



**DATE: 06/27/2023**

**1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat (RF & Sons Addition)**

The request is for a Preliminary Plat of RF & Sons Addition, being approximately 1.102 acres in the REUBEN BEBEE SURVEY, ABSTRACT NO. 29, prepared by Geonav Surveying, Mapping, Scanning, 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 ROW acreage, if dedicated.
3. 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
4. Show location of existing fire hydrants and fire lanes.
5. 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.
6. The acreage or square foot of right-of-way dedicated should be shown on the plat, including corner clips and deceleration/turn lanes.
7. Show lot and block numbers (lot numbers are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
8. 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.
9. Show the layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
10. Show proposed building lines with square footage and proposed use.
11. Show proposed parking layout.
12. In table show number of required and provided parking spaces.
13. In table show the required and provided total landscaped area and front yard landscaped area.



### **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, July 10, 2023, and the City Council meeting on Monday, August 7, 2023.