DATE: 4/14/25

1ˢᵗ REVIEW COMMENTS – Preliminary Plat – Sanger Daycare Addition

The request is for a Preliminary Plat of Sanger Daycare Addition, being approximately 5.070 acres in the A1241A TIERWESTER, TR 276, 277, and 278 and MARY H SHIRLEY BLK 13, 14, and 14(S PT), prepared by KAZ Surveying, submitted on 3/19/25. 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 -Title Block with the following information:
   1) Provided
   2) Provided
   3) Total number of lots and HOA/Open Space lots
   4) Provided
   5) Provided
   6) Right-of-Way acreage, if dedicated
   7) Provided
2. Existing Features:
   1) Provided
   2) Provided
   3) Provided
   4) 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) Provided
   6) Location of existing fire hydrants and fire lanes

3. New Features:
   1) Provided
   2) Provided
   3) Provided
   4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips
   and deceleration/turn lanes on the plat
   5) Provided.
   6) Provided
   7) Provided
   8) Location of proposed fire hydrants and fire lanes
   9) N/A
   10) Provided
   11) Provided
4. Table showing the following information:
   1) Listing of the lots with square footage, and the associated lot widths at the front building line
   2) Square footage of total building footprint and of each land use (if known)
   3) N/A
   4) N/A
5. Approval Block matching checklist.

Informational Comments

1. The property is within the City of Sanger.

2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, April 14, 2025, and the City Council meeting on Monday, May 5, 2025.