



DATE: 12/31/24

1st REVIEW COMMENTS – Final Plat – Lane Ranch, Phase 5

The request is for a Final Plat of Lane Ranch, Phase 5, being approximately 26.105 acres in the REUBEN BEBEE SURVEY, ABST NO. 29, prepared by John Cowan & Associates, Inc., submitted on 12/18/24. 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. Add document number and location of all easements by separate instrument.
2. Provide an accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the property to be subdivided.
3. Provide the length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents.
4. Show all existing and proposed easements for right-of-way, public services, utilities or any other easements or any limitations of easements. (I don't see any utility easements for the utilities that will be installed).
5. Provide the name address and phone number of all utilities providing service to the development (I only see electric. We will still need water and sewer).

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, January, 13, 2025, and the City Council meeting on Monday, February 3, 2025.