



DATE: 09/27/2022

1st REVIEW COMMENTS – Final Plat (Union Hill Road Addition)

Request is for a Final Plat of the Union Hill Road Addition platting Lot 1 and 2, being approximately 13.143 acres, prepared by All American Surveying, submitted on 09/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide a signed and notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
2. Provide acreage of right-of-way being dedicated.
3. Modify note “Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.”
4. Add note “This plat does not alter or remove existing deed restrictions, if any, on this property.”
5. Add note “The purpose of this plat is _____?”
6. Add name, address and phone number of all utilities providing service to the development. If it is Sanger water, sewer and electric no will serve letter required, if another provider furnish will serve letter.

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 October 10, 2022, and for City Council meeting on Monday November 7, 2022.