



**DATE: 12/29/2023**

**1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat (Duncan Retail Addition)**

The request is for a Preliminary Plat of Duncan Retail Addition containing 5 lots, being approximately 5.770 acres in the HENRY TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by Kimley Horn, submitted on 12/13/2023. 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. In title block show total number of lots.
2. Show building lines. Plat currently shows front yard setback at 25', the required setback is 20'. In places the rear building line is shown as 10' the required rear setback is 20'.
3. Show curve table for all drives within development.
4. Correct block names to be letters not numbers.
5. Provide a table listing all lots with square footage and associated lot widths at the front building line.
6. In table show 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 the Planning and Zoning (P&Z) Commission meeting on Monday, January 8, 2024, and the City Council meeting on Monday, February 5, 2024.