



DATE: 01/30/2023

1st REVIEW COMMENTS – Preliminary Plat (Sanger Middle School)

The request is for a Preliminary Plat of Clear Sanger Middle School containing 1 lot, being approximately 28.791 acres in the H TIERWESTER SURVEY, ABSTRACT NO 1241, 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. Provide block with the name, address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor.
2. 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.
3. 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.
4. 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').
5. Provide curve table for all streets and drives.
6. Provide Lot and Block with square footage of structures and any other description according to real estate records of the city or county.
7. Provide number of required and provided parking spaces
8. 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.