



DATE: 12/27/2022

1st REVIEW COMMENTS – Minor Plat (Mo Addition)

The request is for a Minor Plat of the Mo Addition platting Lot 1, 2, and 3, being approximately 38.16 acres, prepared by Eagle Surveying, LLC, submitted on 12/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Show street and or ally names.
2. Show the centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
3. Show the accurate location, material, and approximate size of all monuments.
4. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
5. Show right-of-way acreage, if dedicated.
6. Correct note #7. The City of Sanger does not provide utilities at this location. Add the correct utility providers.
7. Correct the City signature block by removing the name Phillip Surles and leaving Chairman, Planning & Zoning Commission. Add signature line and date under Planning & Zoning Commission for Mayor, City of Sanger.
8. This will need to be a Final Plat. Minor plats do not involve public improvements. The subdivision will need a public street to access Lot 2 and Lot 3.
9. Show measurement for Lot 1 frontage along FM 455
10. No civil plans submitted.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Minor Plat will be scheduled for Planning & Zoning (P&Z) Commission meeting on Monday, January 9, 2022, and for the City Council meeting on Monday, February 6, 2023.