



DATE: 08/02/2023

1st REVIEW COMMENTS – Final Plat (Powell Addition)

The request is for a Replat of the Powell Addition containing 1 lot, being approximately 1.05 acres in the H. TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by All American Surveying, submitted on 07/19/2023. 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. Show the centerline of existing streets and dimensions from the centerline to the edges of existing and proposed right-of-way on **both** sides of the centerline.
2. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
3. Show the name address and phone number of all utilities providing service to the development. A signature or **will-serve** letter, signifying their ability to provide service to the subdivision.
4. Ensure property owner information matches information on Denton Central Appraisal District record.
5. Correct approval block to match checklist.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, August 14, 2023, and the City Council meeting on Tuesday, September 5, 2023.