



DATE: 11/30/2022

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

The request is for a Preliminary 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. Provide the complete date of preparation and subsequent revisions. and Show the centerline of existing streets.
2. Provide the location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important feature, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
3. Provide existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4. Provide contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5. Provide location of proposed fire hydrants and fire lanes.
6. Provide USPS Postmaster approved location of cluster mailboxes.
7. Provide proposed building lines with square footage.
8. Provide a table with the following information:
 - Listing of the lots with square footage, and the associated lot widths at the front building line.
 - Square footage of total building footprint and of each land use (if known)
 - Number of required and provided parking spaces
 - Required and provided total landscaped area and front yard landscaped area.
9. Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet about the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain floodplain, not that "No 100-year floodplain exists on the site" A floodplain reclamation study will be required with Final Plat if necessary.
10. 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's ETJ.
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.