



**DATE: 2/27/25**

**1<sup>st</sup> REVIEW COMMENTS – Replat – Elada**

The request is for a Preliminary Plat of Elada, being approximately 306.356 acres in the TIERWESTER SURVEY, ABSTRACT NO. A1241A, prepared by LJA Engineering, submitted on 2/12/25. 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. The layout, names and widths of the proposed streets.
2. Location of proposed Fire hydrants.
3. Distance to nearest established street line.
4. Location of proposed USPS Postmaster location.
5. Missing the “Approval Block”
6. As of today, there is no zoning so the setbacks are contingent on approval.
7. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.

**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, March 10, 2025, and the City Council meeting on Monday, April 7, 2025.