheet Flow Total Travel Time (min)	Shallow Flow Total Travel Time (min)	Channel Flow Total Travel Time (min)	Total Travel Time (min)	Lag Time (min)
A001	8.9	1.8	13.4	24.1	14.5
A002	8.8	0.0	13.1	22.0	13.2
A003	8.2	0.0	10.9	19.1	11.5
A004	14.4	0.6	14.2	29.3	17.6
A005	9.6	0.8	19.4	29.8	17.9
A006	3.7	0.0	4.2	7.9	4.8
A007	10.9	1.6	9.7	22.2	13.3
A008	11.6	6.1	9.1	26.8	16.1
A009	3.1	0.0	4.2	7.3	4.4
B001	11.8	2.2	8.3	22.3	13.4
B002	8.5	2.5	14.7	25.7	15.4
C001	7.4	1.8	5.6	14.7	8.8
C002	4.9	4.0	5.7	14.6	8.8

If the calculated TC is smaller than min. TC required by city ordinance, please use the min. TC

Time of Concentration Calculations

Post-Project Existing Conditions

Flow Path Parameters							Minimum Slope 0.25%	Sheet Flow Travel Time			Shallow Concentrated Flow Travel Time				Channel Flow Travel Time		
								$T_t = \frac{0.007 (nL)0.8}{(P_2)^{0.5} S^{0.4}}$	Denton County iSWM $P_2 = 3.63 \text{ (in)}$		$V = K \sqrt{S}$		$T_t = \frac{L}{3600V}$		$T_t = \frac{L}{3600V}$		
Basin Name	Flow Path ID	Flow Type	Flow Type Description	Length [L] (ft)	US Elevation (ft, NAVD88)	DS Elevation (ft, NAVD88)	Slope [s] (% ft/ft)	Mannings N-Value [n]	Sheet Flow Travel Time [T <sub>t</sub> ] (hr)	Sheet Flow Travel Time (min)	Shallow Flow K Value [K]	Shallow Flow Velocity [V] (ft/s)	Shallow Flow Travel Time [T <sub>t</sub> ] (hr)	Shallow Flow Travel Time (min)	Channel Flow Velocity [V] (ft/s)	Channel Flow Travel Time [T <sub>t</sub> ] (hr)	Channel Flow Travel Time (min)
A001	1	Sheet	Short Grass Prairie	100.0	706.25	704.05	2.20%	0.15	0.148	8.9	-	-	-	-	-	-	-
A001	2	Shallow	Unpaved	424.5	704.05	704.05	5.77%	-	-	-	16.1345	3.87	0.030	1.8	-	-	-
A001	3	Channel	Channel	608.2	679.57	658.08	3.53%	-	-	-	-	-	-	-	6.41	0.026	1.6
A001	4	Channel	Pipe	80.8	658.08	655.20	3.56%	-	-	-	-	-	-	-	8.00	0.003	0.2
A001	5	Channel	Channel	329.2	655.20	643.51	3.55%	-	-	-	-	-	-	-	2.23	0.041	2.5
A001	6	Channel	Swale	268.6	643.51	635.49	2.99%	-	-	-	-	-	-	-	4.00	0.019	1.1
A001	7	Channel	Swale	664.2	635.49	633.01	0.37%	-	-	-	-	-	-	-	4.00	0.046	2.8
A001	8	Channel	Channel	1,017.3	633.01	627.66	0.53%	-	-	-	-	-	-	-	3.17	0.089	5.3
A002	9	Sheet	Short Grass Prairie	100.0	692.09	689.87	2.22%	0.15	0.147	8.8	-	-	-	-	-	-	-
A002	10	Channel	Swale	1,116.1	689.87	677.48	1.11%	-	-	-	-	-	-	-	4.00	0.078	4.7
A002	11	Channel	Channel	274.8	677.48	670.82	2.42%	-	-	-	-	-	-	-	6.00	0.013	0.8
A002	12	Channel	Pipe	784.5	670.82	656.27	1.85%	-	-	-	-	-	-	-	8.00	0.027	1.6
A002	13	Channel	Pond	66.6	656.27	651.69	6.88%	-	-	-	-	-	-	-	N/A	0.000	0.0
A002	14	Channel	Pond	42.5	651.69	650.97	1.69%	-	-	-	-	-	-	-	N/A	0.000	0.0
A002	15	Channel	Pond	11.8	650.92	649.95	8.24%	-	-	-	-	-	-	-	N/A	0.000	0.0
A002	16	Channel	Channel	490.8	650.10	645.35	0.97%	-	-	-	-	-	-	-	3.70	0.037	2.2
A002	17	Channel	Pipe	144.9	649.95	650.06	0.25%	-	-	-	-	-	-	-	8.00	0.005	0.3
A002	18	Channel	Channel	1,220.0	645.35	637.50	0.64%	-	-	-	-	-	-	-	5.69	0.060	3.6
A003	19	Sheet	Short Grass Prairie	100.0	685.27	682.63	2.64%	0.15	0.137	8.2	-	-	-	-	-	-	-
A003	20	Channel	Swale	450.2	682.63	678.45	0.93%	-	-	-	-	-	-	-	4.00	0.031	1.9
A003	21	Channel	Pipe	808.8	678.45	661.00	2.16%	-	-	-	-	-	-	-	3.71	0.061	3.6
A003	22	Channel	Swale	1,003.8	661.00	649.25	1.17%	-	-	-	-	-	-	-	4.79	0.058	3.5
A003	23	Channel	Channel	835.6	649.68	645.43	0.51%	-	-	-	-	-	-	-	5.64	0.041	2.5
A004	24	Sheet	Smooth Surfaces	100.0	711.44	710.44	1.00%	0.011	0.025	1.5	-	-	-	-	-	-	-
A004	25	Shallow	Paved	68.2	710.44	709.80	0.94%	-	-	-	-	1.97	0.010	0.6	-	-	-
A004	26	Channel	Pipe	165.3	709.80	676.25	20.30%	-	-	-	-	-	-	-	8.00	0.006	0.3
A004	27	Channel	Channel	1,298.3	707.75	671.16	2.82%	-	-	-	-	-	-	-	5.52	0.065	3.9
A004	28	Channel	Channel	1,547.8	671.16	665.79	0.35%	-	-	-	-	-	-	-	4.91	0.088	5.3
A004	29	Channel	Swale	1,548.8	665.81	653.38	0.80%	-	-	-	-	-	-	-	4.19	0.103	6.2
A005	30	Sheet	Short Grass Prairie	100.0	715.29	713.50	1.79%	0.15	-	-	-	-	-	-	-	-	-
A005	31	Shallow	Unpaved	171.6	713.50	704.67	5.15%	-	-	-	-	3.66	0.013	0.8	-	-	-
A005	32	Channel	Swale	1,214.3	704.67	696.71	0.66%	-	-	-	-	-	-	-	4.00	0.084	5.1
A005	33	Channel	Swale	2,607.7	696.71	671.75	0.96%	-	-	-	-	-	-	-	3.02	0.240	14.4
A006	34	Sheet	Short Grass Prairie	51.7	721.62	719.00	5.07%	0.15	0.062	3.7	-	-	-	-	-	-	-
A006	35	Channel	Swale	870.9	719.00	701.13	2.05%	-	-	-	-	-	-	-	4.00	0.060	3.6
A006	36	Channel	Pipe	193.1	701.13	690.88	5.31%	-	-	-	-	-	-	-	8.00	0.007	0.4
A006	37	Channel	Pond	64.3	690.88	690.63	0.39%	-	-	-	-	-	-	-	N/A	0.000	0.0
A006	38	Channel	Pipe	71.9	690.70	696.85	0.25%	-	-	-	-	-	-	-	8.00	0.002	0.1
A007	39	Sheet	Short Grass Prairie	100.0	734.09	732.77	1.32%	0.15	0.181	10.9	-	-	-	-	-	-	-
A007	40	Shallow	Unpaved	121.5	732.77	732.03	0.61%	-	-	-	-	1.26	0.027	1.6	-	-	-
A007	41	Channel	Swale	205.6	732.03	728.40	1.77%	-	-	-	-	-	-	-	4.00	0.014	0.9
A007	42	Channel	Swale	710.2	728.40	701.42	3.80%	-	-	-	-	-	-	-	3.01	0.066	3.9
A007	43	Channel	Pipe	50.3	701.42	701.12	0.60%	-	-	-	-	-	-	-	8.00	0.002	0.1
A007	44	Channel	Channel	987.8	701.12	687.28	1.40%	-	-	-	-	-	-	-	3.89	0.071	4.2
A007	45	Channel	Pipe	93.6	687.28	686.84	0.47%	-	-	-	-	-	-	-	8.00	0.003	0.2
A007	46	Channel	Channel	116.6	686.84	685.07	1.52%	-	-	-	-	-	-	-	7.03	0.005	0.3
A007	47	Channel	Pipe	40.9	685.37	690.26	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
A008	48	Sheet	Short Grass Prairie	100.0	734.23	733.11	1.12%	0.15	0.193	11.6	-	-	-	-	-	-	-
A008	49	Shallow	Unpaved	763.6	733.11	720.15	1.70%	-	-	-	-	2.10	0.101	6.1	-	-	-
A008	50	Channel	Swale	284.7	720.15	714.19	2.09%	-	-	-	-	-	-	-	4.00	0.020	1.2
A008	51	Channel	Swale	385.5	714.41	705.21	2.39%	-	-	-	-	-	-	-	4.00	0.027	1.6
A008	52	Channel	Pond	161.0	714.19	714.41	0.25%	-	-	-	-	-	-	-	N/A	0.000	0.0
A008	53	Channel	Channel	309.6	705.21	701.04	1.35%	-	-	-	-	-	-	-	2.86	0.030	1.8
A008	54	Channel	Pipe	73.9	701.04	698.70	3.17%	-	-	-	-	-	-	-	8.00	0.003	0.2
A008	55	Channel	Channel	237.9	698.70	695.24	1.45%	-	-	-	-	-	-	-	2.89	0.023	1.4
A008	56	Channel	Pipe	34.1	695.24	694.82	1.23%	-	-	-	-	-	-	-	8.00	0.001	0.1
A008	57	Channel	Channel	618.6	694.82	685.74	1.47%	-	-	-	-	-	-	-	4.00	0.043	2.6
A008	58	Channel	Pipe	90.1	685.74	684.95	0.88%	-	-	-	-	-	-	-	8.00	0.003	0.2
A008	59	Channel	Channel	31.1	684.95	684.77	0.58%	-	-	-	-	-	-	-	6.00	0.001	0.1
A008	60	Channel	Pipe	38.5	684.77	691.99	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
A009	61	Sheet	Short Grass Prairie	54.8	725.82	720.90	8.99%	0.15	0.052	3.1	-	-	-	-	-	-	-
A009	62	Channel	Pipe	72.7	701.68	700.90	1.07%	-	-	-	-	-	-	-	8.00	0.003	0.2
A009	63	Channel	Channel	77.0	700.90	699.06	2.39%	-	-	-	-	-	-	-	6.00	0.004	0.2
A009	64	Channel	Pipe	25.6	699.06	703.09	0.25%	-	-	-	-	-	-	-	8.00	0.001	0.1
A009	65	Channel	Swale	913.0	-	-	-	-	-	-	-	-	-	-	4.00	0.063	3.8
B001	66	Sheet	Short Grass Prairie	100.0	709.75	709.29	0.46%	0.15	0.276	16.6	-	-	-	-	-	-	-
B001	67	Shallow	Unpaved	364.8	709.29	701.21	2.21%	-	-	-	-	2.40	0.042	2.5	-	-	-
B001	68	Channel	Swale	509.8	701.21	687.92	2.61%	-	-	-	-	-	-	-	4.00	0.035	2.1
B001	69	Channel	Channel	465.7	687.92	679.75	1.75%	-	-	-	-	-	-	-	6.00	0.022	1.3
B001	70	Channel	Pipe	1,058.3	679.75	665.25	1.37%	-	-	-	-	-	-	-	8.00	0.037	2.2
B001	71	Channel	Channel	129.6	665.25	664.04	0.93%	-	-	-	-	-	-	-	6.00	0.006	0.4
B001	72	Channel	Swale	183.6	664.04	661.60	1.33%	-	-	-	-	-	-	-	4.00	0.013	0.8
B001	73	Channel	Pipe	51.2	661.60	657.89	7.25%	-	-	-	-	-	-	-	8.00	0.002	0.1
B001	74	Channel	Pond	526.7	657.89	656.23	0.32%	-	-	-	-	-	-	-	N/A	0.000	0.0

