



DATE: 01/30/2023

1st REVIEW COMMENTS – Preliminary Plat (Clear Creek Intermediate)

The request is for a Preliminary Plat of Clear Creek Intermediate containing 1 lot, being approximately 13.356 acres in the MR BURLESON SURVEY, ABSTRACT NO 71, prepared by Crowley Surveying, submitted on 01/18/2023. 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. The Point of Beginning (POB) shall be clearly marked including State Plan Coordinates, NAD 83.
2. Provide complete date of preparation in title block. Currently just says December 2022.
3. Provide block with the name, address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor.
4. Provide the location, widths, and names of all existing and easements on property.
5. 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.
6. 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.
7. Provide curve table for all streets and drives.
8. Provide number of required and provided parking spaces
9. Provide the location of proposed fire hydrants and fire lanes.

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, February 13, 2023, and the City Council meeting on Monday, March 6, 2023.