



DATE: 09/05/2023

1st REVIEW COMMENTS – Preliminary Plat (Church Street Addition)

The request is for a Preliminary Plat of Church Street Addition, being approximately 1.01 acres in the H TIERWESTER SURVEY, ABSTRACT NO. 1241, prepared by Mark Deal Associates, P.C., submitted on 08/16/2023. 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. Block with owner's name.
2. Show existing sewer main, water mains, drainage culverts, or other underground structures with the tract and immediately adjacent thereto with pipe sizes, grades, locations, and dimensions indicated
3. Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where 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').
4. Show location of existing fire hydrants and fire lanes.
5. Show the layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
6. Show location of proposed fire hydrants and fire lanes.
7. Show proposed building lines with square footage and proposed use.
8. Show proposed parking layout.
9. In table show square footage of total building footprint and of each land use (if known).
10. In table show number of required and provided parking spaces.
11. In table show the required and provided total landscaped area and front yard landscaped area.

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, September 11, 2023, and the City Council meeting on Monday, October 2, 2023.