



DATE: 11/22/2023

1st REVIEW COMMENTS – Preliminary Plat (Duck Creek Ridge)

The request is for a Preliminary Plat of Duck Creek Ridge containing 4 lots, being approximately 1.01 acres in the H. TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by Trinity Land Surveying, submitted on 11/15/2023. 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. Show location and dimension of all boundary lines (accurate in scale) with dimensions and bearing including lot lines, **building lines**, and City limits (if any).
2. Show location of existing fire hydrants.
3. Show location of proposed fire hydrants if any.
4. Show UPSP Postmaster approved location of mailboxes (if cluster boxes).
5. Show proposed building lines with square footage and proposed use.
6. Show proposed parking layout.
7. In table list lots with square footage, and associated lot widths at building line.
8. In table show square footage of total building footprint.

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, December 11, 2023, and the City Council meeting on Tuesday, January 2, 2024.