It appears that the travel time increased from the sheet above. It is supposed to be independent of other phases. Please revise or clarify.

Flood Study  
Ranger Branch Tributary  
Lane Ranch  
Item 7.

Basin Name	Sheet Flow Total Travel Time (min)	Shallow Flow Total Travel Time (min)	Channel Flow Total Travel Time (min)	Total Travel Time (min)	Lag Time (min)
A001	8.9	1.8	13.4	24.1	14.5
A002	8.8	0.0	13.1	22.0	13.2
A003	8.2	0.0	11.5	19.7	11.8
A004	1.5	0.6	15.7	17.8	10.7
A005	9.6	0.8	19.4	29.8	17.9
A006	3.7	0.0	4.2	7.9	4.8
A007	10.9	1.6	9.7	22.2	13.3
A008	11.6	6.1	9.1	26.8	16.1
A009	3.1	0.0	4.2	7.3	4.4
B001	16.6	2.5	8.6	27.7	16.6
B002	1.5	0.0	11.4	12.9	7.8
C001	7.4	1.8	5.6	14.7	8.8
C002	4.9	4.0	5.7	14.6	8.8

This appears much higher than common pipe, especially for a proposed pipe in this case. Please clarify or revise.



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

**FROM:** Ryan Nolting, Parks & Recreation Director

**AGENDA ITEM:** Consideration and possible action on a contract with Halff Associates, Inc for the engineering, architectural and construction services for the Sullivan Senior Center in an amount not to exceed \$304,900, and authorize the City Manager to execute the contract.

### **SUMMARY:**

#### **2023**

- Seniors called to report a leak in the back room of the building
- Built Right Construction was called out and would not make the necessary repair due to the conditions of the roof framing.
- Staff contracted Halff Inc. (City Engineer) for an assessment of the condition of the Senior Center.
- With the recommendations from Halff Inc., staff closed the back portion of the building.
- Staff received the Structural Report from Halff Inc.
- Staff has met with Seniors on numerous occasions keeping them informed on the progress.

#### **2024**

- Seniors have moved out of the Center and all activities are being held at the 1<sup>st</sup> Baptist Church.
- Staff has continued meeting with the Senior keeping them informed on the progress on the building.

### **FISCAL INFORMATION:**

Budgeted: Yes

Amount: \$304,900

GL Account: 004-32-6519

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

Staff recommends approval.

### **ATTACHMENTS:**

- City Council Communication
- Professional Services Agreement
- Exhibit "A" Sullivan Senior Center Proposal

**PROFESSIONAL SERVICES AGREEMENT  
BY AND BETWEEN THE CITY OF SANGER AND  
HALFF ASSOCIATES, INC.**

THIS AGREEMENT is made and entered by and between **City of Sanger, Texas**, hereinafter referred to as "Sanger", and **HALFF ASSOCIATES, INC.**, a Texas corporation, hereinafter referred to as "Consultant" to be effective from and after the date as provided herein. For convenience, the Consultant and Sanger may sometimes be referred to herein collectively as "parties" and individually as a "party".

WITNESSETH

**WHEREAS**, Sanger desires to engage Consultant to provide professional services for the Sanger Senior Center as more fully described on Exhibit "A" attached hereto and incorporated herein by reference; and

**WHEREAS**, Consultant agrees to provide such work and services for Sanger in accordance with the terms of this Agreement;

**NOW, THEREFORE**, for the mutual promises set forth herein, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually agree as follows:

I.  
ENGAGEMENT

Sanger hereby agrees to retain Consultant to design the Sanger Senior Center; and Consultant agrees to perform such services in accordance within the Scope of Services and the terms and conditions of this Agreement.

II.  
SCOPE OF SERVICES

- (a) Sanger agrees to engage Consultant and Consultant hereby agrees to perform the services described in Exhibit "A" attached hereto and incorporated herein by reference.
- (b) Notwithstanding anything to the contrary contained in this Agreement, Sanger and Consultant agree and acknowledge that Sanger is entering into this Agreement in reliance on Consultant's skills, knowledge, experience, and abilities. Consultant accepts the relationship of trust and confidence established between it and Sanger by this Agreement. Consultant acknowledges that Consultant shall be solely responsible for determining the methods for performing the services described in Exhibit "A" attached hereto. Consultant covenants with Sanger to use its best efforts, skill, judgment, and abilities to perform the work required by this Agreement and to further the interests of Sanger in accordance with Sanger's requirements, in compliance with applicable national, federal, state, municipal, laws, regulations, codes, ordinances, with those of any other body having jurisdiction. Consultant represents, and agrees that all of the work to be performed by Consultant under or pursuant to this Agreement shall be done (i) with the professional skill and care ordinarily provided by competent engineers or architects, as the case may be, practicing

under the same or similar circumstances and applicable professional license; and (ii) expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect, as the case may be.

### III. COMPLETE AGREEMENT

This Agreement, including the Exhibit "A" and its attachments, constitute the entire agreement by and between the parties regarding the subject matter hereof and supersedes all prior or contemporaneous written or oral understandings. This Agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument.

### IV. TERM OF AGREEMENT/TERMINATION

The initial term of this Agreement shall commence upon the complete execution of the Agreement by Sanger and Consultant and shall continue until the Scope of Services is completed. This agreement may be terminated by either party with thirty (30) calendar days' written notice unless specified otherwise in Exhibit "A". In the event of termination by Sanger, Consultant shall be compensated in accordance with the terms of this Agreement and shall deliver to Sanger all final documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items prepared by Consultant in connection with this Agreement.

### V. COMPENSATION AND EXPENSES

Consultant shall be paid for performance of the Scope of Services as set forth in Exhibit "A" and specifically Attachment "D" to Exhibit "A". Within fifteen (15) days of the end of the month within which services were rendered, Consultant shall provide Sanger an invoice specifying the services provided during the previous month and the total amount owed by Sanger. Payment will be made by Sanger within thirty (30) days of receipt of an invoice from Consultant.

### VI. INDEPENDENT CONTRACTOR

Consultant covenants and agrees that it is an independent contractor and not an officer, agent, servant or employee of Sanger; that it shall have exclusive control of and exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of its officers, agents, employees, contractors, subcontractors and consultants; that the doctrine of respondent superior shall not apply as between Sanger and Consultant, its officers, agents, employees, contractors, subcontractors and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between Sanger and Consultant.



