



DATE: 11/30/2022

1st REVIEW COMMENTS – Final Plat (Metz View Addition)

The request is for a Final Plat of the Metz View Addition of 47 residential lots and Lot 1X, of Block A and B, being approximately 59.97 acres, prepared by KAZ Surveying, submitted on 11/16/2022. 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 the centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
2. Provide a signed and notarized copy of private restrictions (if any), that is filed for record in the office of the County Clerk.
3. Provide the accurate location, material, and approximate size of all monuments.
4. Add the following standard notes along with all Denton County plat notes.
“This plat does not alter or remove existing deed restrictions, if any, on this property”
“Minimum finished floor elevations are at least 2 feet above the 100-year flood plain”
5. List the address and phone number of utility providers.
6. The street name Ridgecrest has already been used, so that name will need to change.

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, December 12, 2022, and the City Council meeting on Tuesday, January 3, 2023.