



DATE: 03/27/2023

1st REVIEW COMMENTS – Preliminary Plat (I-35 and Chapman Dr Malouf)

The request is for a Preliminary Plat of Belz Road Retail Addition, being approximately 129.25 acres in the HENRY TIERWESTER SURVEY, ABSTRACT No. 1241, prepared by Eagle Surveying, LLC submitted on 03/15/2023. 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. The total number of lots and HOA/Open space lots to include all single family for sale lots.
2. Show the right of way acreage to be dedicated
3. Show the location, widths, and names of all existing or platted streets or other public areas, parks, railroads, right-of-way, easement, and other important features such as abstract lines, political subdivision or corporation lines, school district boundaries.
4. Show existing sewer main, water mains, drainage culverts, or other underground structures with the tract and immediately adjacent thereto with pipe sizes, grades, locations, and dimensions indicated
5. Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas with relatively flat terrain, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
6. Show the location of existing fire hydrants and fire lanes.
7. Show the layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
8. Show the length and radii of all streets, drives, and alleys.
9. The acreage or square foot of right-of-way dedicated should be shown on the plat, including corner clips and deceleration/turn lanes.
10. Show the lot and block numbers (lot numbers should be numbers; block numbers are letters), square footage, and other descriptions according to the real estate records of the city or county auditor and recorder; also, the designation of the proposed uses of land within the subdivision.
11. 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.
12. Show the locations of proposed fire hydrants.
13. Show the UPSP Postmaster-approved location of cluster mailboxes.
14. Show the proposed building lines with square footage and proposed use.
15. In table show listing of the lots with square footage, and the associated lot widths at the front building line.



16. In table show square footage of total building footprint and of each land use (if known).
17. In table show the number of required and provided parking spaces
18. In table show the required and provided total landscaped area and front yard landscaped area.
19. Show the 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 the floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with the final plat.
20. Amend the approval block to match the checklist.

Informational Comments

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, April 10, 2023, and the City Council meeting on Monday, May 1, 2023.