## VII. ASSIGNMENT

Consultant agrees that this Agreement shall not be assigned without the prior written consent of Sanger, except to an Affiliate of Consultant. Affiliate shall mean (1) any corporation or other entity controlling, controlled by, or under common control with (directly or indirectly) Consultant, including, without limitation, any parent corporation controlling Consultant or any subsidiary that Consultant controls; (2) the surviving corporation resulting from the merger or consolidation of Consultant; or (3) any person or entity which acquires all of the assets of Consultant as a going concern. Consultant shall be permitted to enter into subcontracts for performance of portions of the Scope of Services; however, Consultant shall not subcontract the entirety of the Scope of Services to a single subcontractor without Sanger's consent. Consultant further agrees that the assignment of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve the Consultant from its full obligations to Sanger as provided by this Agreement.

## VIII. AUDITS AND RECORDS

Consultant agrees that Sanger or its duly authorized representatives shall, until the expiration of three (3) years after termination under this Agreement, upon reasonable notice, have access to and the right to examine and photocopy any and all books, documents, papers and records of Consultant which are directly pertinent to the services to be performed under this Agreement. Consultant agrees that Sanger shall have access during normal working hours to all necessary Consultant's facilities and shall be provided adequate and appropriate work space.

## IX. REPRESENTATION

Consultant represents that (a) it and each of its employees, consultants and subcontractors, if any, that it uses to provide and perform professional services has the necessary knowledge, skills, experience, qualifications, and resources to provide and perform the services in accordance with the agreement and the Scope of Services; and (b) the professional services will be performed for and delivered to Sanger in accordance with Section 271.904, Texas Local Government Code, with the professional skill and care ordinarily provided by competent engineers or architects practicing under the same or similar circumstances and professional license, and as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect.

## X INDEMNITY

Consultant, to the extent allowable by law, and specifically Texas Local Government Code Section 271.904, shall indemnify, and hold harmless Sanger, its City council, officers, employees, and agents from and against all damages, which are caused by or result from the performance of the work or which are caused by the intentional acts or negligent acts or omissions of its subcontractors, any officers, agents, or employees. Sanger, to the extent allowable by law, shall defend, indemnify, and hold harmless the Consultant, its officers, employees, and agents from and against all citations, claims, costs, damages, demands, expenses, fines, judgments, losses, penalties, or suits, which in any way arise out of, relate to, or result from the performance of the work or which are caused by the intentional acts or negligent acts or omissions of its subcontractors, any officers, agents, or employees.

XI.  
MAILING OF NOTICES

Consultant agrees that all notices or communications to Sanger permitted or required under this Agreement shall be addressed to Sanger at the following address:

City Manager  
City of Sanger  
502 Elm Street  
P.O. Box 1729  
Sanger, Texas 76266

Sanger agrees that all notices or communications to Consultant permitted or required under this Agreement shall be addressed to Consultant at the following address:

HALFF ASSOCIATES, INC.  
2601 Meacham Boulevard, Suite 600  
Fort Worth, Texas 76137

All notices or communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date such notice or communication is posted by the sending party.

XII.  
MISCELLANEOUS

1. The City of Sanger has found that Consultant is the most qualified party to fulfill the requirements of the agreement. In addition, this is a contract for the purchase of personal and/or professional services and therefore is exempt from competitive bidding.

2. A person or business that contracts with Sanger or who seeks to contract with Sanger must file a "Conflict of Interest Questionnaire" (FORM CIQ) which is available online at [www.ethics.state.tx.us](http://www.ethics.state.tx.us) and a copy of which is attached to this guideline. The form contains mandatory disclosures regarding "employment or business relationships" with a municipal officer. Officials may be asked to clarify or interpret various portions of the questionnaire.

3. Compliance with HB 89: Consultant agrees per HB 89 Consultant shall not boycott Israel at any time while providing products or services to the City of Sanger.

☒ Yes, we agree                      ☐ No, we do not agree                      ☐ N/A

4. Compliance with SB 252: Consultant agrees per SB 252 that they shall not do business with Iran, Sudan or a foreign terrorist organization while providing products or services to the City of Sanger.

☒ Yes, we agree                      ☐ No, we do not agree

XIII.  
VENUE/GOVERNING LAW

The parties agree that the laws of the State of Texas shall govern this Agreement, and that it is performable in City of Sanger, Texas. Exclusive venue shall lie in Denton County, Texas.

XIV.  
SUCCESSORS AND ASSIGNS

Consultant and their partners, successors, subcontractors, executors, legal representatives, and administrators are hereby bound to the terms and conditions of this Agreement.

XV.  
INSURANCE

Consultant shall, at its own expense, purchase, maintain, and keep in force throughout the duration of this Agreement and for a period of four (4) years thereafter the following minimum insurance:

- A.** Commercial general liability insurance, including personal injury liability, blanket contractual liability, and broad form property damage liability in an amount of not less than \$1,000,000.
- B.** Automobile bodily injury and property damage liability insurance with a limit of not less than \$1,000,000.
- C.** Statutory workers' compensation and employers' liability insurance as required by state law.
- D.** Professional liability insurance (Errors and Omissions) with a limit of \$1,000,000 per claim/annual aggregate.

Consultant shall provide Sanger with proof of insurance required hereunder prior to commencing work for Sanger. Consultant shall provide Sanger with written notice of any coverage limit change on the insurance. Such policies shall name Sanger, its officers, and employees as additional insured except for Workers' Compensation and Professional Liability Insurance and shall provide for a waiver of subrogation against Sanger. Consultant shall require that all subcontractors comply with the same insurance requirements.

XIV.  
SEVERABILITY

In the event a term, condition, or provision of this Agreement is determined to be void, unenforceable, or unlawful by a court of competent jurisdiction, then that term, condition, or provision, shall be deleted and the remainder of the Agreement shall remain in full force and effect.

XV.  
AUTHORITY TO SIGN

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto.

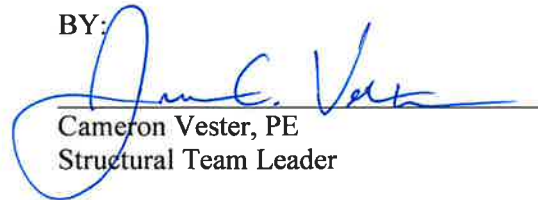
This Agreement shall be effective from and after the date of execution by the last signatory hereto as evidenced below.

SIGNED on the date indicated below.

Date: 5/30/2024

HALFF ASSOCIATES, INC

BY:

  
Cameron Vester, PE  
Structural Team Leader

Date: \_\_\_\_\_

CITY OF SANGER

BY:

\_\_\_\_\_  
Mayor/City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Hugh Coleman  
City Attorney

Exhibit “A”



2601 Meacham Boulevard, Suite 600  
Fort Worth, Texas 76137  
(817) 847-1422  
Fax (817) 232-9784

Item 8.

April 29, 2024

Mr. Ryan Nolting  
Director – Parks and Recreation  
City of Sanger  
201 Bolivar Street  
Sanger, TX 76266

Re: Proposal for Engineering and Architectural Services  
Sullivan Senior Center Renovation  
Sanger, Texas  
Agreement between City of Sanger and Halff Associates, Inc.

AVO: 57658.001

Dear Mr. Nolting

Halff Associates Inc., along with BRW Architects is pleased to submit the following scope and fee proposal to provide professional engineering and architectural design services for the renovation of the Sullivan Senior Center in Sanger, Texas.

We propose the following services, as described in the Scope of Services (Attachment A). We appreciate the opportunity to submit our proposal for this project and look forward to working with the team. Please feel free to contact me at (817) 764-7522 or [CVester@halff.com](mailto:CVester@halff.com) if you have any questions or comments regarding this proposal.

Sincerely,

**HALFF, INC.**

A handwritten signature in black ink that reads "James C. Vester". The signature is stylized with a large, flowing "J" and "V".

Cameron Vester, PE  
Structural Team Leader



**ATTACHMENT A**  
**SCOPE OF SERVICES**  
**CITY OF SANGER**  
**SULLIVAN SENIOR CENTER RENOVATION**

**Project Summary**

The city of Sanger is looking to repair and remodel the existing Sullivan Senior Center at 200 Bolivar Street. The building was originally constructed in 1890 and was the first permanent structure in Sanger. Over the years the building has served as the Town Hall and Fire Station, a store, a bar, and a café. The building was purchased in 1900 by John Sullivan and deeded in 1985 to the city as a senior center provided a place for Sanger's older community to gather and socialize.

The existing structure is approximately 2,500 square feet gross. The interior includes two (2) large open areas; the rear portion of the building (approx. 24' x 32') has an elevated timber framed floor and the front area (approx. 22' x 54') has two (2) restrooms and a kitchenette with stove, fridge, sink, and counterspace. A structural assessment of the building performed by Halff Associates found the existing roof to be failing due to deterioration and the back-room's floor structure to be deficient for the proposed loading.

This project will include the replacement of the roofing and roof structure, the back-room floor structure, remodeling of the building interior to meet current codes and provide a more functional space for the seniors using it.

**I. Project Assumptions**

The following is a list of assumptions made by Halff Associates, Inc (Halff) for the preparation of the Scope of Services for the Client, City of Sanger (City), for the renovation of the Sullivan Senior Center (Project).

1. This scope and fee proposal is for the design and production of construction documents and construction **administration services** for the renovation of the Sullivan Senior Center building.
2. Project design documents will be based on the following city adopted building codes:
  - 2018 International Building Code
  - 2018 International Plumbing Code
  - 2018 International Mechanical Code
  - 2018 International Existing Building Code
  - 2018 International Fire Code
  - 2018 International Energy Conservation Code
  - 2017 International Electrical Code
3. The existing roof structure is failing and has caused roof leaks into the interior of the building. Per Halff's assessment report dated May 12, 2023, the roof structure should be replaced in whole. **Due to the cost of construction for the roof replacement, the building in its entirety must be brought up to current code.**
  - It is assumed that the use of the back-room will be changed to included fitness activities requiring the loading to be increased according to its use.

