



DATE: 01/31/2023

1st REVIEW COMMENTS – Preliminary Plat (Marley Meadows)

The request is for a Preliminary Plat of Marley Meadows containing 17 lots, being approximately 19.653 acres in the JAMES B.P. JANUARY SURVEY, ABSTRACT NO 658, prepared by Trinity Land Surveying LLC, submitted on 01/18/2023. 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 list total number of lots and HOA/Open Space lots.
2. Show all parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations. (Who will own and maintain the street and 40' strip of land along Sam Bass Road?)
3. Provide location of USPS Postmaster approved location for cluster mailboxes.
4. Provide table with listing of lots with square footage and the associated lot widths a the front building line.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, February 13, 2023, and the City Council meeting on Monday, March 6, 2023.