



LEGEND

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

TOTAL OPEN SPACE - 86.250 AC.

PARKLAND DEDICATION REQUIREMENT

• SINGLE FAMILY (1 AC./50 D.U.)	20.34 AC.
• MULTI-FAMILY (1 AC./21 BEDROOMS)	29.16 AC.
• TOTAL	49.50 AC.

PARKLAND DEDICATION PROVIDED

• SINGLE FAMILY	19.179 AC.
• MULTI-FAMILY/BUSINESS	11.699 AC.
• USABLE FLOOD PLAIN	25.0 AC.
• TOTAL	55.878 AC.

TOTAL LENGTH OF TRAIL SYSTEM=16,222 L.F. (3.07 MILES)

PRELIMINARY - FOR REVIEW ONLY
These documents are for design review
and do not constitute a contract. No
permit shall be issued for construction or
other work until the plans are approved
by the City of Middleton, TX. 67449

**Middleton PROJECT ENGINEER:
& Associates, LLC.**

CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBP# 10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

PRELIMINARY PARK CONCEPT PLAN

LANE RANCH
347.329 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

No.	DATE	REVISION	APPROV.	SHEET NO.
				1

Drawing File: 0001032CONCEPT5-PARK DATE: 8-9-23 SCALE: 1"=250'

Project No. 0001032