- Building renovations and improvements include:
  - Removal and replacement of roofing and roof structure.
  - Removal and replacement of back-room floor (replacement is optional if existing floor slab can be used and ramp installed).
  - Removal and replacement of ceiling.
  - Removal and replacement of plumbing and plumbing fixtures as necessary to meet ADA and current codes.
  - Reconfiguration of bathrooms to meet ADA accessibility standards.
  - Reconfiguration of kitchenette based on ADA standards.
  - Removal and replacement of mechanical units with new HVAC equipment to meet current energy code. New HVAC equipment will be provided with standalone controls and be placed above the new ceiling.
  - Reconfigure floor plan to remove mechanical closets and addition of back-room storage closet.
  - Reconfiguration of plumbing to coordinate with renovation of bathroom and kitchen based on ADA standards.
  - Filing with the Texas Historical Commission Office (if necessary)

## II. **Project Scope**

### **Item 1.0 - Project Management**

#### Task 1.1 – Client Meetings

Halff will conduct meetings as required by the project. The team meetings will include internal and external coordination of project processes, program items and schedules.

1. Meetings will include:
  - a. Kickoff Meeting
    - i. Halff will conduct one (1) kickoff meeting with the Client to confirm the project goals, objectives and project schedule. Following the kickoff meeting Halff will accompany the Client to the site to review the existing conditions. Photographs will be taken to record condition of existing improvements. Notes will be taken by Halff at this meeting and site visit to record items discussed and decisions made and will be delivered in digital format to the Client.
  - b. Stakeholder Meetings
    - i. Halff will conduct one (1) stakeholder meeting with City to gather intelligence and information on improvements to site. Notes will be taken by Halff at this meeting and decisions made will be delivered in digital format to the Client.
  - c. Design Review Meetings
    - i. Halff will conduct four (4) design review meeting with the City and design team to review project documents at each project submittal milestone. Notes will be taken by Halff at these meetings to record items discussed and decisions made and will be delivered in digital format to the Client.

### Task 1.2 - Project Management

Halff will manage project personnel, invoicing, coordination with the Client virtually and/or phone calls, printing of deliverables and overseeing the quality control process.

#### 1. Design Team Meetings

- a. Halff will conduct up to sixteen (16) meetings (once a week) with design team and architect during the design phase.
- b. Halff will conduct up to four (4) meetings (once a month) with the design team, architect and City during the design phase.
- c. Halff will coordinate phone calls, conference calls and virtual meetings.
- d. Halff will conduct up to sixteen (16) meetings (bi-weekly) with the design team (as necessary), contractor and owner during the construction phase.

### Task 1.3 – Sub-Consultant Coordination

Halff will manage sub-consultant team including, invoicing, coordination with the sub-consultants virtually and/or phone calls, deadlines, design files, printing of deliverables and overseeing the quality control process.

### Task 1.4 – Deliverables

1. Halff and design team will provide electronic documentation deliverables at Conceptual and Schematic Design (15%), Design Development (30%), 50% Construction Documents, and 100% Construction Documents submittals. Documentation will consist of (as available):
  - a. Digital copy of plan set (24"x36") (.pdf format)
  - b. Digital copy of plan set (.dwg format)
  - c. Digital copy of technical specifications

## Item 2.0 – Assessment of Existing Conditions

### Task 2.1 – Due Diligence:

1. Meet with stakeholders for project, including the City, Subconsultant, and other project consultants as required to discuss and define the project parameters and to address project specific issues for the existing building renovation.
2. Perform field observations and investigations and investigate the existing conditions to determine existing project constraints.
  - a. Structural
    - i. Documentation of geometry of existing roof and floor structural elements.
    - ii. Assessment of existing walls.
    - iii. Identification of existing structural elements.
  - b. Mechanical/Electrical/Plumbing (MEP)
    - i. Assessment of existing facility.
    - ii. Mechanical observation of existing HVAC system, equipment, and accessories.
    - iii. Electrical observation of the existing condition of the electrical panels.
    - iv. Plumbing observation of existing plumbing fixtures and pipe routing.
    - v. Identification of existing vents thru the roof.

- vi. Identification of existing cleanouts and potential sewer line routing.
- c. Architectural
  - i. Documentation of building geometry.
  - ii. Identification of code compliance issues.
  - iii. Identification of building envelop properties (i.e. parapet composition, existing interior wall composition, ect.).
- 3. Obtain any available as-built plans to assist in structural, mechanical, plumbing, electrical, and architectural design.

### **Item 3.0 – Structural Design Services**

#### **Task 3.1 – Structural Design**

- 1. Coordinate with architect and MEP on reconfigured floor plan and new mechanical unit locations.
- 2. Develop demolition plan of structural elements for back-room floor framing and existing building roof structure.
- 3. Develop construction documents for roof structure.
- 4. Develop construction documents for back-room floor structure.
- 5. Structural details.
- 6. Structural Specifications

#### **Task 3.2 – Structural Construction Administration Services**

The construction administration services scope of work is developed with the understanding that the project construction period will be 6-months and that the project will require a maximum of 2 site visits.

- 1. Review structural submittals and shop drawings for general conformance review and commenting of construction documents.
- 2. Review of RFIs.
- 3. Conduct a punch list walkthrough with the Owner and General Contractor for substantial completion acceptance. A punch list will be provided.
- 4. Review construction change orders and requests for information and provide recommendations.

### **Phase 4.0 – MEP Design Services**

#### **Task 4.1 – Mechanical Design**

- 1. Mechanical coordination for new units above the ceiling.
- 2. Develop cooling and heating loads.
- 3. Calculate minimum outside air requirements per ASHRAE 62.1.
- 4. Design of new supply and return air distribution systems.
- 5. Development of equipment schedule, exhaust fan, and building pressurization calculations.
- 6. Development of air device schedule.
- 7. Selection of new HVAC equipment.
- 8. Mechanical COMcheck.
- 9. Mechanical details.
- 10. Develop a sequence of operations for new HVAC equipment.

## 11. Mechanical Division 23 Specifications.

### Task 4.2 – Electrical Design

1. Electrical utility service coordination for required power service entrance.
2. Develop electrical load estimate.
3. Develop electrical power plan with existing conditions electrical equipment. Plan will identify demolition equipment, lighting fixtures and cabling/raceway to be demolished.
4. Develop new branch circuit and feeder circuit design for power and lighting.
5. Develop lighting plan with illumination fixture schedules.
6. Development of one line diagram, feeder schedule and panelboard schedules.
7. Electrical details.
8. Electrical Division 26 Specifications on Plans.
9. Electrical COMcheck.

### Task 4.3 – Plumbing Design

1. Develop water supply and drainage fixture unit calculations for new lines.
2. Design of hot and cold-water distribution systems.
3. Design of new sanitary sewer and vent system.
4. Specification of new water heater.
5. Develop rise diagram.
6. Development of equipment and fixture schedule.
7. Plumbing details.
8. Plumbing COMcheck.
9. Plumbing Division 22 Specifications.

### Task 4.4 – MEP Construction Administration Services

The construction administration services scope of work is developed with the understanding that the project construction period will be 6-months and that the project will require a maximum of 2 MEP site visits.

1. Review mechanical, plumbing, and electrical submittals and shop drawings for general conformance review and commenting of construction documents.
2. Review of RFIs.
3. Conduct a punch list walkthrough with the Owner and General Contractor for substantial completion acceptance. A punch list will be provided.
4. Review construction change orders and requests for information and provide recommendations.

## Phase 5.0 – Asbestos Consulting

### Task 5.1 – Asbestos Consulting Services

The service will include consulting and oversight services for the abatement/removal of asbestos containing materials (ACM) identified by Halff and others and will consist of the following:

1. Preparation of asbestos abatement plans and specifications.
  - a. Asbestos abatement activities will be performed by others in accordance with the site-specific plans and specifications prepared by Halff for the project. ACM identified as a result of asbestos surveys conducted at the property by Halff and others will be incorporated into site-specific asbestos abatement plans and specifications prepared by a Texas Department of State Health Services (DSHS) licensed asbestos consultant.
2. Asbestos Abatement Oversight
  - a. A licensed asbestos consultant will coordinate with a licensed asbestos project manager/air monitoring technician to provide oversight of the abatement activities. The licensed asbestos project manager will be on-site for the duration of the asbestos abatement activities to perform air monitoring, on-site inspections, and to evaluate the work area(s) for compliance with State and Federal asbestos regulations and the abatement design. The project manager will also perform a final inspection after the abatement has been completed and conduct clearance testing in accordance with the current Texas Asbestos Health Protection Rules. The air samples will be analyzed by Phase Contrast Microscopy (PCM) in accordance with the National Institute of Occupational Safety (NIOSH) Method 7400.
3. Asbestos Closure Report
  - a. Following the completion of asbestos abatement activities at the property, a final report will be prepared for the project which includes a description of abatement activities, disposal manifests, and results of on-site air monitoring.
4. Asbestos consulting scope and fee is based on the following assumptions:
  - a. The project schedule for abatement is based on ten (10) hours per day for up to five days;
  - b. Work will be conducted Monday through Friday;
  - c. Significant changes to the scope of work will not be required;
  - d. The costs in Attachment D do not include the TDSHS notification fees, which will be invoiced directly to the property owner and are based on the reported quantity of ACM abated; and
  - e. The abatement contractor will be hired directly by the property owner and fees associated with the abatement contractor are not included.



