



DATE: 06/27/2023

1st REVIEW COMMENTS – Preliminary Plat (Lakeside Estates)

The request is for a Preliminary Plat of Lakeside Estates, being approximately 68.028 acres in the A0790A C. MANCHACA, TR 5A, 6A, and 7A, prepared by Kirkman Engineering, LLC submitted on 06/14/2023. 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. Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
2. In title block list total number of lots and HOA/Open Space Lots.
3. In title block list ROW acreage, if dedicated.
4. Show the location, widths, and names of all existing or platted streets or other public areas, parks, railroads, right-of-way, easement, and other important features such as abstract lines, political subdivision or corporation lines, school district boundaries.
5. Show existing sewer main, water mains, drainage culverts, or other underground structures with the tract and immediately adjacent thereto with pipe sizes, grades, locations, and dimensions indicated
6. Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas with relatively flat terrain, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
7. Show the layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
8. The acreage or square foot of right-of-way dedicated should be shown on the plat, including corner clips and deceleration/turn lanes.
9. Show all parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
10. Show the UPSP Postmaster-approved location of cluster mailboxes.
11. In table show square footage of total building footprint and of each land use (if known).
12. In table show the required and provided total landscaped area and front yard landscaped area.
13. Show the existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet about the 100-year elevation) of all lots adjacent to the floodplain. If the site does not contain a floodplain, note that: "No



100-year floodplain exists on the site.” A Floodplain reclamation study will be required with the final plat.

Informational Comments

1. The property is within the City of Sanger’s ETJ.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, July 10, 2023, and the City Council meeting on Monday, August 7, 2023.