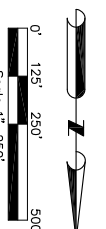




WILLER FAMILY TRUST
DOC. NO. 94-0089291

SANGER ISD
VOL. 1841, PG. 662



LEGEND

- PARK BENCH/DOG WASTE STATION/TRASH CANS
- 6' HIKE & BIKE TRAIL
- PARK AREA/OPEN SPACE
- LAKES
- ▭ COVERED PICNIC AREA
- ⊕ PLAYGROUND
- ⊕ FISHING PIER
- ① PARK PHASE NUMBER
- PARK PHASE LINE
- ▭ PARKING AREA FOR PARKS

TOTAL OPEN SPACE = 86.69 AC.
 PARKLAND DEDICATION REQUIREMENT

- SINGLE FAMILY (1 AC./50 D.U.) 21.70 AC.
- MULTI-FAMILY (1 AC./21 BEDROOMS) 16.80 AC.
- TOTAL 38.50 AC.

PARKLAND DEDICATION WILL BE ACCOMPLISHED BY DEDICATING OPEN SPACE AND USABLE FLOODPLAIN WITHIN THE 86.69 ACRES.

TOTAL LENGTH OF TRAIL SYSTEM=16,779 L.F. (3.2 MILES)

PRELIMINARY - FOR REVIEW ONLY
 These documents are for design review only and are not intended for construction or permit purposes. The user will be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 F. E. MIDDLETON, JR., P.E. 67449

No.	DATE	REVISION	APPROX. DATE

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 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
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PRELIMINARY PARK CONCEPT PLAN
 LANE RANCH
 347.329 ACRES - CITY OF SANGER
 DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT6-PARK DATE: 11-29-23 SCALE: 1"=250' SHEET NO: 1
 Project No. 0001032