**ATTACHMENT B**  
**ARCHITECTURAL SERVICES**  
**(SCOPE PREPARED BY ARCHITECTURE)**

**Phase 6.0 – Architectural Design Services**

Ryan Nolting  
Director, Parks and Recreation  
City of Sanger, Texas  
301 Bolivar St  
Sanger, TX 76266  
Sanger-Sullivan Senior Center Scope of Services

## PROJECT SUMMARY:

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The City of Sanger is looking to repair and remodel the existing Sullivan Senior Center (SSC) at 200 Bolivar St. The building was originally constructed in 1890 and was the first permanent structure in Sanger. Over the years the building has served as the Town Hall and Fire Station, a store, a bar, and a cafe. The building was purchased in 1900 by John Sullivan and deeded in 1985 to the city as a senior center providing a place for Sanger's older community to gather and socialize.

The existing structure is approximately 2,500 square feet gross. The interior includes two (2) large open areas; the rear portion of the building (approx. 24' x 32') has a raised wood floor and the front open area (approx. 22' x 54') has two (2) restrooms and a kitchen with stove, fridge, sink, and counterspace. A structural assessment of the building by HALFF Associates found the following deficiencies.

- The existing roof wood structure is failing and will need to be replaced.
- The rear raised wood floor structure will need to be replaced or just removed.
- The existing ceiling wood framing needs to be removed and replaced.
- The ceilings and floors are outdated and in need of replacement.
- The roofing will need to be removed and replaced.

An Architectural walk through by BRW on 03.04.2024 found the following concerns.

- The existing restrooms appear to not meet current ADA accessibility standards.
- The door push sides at the restrooms do not meet current ADA accessibility standards.
- Existing perimeter walls will need to meet current IECC (International Energy Conservation Code) as required by Texas.
- The ceilings need replacement.
- The kitchenette area counter tops do not meet current ADA accessibility standards.

In addition to the deficiencies above, The City of Sanger is requesting BRW to look at opportunities listed below to improve the facility's function and appearance and bring it up to current code to better serve the senior community of The City of Sanger.

- Propose an option that removes the raised floor in the rear room and allows for an accessible ramp to bring users to the lower level.
- Widen the opening between the rear room and the front room as much as possible.
- Eliminate any unnecessary wall voids to recapture square footage.

- Reconfigure kitchenette to be more functional for seniors using it.
- Remove the utility closets and relocate mechanical equipment to the plenum to recapture usable square footage.
- Renovate existing restrooms to meet current accessibility requirements.
- Add storage to rear area of facility.
- A total of 8 site visits are included in the fee.
  - One (1) site visit for documentation of existing conditions
  - Five (5) site visits During construction; One (1) visit per month and (1) punch walk visit. Based on an anticipated four (4) month construction period.
  - One (1) site visit for final inspection.

The city has requested that an existing piece of art hanging on the west wall toward the back of the front room be carefully removed and a new location be included in the design of the front room.

## PROJECT SCOPE:

## Conceptual Design

## Schematic Design

## Construction Documents

## Bidding and Negotiation

## Construction Administration

**PROJECT SCHEDULE:**

- We anticipate approximately sixteen (16) weeks to complete the project design phase described above.
- Construction schedule to be determined by contractor selected. We anticipate a minimum of four (4) month construction schedule.
- Extended client review periods will have an impact on the schedule.

## **BRW ARCHITECTS PROJECT TEAM**

- Brown Reynolds Watford Architects, Inc. Architect  
3535 Travis Street, suite 250  
Dallas, TX 75204  
– Fred Clifford, AIA Principal

- Brown Reynolds Watford Architects, Inc.      Architect  
 3535 Travis Street, suite 250  
 Dallas, TX 75204  
 Ric Ruiz      Project Manager

## **COMPENSATION**

Based on the scope of services described above, Brown Reynolds Watford Architects proposes lump sum fees, plus reimbursable expenses as shown below

### **Basic Services** **\$153,400**

- **Architectural Services** \$128,500  
 Conceptual Design  
 Schematic Design  
 Design Development  
 Construction Documents  
 Bidding and Negotiation
- **Construction Administration** \$24,900

### **Reimbursable Expenses Allowance** **\$6,000**

- **Architectural** \$6,000  
 Reimbursable Expenses  
 TDLR TAS Filing Fee  
 Texas Accessibility Standards (TAS) Plan Review

### **Total Contract Value** **\$159,400**

Reimbursable expenses include but are not limited to such expenses as additional on-site meetings, printed material, and requested site visits.

Reimbursable expenses and hourly additional service by the Architect's consultants shall be billed at the rate billed to Architect except that the following shall be marked up commensurate with Architect's expenses, not to exceed 10% the amount invoiced to the Architect in each case:

- Document reproduction and mounting drawings, local and overnight deliveries: 10% as a coordination and handling fee. Note that this proposal is based on electronic conveyance of bid documents and CMAr submittals and does not include an adequate sum in the allowance for the Architect to provide paper distribution.



- Additional hourly scope or work by consultants or vendors to the Architect that require Architect’s additional hours in review, coordination, contract change processing, etc. to be expended by the Architect are reimbursable not to exceed 10% of the amount invoiced to the Architect and backed up with time expended at hourly rates.

Compensation shall be invoiced monthly based on the percent complete for each phase but shall not exceed the percentages shown below.

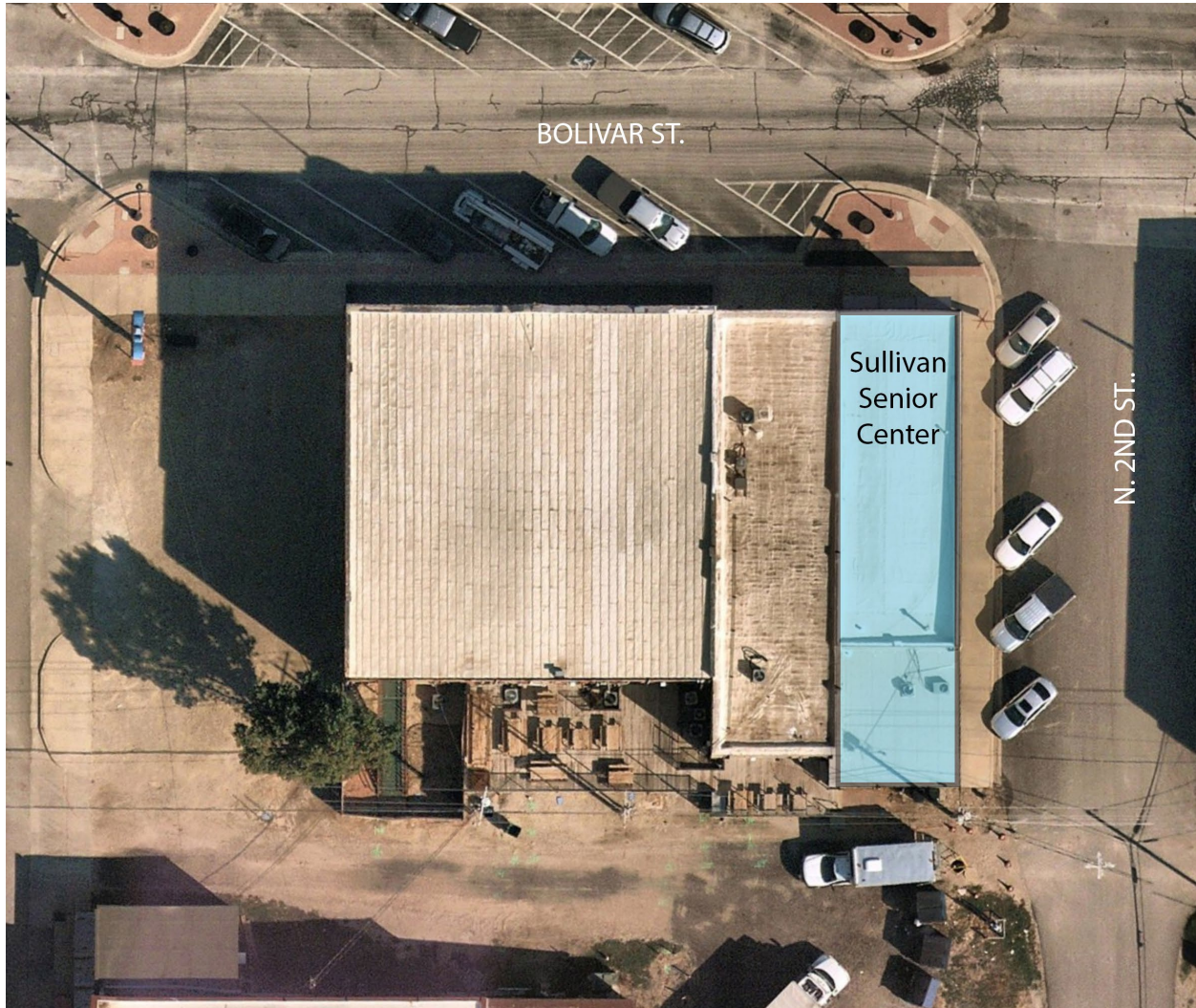
• Conceptual & Schematic Design	15%
• Design Development	15%
• Construction Documents 50%	20%
• Construction Documents 100%	20%
• Bidding and Negotiation	05%
• Construction Administration	20%
• <u>Final Deliverables</u>	<u>05%</u>
Total	100%

We hope this proposal meets your expectations. Please contact us with any questions. We look forward to working together on this project.

