



DATE: 5/1/25

1st REVIEW COMMENTS – Final Plat – Sanger South Subdivision - Replat

The request is for a Replat of Sanger South Subdivision, being approximately 0.848 acres in the Sanger South Blk 3 Lot 15 and 0.500 described as A0071A BURLESON, TR 8, prepared by Landmark Surveyors, LLC, submitted on 4/16/25. 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. Property owner information does not match Denton County, provide documentation showing ownership.
2. Add a north arrow.
3. Add the total gross acreage to the title block.
4. Add ROW acreage if dedicated.
5. Standard notations to be added to the plat:
 - a. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.”
6. The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.

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, May 12, 2025, and the City Council meeting on Monday, June 2, 2025.