



DATE: 02/27/2023

1st REVIEW COMMENTS – Final Plat (Glenn Polk Addition)

The request is for a Final Plat of the Glenn Polk Addition containing 1 lot, being approximately 9.936 acres in the H TIERWESTER SURVEY, ABSTRACT NO. 1241, prepared by All American Surveying, submitted on 02/15/2023. 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. Provide a letter of intent.
2. Provide will serve letter from CoServ.
3. 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.
4. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
5. Add plat note “All common areas, drainage easements, and detention facilities will be owned and maintained by HOA/POA. Any common area within the City’s right-of-way will require a facilities agreement, to be reviewed and approved by the City.”
6. Remove plat note #16 relating to Commissioners Court.
7. Preliminary Plat shows acreage to be 10.418 and Final Plat shows 9.936 which acreage is correct?
8. Add the name address and phone number of all utilities providing service to the development.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, March 13, 2023, and the City Council meeting on Monday, April 3, 2023.