**BROWN REYNOLDS WATFORD ARCHITECTS, INC.**

Fred Clifford, AIA  
PRINCIPAL

**Site Aerial:**



**ATTACHMENT C**  
**PROJECT EXCLUSIONS**

**Project Exclusions**

1. Geotechnical Services
2. LEED submission or documentation
3. Environmental services.
4. Platting services
5. ALTA or other improvement surveys
6. Quality control and material testing services during construction.
7. Existing materials testing for the use of existing structure analysis.
8. Additional plats, easement or dedication exhibits needed after design is complete.
9. Filing fees, permit fees and sales tax on surveys.
10. Environmental impact statements and assessments.
11. Construction inspection services
12. Review of Engineers certificates. The Design Professional shall not be required to execute any documents after the signing of this Agreement that in any way might, in the sole judgment of the Design Professional, increase the Design Professional's risk or the availability or cost of his or her professional or general liability insurance.
13. Contractor means and methods to complete the required work (Ex.: shoring design)
14. Additional site visits or attendance at meetings beyond those listed above.
15. Preparation or submittal of any design calculations
16. Significant design revisions following substantial completion of the Construction Documents
17. Modifications to documents after documents are issued for construction.
18. Design and/or modifications to systems not within the scope of the project.
19. Preparation of any special interim sets of Construction documents for phased construction other than previously stated.
20. Design for Wi-Fi Systems.
21. Design for Surveillance Systems in areas not listed.
22. Design for Access Control.
23. Design for Fire Alarm System.
24. Design for Fire Suppression System.
25. Printing of Drawings and Specifications for Bidding.
26. Coordination with insurance companies, attorneys, or banking institutions.
27. Provide any services related to permits.

## **ATTACHMENT D**

### **BASIS OF COMPENSATION**

The estimated fees shall be considered Lump Sum. Halff services will be invoiced monthly, based on the percentage of work completed. Direct costs including printing and reproduction, postage, messenger service, long distance telephone calls, travel and expenses will be considered reimbursable. They will be billed at 1.1 times the direct cost incurred. The estimated fee for reimbursable expenses will not be exceeded without prior approval from the Owner.

The budget established below does not include revisions incurred by the owner once the design development phase is underway. If revisions are requested by the Client or architect, a revision to the scope and budget will be required.

Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax on certain kinds of surveying services but does not require sales taxes on other professional services. In the event that new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees.

<b>Task 1.0 – Project Management</b>	<b>\$ 48,500</b>
<b>Task 2.0 – Assessment of Existing Condition</b>	<b>\$ 10,000</b>
<b>Task 3.0 – Structural Design Services</b>	<b>\$ 24,000</b>
<b>Task 4.0 – MEP Design Services</b>	<b>\$ 44,500</b>
<b>Task 5.0 – Asbestos Consulting Services (Hourly)</b>	<b>\$ 12,000</b>
<b>Task 6.0 – Architectural Design Services</b>	<b>\$ 153,400</b>
<b>TOTAL LUMP SUM SERVICES</b>	<b>\$ 280,400</b>
<b>TOTAL HOURLY SERVICES</b>	<b>\$ 12,000</b>
<b>DIRECT COST</b>	<b>\$ 12,500</b>
<hr/>	
<b>PROJECT GRAND TOTAL</b>	<b>\$ 304,900</b>

### **Project Submittal Package (Preliminary Timeline, 45 Weeks)**

1. Conceptual Design Phase – 4 weeks (From Date of Notice to Proceed)
2. City Review Period – 1 week
3. Schematic Design Phase – 3 weeks
4. City Review Period – 1 week
5. Design Development Phase – 2 weeks
6. City Review Period – 1 week
7. Construction Documents (50%) Phase – 4 weeks

8. City Review Period – 1 week
9. Construction Documents (100%) Phase – 3 weeks
10. City Review Period – 1 week
11. Bidding and Construction Phase – Estimated 24 weeks





## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

**FROM:** Jeriana Staton Hemb, Director of Human Resources

**AGENDA ITEM:** Consideration and possible action on Resolution 2024-05, Adopting the 2024 Salary Schedules, authorizing its execution, and providing an effective date.

**SUMMARY:**

- Presented to the Council at the May 20<sup>th</sup> meeting in a Work session presented by Sam Heinz with Public Sector Personnel Consultants.
- Adopting a 50 step pay scale for Civilian positions.
- Adopting an 8 step pay scale for Emergency Service.

**FISCAL INFORMATION:**

Budgeted: Yes      Amount: \$866,532      Account: The salary account for each department.

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval.

**ATTACHMENTS:**

Sanger Pay Plan 50 Steps.  
Sanger Pay Step Plan Emergency Services.

**CITY OF SANGER, TEXAS**

**RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, ADOPTING THE 2024 SALARY SCHEDULES, AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger recognizes the importance of fair and equitable compensation for its employees to attract and retain top talent; and

**WHEREAS**, the Human Resources Department, in collaboration with relevant stakeholders, has diligently reviewed and analyzed the current pay structure and market trends to develop the 2024 Salary Schedules; and

**WHEREAS**, the 2024 Salary Schedules aims to align employee compensation with industry standards, job responsibilities, performance evaluations, and budgetary considerations; and

**WHEREAS**, the 2024 Salary Schedules was presented, reviewed, and discussed by the City Council, at the May 20, 2024, meeting; and

**WHEREAS**, the City Council, after careful consideration of all relevant factors and feedback received, it has been determined that the adoption of the 2024 Salary Schedules is in the best interest of the City of Sanger and its employees; and

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

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

**SECTION 1.** The 2024 Salary Schedules, as presented by the Human Resources Department, is hereby adopted effective October 1, 2024.

**SECTION 2.** The City of Sanger Administration is authorized to implement the 2024 Salary Schedules as attached as **Exhibit A** Salary Schedule and **Exhibit B** Fire and Police Step and Grade schedules.

**SECTION 3.** Any prior plans or policies inconsistent with the provisions of the 2024 Salary Schedules are hereby superseded and repealed.

**SECTION 4.** That this resolution shall become effective from and after its date of passage.

**PASSED AND APPROVED THIS THE 3<sup>rd</sup> DAY OF June, 2024.**

**APPROVED:**

\_\_\_\_\_  
Thomas E. Muir, Mayor

**ATTEST:**

\_\_\_\_\_  
Kelly Edwards, City Secretary

<b>FIRE PAY PLAN</b> Effective October 1, 2024									
Grade		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
FD 1 Firefighter/EMT Part Time		Hourly Bi-weekly Month Annual	PSPC recommends PT paid at same hourly rate as FT						
FD 2 Firefighter/Paramedic Part Time		Hourly Bi-weekly Month Annual	PSPC recommends PT paid at same hourly rate as FT						
FD 3 Firefighter/EMT Full Time		Hourly Bi-weekly Month Annual	\$21.90 \$2,452.54 \$5,313.83 \$63,766.00	\$22.55 \$2,526.11 \$5,473.25 \$65,678.98	\$23.23 \$2,601.90 \$5,637.45 \$67,649.35	\$23.93 \$2,679.95 \$5,806.57 \$69,678.83	\$24.65 \$2,760.35 \$5,980.77 \$71,769.19	\$25.39 \$2,843.16 \$6,160.19 \$73,922.27	\$26.15 \$2,928.46 \$6,344.99 \$76,139.94
FD 4 Firefighter/Paramedic Full Time		Hourly Bi-weekly Month Annual	\$22.49 \$2,518.76 \$5,457.31 \$65,487.68	\$23.16 \$2,594.32 \$5,621.03 \$67,452.31	\$23.86 \$2,672.15 \$5,789.66 \$69,475.88	\$24.57 \$2,752.31 \$5,963.35 \$71,560.16	\$25.31 \$2,834.88 \$6,142.25 \$73,706.96	\$26.07 \$2,919.93 \$6,326.51 \$75,918.17	\$26.85 \$3,007.53 \$6,516.31 \$78,195.72
FD 5 Fire Lieutenant Full Time		Hourly Bi-weekly Month Annual	\$28.41 \$3,181.69 \$6,893.67 \$82,724.04	\$29.26 \$3,277.14 \$7,100.48 \$85,205.76	\$30.14 \$3,375.46 \$7,313.49 \$87,761.93	\$31.04 \$3,476.72 \$7,532.90 \$90,394.79	\$31.97 \$3,581.02 \$7,758.89 \$93,106.64	\$32.93 \$3,688.46 \$7,991.65 \$95,899.83	\$33.92 \$3,799.11 \$8,231.40 \$98,776.83
FD 7 Fire Marshal Full Time		Hourly Bi-weekly Month Annual	\$33.83 \$3,788.43 \$8,208.27 \$98,499.29	\$34.84 \$3,902.09 \$8,454.52 \$101,454.27	\$35.89 \$4,019.15 \$8,708.16 \$104,497.90	\$36.96 \$4,139.72 \$8,969.40 \$107,632.83	\$38.07 \$4,263.92 \$9,238.48 \$110,861.82	\$39.21 \$4,391.83 \$9,515.64 \$114,187.67	\$40.39 \$4,523.59 \$9,801.11 \$117,613.30
FD 9 Assistant Fire Chief Full Time		Bi-weekly Month Annual	Assign to Range 31 on City Salary Schedule						



