



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.

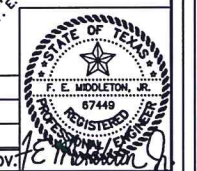
PARKLAND DEDICATION REQUIREMENT

- 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 90.69 ACRES.

TOTAL LENGTH OF TRAIL SYSTEM=15,976 L.F. (3.02 MILES)

PRELIMINARY – FOR REVIEW ONLY
 These documents are for design review and not intended for construction or permit purposes. The approval of F. E. MIDDLETON, JR. P.E. 67449



No.	DATE	REVISION	APPROV.
			9-18-23

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

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PRELIMINARY PARK CONCEPT PLAN

LANE RANCH
347.329 ACRES – CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT6-PARK	DATE: 9-18-23	SCALE: 1"=250'	SHEET NO: 1
Project No. 0001032			1

