



**DATE: 02/07/2024**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat (Marley Meadows)**

The request is for a Final 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, submitted on 01/16/2024. 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. Notation to be added; “Minimum finished floor elevations are at least 2 feet about the 100-year flood plain.”
3. Notation to be added; “The subject property does not lie within a 100-year floodplain according to the Community Panel No.\_\_\_\_\_, dated\_\_\_\_\_, of the National Flood Insurance Rate maps for Denton County, Texas.”
4. A signed and notarized copy of private restriction (if any), that is filed for the record in the office of the County Clerk shall be provided with the Final Plat.

**Informational Comments**

1. The property is within the Sanger ETJ.
2. The Final Plat will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, February 12, 2024, and the City Council meeting on Monday, March 4, 2024.