POLICE PAY PLAN Effective October 1, 2024									
Grade		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>PD 1 Patrol Officer Full Time</b>	Hourly	\$32.74	\$33.73	\$34.74	\$35.78	\$36.85	\$37.96	\$39.10	\$40.27
	Bi-weekly	\$2,619.58	\$2,698.16	\$2,779.11	\$2,862.48	\$2,948.36	\$3,036.81	\$3,127.91	\$3,221.75
	Month	\$5,675.75	\$5,846.02	\$6,021.40	\$6,202.05	\$6,388.11	\$6,579.75	\$6,777.14	\$6,980.46
	Annual	\$68,109.00	\$70,152.27	\$72,256.84	\$74,424.54	\$76,657.28	\$78,957.00	\$81,325.71	\$83,765.48
<b>PD 3 Detective Full Time</b>	Hourly	\$36.90	\$38.01	\$39.15	\$40.33	\$41.53	\$42.78	\$44.06	\$45.39
	Bi-weekly	\$2,952.26	\$3,040.83	\$3,132.06	\$3,226.02	\$3,322.80	\$3,422.48	\$3,525.16	\$3,630.91
	Month	\$6,396.57	\$6,588.47	\$6,786.12	\$6,989.71	\$7,199.40	\$7,415.38	\$7,637.84	\$7,866.97
	Annual	\$76,758.84	\$79,061.61	\$81,433.46	\$83,876.46	\$86,392.75	\$88,984.54	\$91,654.07	\$94,403.69
<b>PD 2 Sergeant Full Time</b>	Hourly	\$41.61	\$42.86	\$44.14	\$45.47	\$46.83	\$48.24	\$49.68	\$51.17
	Bi-weekly	\$3,328.68	\$3,428.54	\$3,531.39	\$3,637.33	\$3,746.46	\$3,858.85	\$3,974.61	\$4,093.85
	Month	\$7,212.13	\$7,428.50	\$7,651.35	\$7,880.89	\$8,117.32	\$8,360.84	\$8,611.66	\$8,870.01
	Annual	\$86,545.60	\$89,141.96	\$91,816.22	\$94,570.71	\$97,407.83	\$100,330.07	\$103,339.97	\$106,440.17
<b>PD 4 Lieutenant Full Time</b>	Hourly	\$46.91	\$48.32	\$49.77	\$51.26	\$52.80	\$54.39	\$56.02	\$57.70
	Bi-weekly	\$3,753.08	\$3,865.68	\$3,981.65	\$4,101.10	\$4,224.13	\$4,350.85	\$4,481.38	\$4,615.82
	Month	\$8,131.68	\$8,375.63	\$8,626.90	\$8,885.71	\$9,152.28	\$9,426.85	\$9,709.65	\$10,000.94
	Annual	\$97,580.16	\$100,507.56	\$103,522.79	\$106,628.47	\$109,827.33	\$113,122.15	\$116,515.81	\$120,011.29

**City of Sanger, Texas**  
**Salary Schedule**

Item 9.

Range	Min	Mid	Max
1	\$31,200	\$36,660	\$42,120
2	\$32,760	\$38,493	\$44,226
3	\$34,398	\$40,418	\$46,437
4	\$36,118	\$42,439	\$48,759
5	\$37,924	\$44,560	\$51,197
6	\$39,820	\$46,788	\$53,757
7	\$41,811	\$49,128	\$56,445
8	\$43,902	\$51,584	\$59,267
9	\$46,097	\$54,164	\$62,230
10	\$48,401	\$56,872	\$65,342
11	\$50,822	\$59,715	\$68,609
12	\$53,363	\$62,701	\$72,039
13	\$56,031	\$65,836	\$75,641
14	\$58,832	\$69,128	\$79,424
15	\$61,774	\$72,584	\$83,395
16	\$64,863	\$76,214	\$87,564
17	\$68,106	\$80,024	\$91,943
18	\$71,511	\$84,025	\$96,540
19	\$75,087	\$88,227	\$101,367
20	\$78,841	\$92,638	\$106,435
21	\$82,783	\$97,270	\$111,757
22	\$86,922	\$102,133	\$117,345
23	\$91,268	\$107,240	\$123,212
24	\$95,832	\$112,602	\$129,373
25	\$100,623	\$118,232	\$135,841

Range Width
35%

**City of Sanger, Texas  
Salary Schedule**

Item 9.

Range	Min	Mid	Max
26	\$105,654	\$124,144	\$142,633
27	\$110,937	\$130,351	\$149,765
28	\$116,484	\$136,869	\$157,253
29	\$122,308	\$143,712	\$165,116
30	\$128,423	\$150,898	\$173,372
31	\$134,845	\$158,442	\$182,040
32	\$141,587	\$166,365	\$191,142
33	\$148,666	\$174,683	\$200,699
34	\$156,099	\$183,417	\$210,734
35	\$163,904	\$192,588	\$221,271
36	\$172,100	\$202,217	\$232,335
37	\$180,705	\$212,328	\$243,951
38	\$189,740	\$222,944	\$256,149
39	\$199,227	\$234,092	\$268,956
40	\$209,188	\$245,796	\$282,404
41	\$219,648	\$258,086	\$296,524
42	\$230,630	\$270,990	\$311,351
43	\$242,162	\$284,540	\$326,918
44	\$254,270	\$298,767	\$343,264
45	\$266,983	\$313,705	\$360,427
46	\$280,332	\$329,390	\$378,449
47	\$294,349	\$345,860	\$397,371
48	\$309,066	\$363,153	\$417,240
49	\$324,520	\$381,311	\$438,101
50	\$340,746	\$400,376	\$460,007

Distance Between Midpoints
5%



## CITY COUNCIL COMMUNICATION

**DATE:** 6/03/24

**FROM:** Ronnie Grace, Director of Electric

**AGENDA ITEM:** Consideration and possible action on the purchase of a 2028 small bucket service truck from Altec Industries and authorizing the City Manager to execute all necessary documents.

**SUMMARY:**

- Purchase is being made via authorize Sourcewell Contract #110421-ALT.
- This is a budgeted Capital item.
- Current price is \$305,629.00.
- Due to supply Chain issues lead time on this vehicle is still four (4) years.
- Authorization for purchase holds our place in the production line for this vehicle.
- City should be aware that immediately prior to production, usually twelve (12) months, vendor may adjust pricing based on market conditions and supply chain conditions. This has become a much more common practice on fleet vehicles since 2022.

**FISCAL INFORMATION:**

Budgeted: Yes      Amount: \$305,629.00      Account: 58-6130

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval.

**ATTACHMENTS:**

Altec Quote





Quote Number: 1234021-2  
Opportunity Number: 1689334  
Sourcewell Contract #: 110421-ALT  
Date: 4/3/2024

Quoted for: Sanger Electric Utilities  
Customer Contact:  
Phone: / Email:  
Quoted by: Callie Byrd  
Phone: 919-672-8713 / Email: callie.byrd@altec.com  
Altec Account Manager: Mike Covington

REFERENCE ALTEC MODEL		Sourcewell Price
AT41M	Articulating Telescopic Aerial Device with Material Handling Insulated, 41'	\$221,112

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)			
1	AT41M-AWD	All Wheel Drive	\$6,739
2	AT41M-LE	Lifting Eye - lifting eye on underside of lower boom. Rated at 1,000lbs (454kg) lifting capacity.	\$218
3	AT41M-US48M	Articulating telescopic Aerial Device with Material Handling (insulating lower arm) with 48' boom boom height (AT48M)	\$8,633
4	AT41M-AOR	Auxiliary Outriggers, Interlock, Wooden Pads / Holders (AT48M Class 5 application only)	\$9,013

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)			
1	SPS	Scuff Pad with Step	\$400
2	ISG	Inverter Storage Inside of Body Compartment with Guard	\$866
3	SL	COMPARTMENT LIGHTS in Body Compartments - Strip LED (Per Compartment)	\$1,554
4	BK	WATER CASK (Includes Bracket)	\$428
5	PSWI1	Inverter with minimum 2000W 120V @ 16A pure sine wave output, hardwired to outlets and 12VDC input	\$2,972
6	VRC	12 Volt Receptacle (Cigarette Lighter Style), Weatherproof	\$419
7	LR	Ladder Rack	\$1,629
8			
9			
10			
SOURCEWELL OPTIONS TOTAL:			\$253,983

(B.) OPEN MARKET ITEMS (Customer Requested)			
1	UNIT	Two platform steps	\$193
2	UNIT & HYDRAULIC ACC		\$0
3	BODY	LGSS Body ilo Contract Body	\$4,278
4	BODY & CHASSIS ACC	Pole saw box, Punched metal box, steps, grab handles, outrigger pads, and louvered panel	\$5,931
5	ELECTRICAL	Compartment light switch, Back-up camera install, Custom lights, Grounding system & accessories	\$9,957
6	FINISHING		\$0
7	CHASSIS	2028 F550 4x4 Reg. Cab Diesel ILO contract Chassis	\$13,243
8	OTHER	Altec MY Adjustment	\$13,009
OPEN MARKET OPTIONS TOTAL:			\$46,611

SUB-TOTAL FOR UNIT/BODY/CHASSIS: \$300,594.00  
Delivery to Customer: \$5,035.00  
Extended Warranty:  
FET:  
CA Doc/Admin/Tire Fees:  
Estimated Taxes (%):  
TOTAL FOR UNIT/BODY/CHASSIS: \$305,629.00

(C.) ADDITIONAL ITEMS (items are not included in total above)			
1		F600 4x4 Reg. Cab Diesel Chassis Upgrade Option	\$2,621
2		Platform Elevator	\$4,378
3			
4			

\*\*Pricing valid for 45 days\*\*

NOTES

**PRICING:** Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date. Quotes and orders with chassis model year beyond the current open order bank, should be considered estimates only. Altec's turn-key pricing is subject to change in accordance with chassis pricing received from the OEM. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the OEM and that chassis price difference will be passed through to the customer.

**PAINT COLOR:** White to match chassis, unless otherwise specified

**WARRANTY:** Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days

**TO ORDER:** To order, please contact the Altec Account Manager listed above.

**CHASSIS:** Per Altec Commercial Standard

**DELIVERY:** No later than 50-53 months ARO, FOB Customer Location

**TERMS:** Net 30 days

**BEST VALUE:** Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

**TRADE-IN:** Please ask your Altec Account Manager for more information

**BUILD LOCATION:** Creedmoor, NC

1234021-2 - Sanger Electric - AT48M - Sourcewell



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

**FROM:** Ronnie Grace, Director of Electric

**AGENDA ITEM:** Consideration and possible action on Resolution 2024-04, waiving the bidding requirements under exemption per Texas Local Government Code 252.022 (1) and declaring a Public Calamity and authorizing the refurbishment of twenty-five (25) electric transformers by Alamo Transformer Supply Company in the amount not to exceed \$70,000.00.

