



**DATE: 07/24/24**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat – Duck Creek Ridge**

The request is for a Final Plat of Duck Creek Ridge, being approximately 1.01 acres in the H TIERWESTER SURVEY, ABSTRACT NO. 1241, prepared by Trinity Land Survey, submitted on 07/17/24. 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. Standard notation “The subject property doesn’t not lie within a 100-year....”
2. Utility easements on lots
3. 2<sup>nd</sup> page of plat states it is a preliminary plat.

**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, August 12, 2024, and the City Council meeting on Monday, September 3, 2024.