



DATE: 08/02/2023

1st REVIEW COMMENTS – Final Plat (Bentley Addition)

The request is for a Final Plat of Bentley Addition containing 1 lot, being approximately 1.064 acres in the JAMES B. P. JANUARY SURVEY, ABSTRACT NO 658, prepared by JPH Land Surveying, Inc. 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. Provide will-serve letters from all utilities providing service to the development.
4. Add all Denton County Standard notes.

Informational Comments

1. The property is within the City of Sanger's ETJ.
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.