### **SUMMARY:**

- The Local Government Code allows some listed exceptions to the bidding requirements found under purchasing law. These are Public Calamity, Preservation or Protection, and Unforeseen Damage.
- The Global COVID Pandemic was an event that has had the long-tail impact of limiting supplies vs demand in numerous industries including electric generation, transformation, and distribution.
- New transformers were ordered in 2022 with a lead time of 66 weeks and did not ship in February and now are not expected to arrive until August 2024, subject to change.
- Alamo Transformer guarantees work can be performed in 12 weeks or less.
- These are 100KVA Padmount Transformers and the most commonly used transformers on our system for existing and new subdivisions and industrial applications.
- Although the city prepared well in advance for maintenance and replacement issues with transformers for our system having re-allocated funding for additional transformers in 2022 and 2023 equipment shortages and delays in shipping have exhausted our supply.
- Predictions for this summer are warning of a hotter drier summer than in the past, and ERCOT has already issued one summer weather-related system alert this year.
- Be informed that if a subdivision loses a transformer during this time we move from a public calamity to a public health and safety issue, due to the time the power being out.
- Alamo has conducted refurbishment and recertification of transformers for the City in the past.
- Process is for transformers to be shipped to Alamo, inspected, and work quoted based on individual transformer needs for repair and re-certification. This is similar to taking a vehicle to a mechanic for service. Alamo is currently in possession of equipment awaiting authorization to complete work per their findings.

### **FISCAL INFORMATION:**

Budgeted: Yes      Amount: \$70,000.00      Account: 58-5365

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

Staff recommends approval.

### **ATTACHMENTS:**

Resolution  
Statement of Compliance for Irregular Purchases  
Alamo Quote

**CITY OF SANGER, TEXAS**

**RESOLUTION NO. 2024-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, TO APPROVE THE EMERGENCY REPAIR OF TWENTY-FIVE (25) PADMOUNT TRANSFORMERS; MAKING FINDINGS OF AN EMERGENCY EXEMPTING THE PURCHASE FROM THE REQUIREMENTS OF COMPETITIVE BIDDING UNDER CHAPTER 252 OF THE TEXAS LOCAL GOVERNMENT CODE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger placed an order for new Padmount Transformers in 2022 with a lead time of 66 weeks; and

**WHEREAS**, The Global COVID Pandemic created an impact of limiting supplies vs demand in numerous industries including electric generation, transformation, and distribution; and

**WHEREAS**, it is necessary for the City to preserve the public health, safety and welfare, to provide its residents and businesses with Electric service; and

**WHEREAS**, Predictions for this summer are warning of a hotter drier summer than in the past, and ERCOT has already issued one summer weather-related system alert this year; and

**WHEREAS**, It is necessary for the City to enter into an emergency repair agreement without the time delay of competitive bidding to preserve and protect the public health and safety; and

**WHEREAS**, Alamo Transformer Supply Company has presented a quote for the repair of twenty-five (25) Padmount Transformers; and

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

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

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

**SECTION 2.** That the City Council finds and determines that the above conditions exist and that it necessary for City staff to procure by quote for the emergency of the repair of the twenty-five (25) Padmount transformers and that said repairs are necessary to preserve and protect the public health and safety of the citizens of the City by provision of the electric system.

**SECTION 3.** That the City Council finds that the services to be performed by Alamo Transformer Supply Company, to repair the twenty-five (25) Padmount Transformers is not subject to the competitive bidding requirements of Chapter 252 of the Texas Local Government Code as it is necessary to preserve and protect the public health and safety of the City's residents.

**SECTION 4.** That the City Manager and other responsible City staff are authorized and directed to execute a letter contract and any subsequent amendments or change orders with Alamo Transformer Supply Company. to refurbish twenty-five (25) Padmount Transformers by Alamo Transformer Supply Company in the amount not to exceed \$70,000.00, and said expenditure is hereby approved.

**SECTION 5.** This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**SECTION 6.** That this resolution shall become effective from and after its date of passage.

**PASSED AND APPROVED THIS THE 3rd DAY OF JUNE 2024.**

APPROVED:

ATTEST:

\_\_\_\_\_  
Thomas E. Muir, Mayor

\_\_\_\_\_  
Kelly Edwards, City Secretary

ATTEST:

\_\_\_\_\_  
Hugh Coleman, City Attorney





STATEMENT OF COMPLIANCE FOR IRREGULAR PURCHASES  
EMERGENCY PROCUREMENT JUSTIFICATION AND APPRAISAL FORM

Item 11.

Section 3.3 of the City of Sanger Purchasing Policy allows emergency or exempted purchases per Texas Local Government Code §255.022. To purchase under this provision, (1) Complete this form in its entirety, (2) Obtain the City Manager's signature, and (3) Attach this Statement to a P O Requisition

→ If the product or service is over \$3,000 and under \$50,000, obtain the City Manager's authorization. Once authorization has been received, submit a requisition to obtain a purchase order, then call the vendor to initiate repair services or order the needed material  
→ If the product or service exceeds \$50,000, follow the procedures above and prepare an agenda item and/or resolution for City Council approval to declare an emergency and ratify payment for the products/services

Requested by:	<u>Ronnie Grace</u>	Department:	<u>Electric</u>
Date of emergency:	<u>05/15/2024</u>	Time of emergency:	<u>10:30</u>
Estimated cost:	<u>\$51,582.00</u>	Vendor name:	<u>Alamo Transformers</u>

Reason for the emergency purchase and explanation of the cause:

We ordered this size transformer in March 2022 with a 66 week lead time. The order has already been delayed once. This size transformer is the most common used in our subdivisions.

Reason that the needs were not or could not have been anticipated:

The supply chain being back logged resulting in very long lead times on transformers.

Process used for selecting the vendor:

Alamo Transformers is the company we have used for the past 2 years to pick up bad transformers and re-work used ones.

Justification:

- ☒ Public Calamity - The item is required to provide for the needs of the public or to preserve the property of the City.
- ☐ Preservation or Protection – The item is necessary to protect the health or safety of residents of the City.
- ☐ Unforeseen Damage – The item is necessary for unforeseen damage to public property.

It is necessary to make an emergency purchase to obtain the immediate delivery of the materials, supplies, or services described above. Permission is requested for approval to issue a Purchase Order without obtaining bids. I certify that the above justification is accurate and request approval for the purchase.

Department Head Signature

5-15-2024  
Date

_____	_____
City Manager Authorization	Date

Form updated 11/07/2023

**From:** Reagan Friesenhahn <satsales@alamotransformer.com>  
**Sent:** Friday, April 26, 2024 1:44 PM  
**To:** Ranell Quam <RQuam@sangertexas.org>  
**Subject:** {External} Sanger 100kVA 1Ph Padmount Repair Quote

Good afternoon Ranell,

Please see attached for the revised quote for the 25 pads sent in for paint. 16 of the units failed megger testing and need the coils to be removed and baked to dry out. I also updated the quote to reflect new total number of units as original was only 17. Lead time doesn't change, as removing and baking the coils only adds about a day for the repair time. We will pick out 4 of the good units to still get to you expedited!

Thank you,

**Reagan Friesenhahn**  
Inside Sales  
Alamo Transformer Supply Company  
San Antonio Office: (210) 661-8411  
Ext 140  
[satsales@alamotransformer.com](mailto:satsales@alamotransformer.com)  
[www.alamotransformer.com](http://www.alamotransformer.com)



**Since 1963**

Oil Filled and Dry Transformers

Repair, Rewind, New and Reconditioned Transformers, Rent, New Components, Mineral Oil/FR3/Silicone Fluids, Recycling, Purchase of Used/Surplus, Proudly Announcing New-Hart Services-The Electrical Industry's BEST Corrosion Specialists

**Houston:** 713-991-6060, **San Antonio:** 210-661-8411

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[alamotransformer.com](http://alamotransformer.com) [newhartservices.com](http://newhartservices.com)

**Repair Quote for Sanger**

March 14, 2024 Rev. 1 4/29/24  
Ranell Quam  
City of Sanger  
254-687-9090

Ms. Ranell,

ALAMO is pleased to quote the following:

**Qty 9 ITPT of 100 kVA Customer Single Phase Padmount Transformers**  
Price Each: \$1,790

**Qty 16 Cat B Repairs of 100 kVA Customer Single Phase Padmount Transformers**  
Price Each: \$2,217

**Expedited Quote Total: \$51,582**

***Explanation of Repair Types:***

*Inspect/Test/Paint/Test*

Price includes incoming inspection, incoming tests, light sand and paint and Final Test with tag indicating stability for service at time of testing. If lid must be removed, it becomes a CAT C. If the unit must be drained and or untanked or dried out, it becomes CAT B.

**Lead-time:** Repairs completed in 10-12 weeks, ARO.

**Freight Terms:** Customer pickup or freight allowed on Alamo scheduled delivery.

**Please Note:** Pricing only valid if all 25 units are sent in for service.

Reagan Friesenhahn  
Inside Sales  
On Behalf of Eric Peter  
Alamo Transformer Supply Company  
San Antonio / Houston  
SAT Ofc: 210 661-8411 \* HOU Ofc: 713 991-6060 \*

**All sales are subject to our [Terms & Conditions of Sale](#)**

NOTE: Any repairs will be quoted if they are found while in shop for service.  
Quote validity: 15 Days