



**DATE: 11/30/2022**

**1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat (STC Phase 2)**

The request is for a Preliminary Plat of STC Phase 2 containing 407 single-family lots and 9 open space lots, being approximately 119.199 acres in the REUBEN BEBEE SURVE, ABSTRACT NO 29, prepared by BGE, Inc., submitted on 11/16/2022. 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 monuments, 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 Plan Coordinates, NAD 83.
2. Provide an accurate location of at least two (2) corners of the subdivision with reference to the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
3. Provide on the location map the outlined or highlighted area of this development.
4. Provide the complete date of preparation and subsequent revisions. and Show the centerline of existing streets.
5. Provide the location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
6. Provide existing sewer mains, water mains, drainage culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
7. Provide contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
8. Provide the layout, names, and widths (from centerline to edges as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
9. 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. The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
11. Provide the location of proposed fire hydrants and fire lanes.



12. Provide USPS Postmaster approved location of cluster mailboxes.
13. Provide proposed building lines with square footage.
14. Provide a table with the following information:
  - Listing of the lots with square footage, and the associated lot widths at the front building line.
  - Square footage of the total building footprint and each land use (if known)
  - Number of required and provided parking spaces
  - Required and provided total landscaped area and front yard landscaped area.
15. 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 floodplain, not that “No 100-year floodplain exists on the site” A floodplain reclamation study will be required with Final Plat if necessary.

### **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, December 12, 2022, and the City Council meeting on Tuesday, January 3, 2023.