



**DATE: 5/1/25**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat – Lois Road Estates Phase 1**

The request is for a Final Plat of Lois Road Estates Ph 1, being approximately 66.486 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 4/16/25. 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. Property owner information doesn't match Denton Central Appraisal District. Provide proof of ownership.
2. Utility easements should be a minimum of 15'.
3. Name and addresses of the owner, subdivider, engineer, and surveyor.
4. Provide a 3x3 recording box at the lower right hand corner.
5. In title block show total number of lots for this phase.
6. In title block show total number of 50' lots, and total number of 60' lots, and the total number of HOA lots for this phase.
7. The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
8. A development with more than 30 single-family lots needs two points of access. There appears to be only one point of access.

**Informational Comments**

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, May 12, 2025, and the City Council meeting on Monday, June 2, 2025.