



DATE: 07/6/2022

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

Request is for a Preliminary Plat of the Lonesome Dove Addition platting Lots 1-30 of Block A, being approximately 55.50 acres, prepared by Westfall Engineering, submitted on 06/15/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Show set-back lines on lots
2. Show location of fire hydrants
3. Show location of USPS Postmaster approved location of cluster boxes
4. Provide table with listing of lots square footage and lot widths at front building line
5. Submit information adequate for the review of public improvements including but not limited to streets, water services, wastewater services, franchise utilities, street lighting, and storm detention (ex. preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study, etc.

Informational Comments

1. The property is within the City of Sanger' ETJ.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday July 11, 2022, and for City Council meeting on Monday August 1, 2022.

