



**DATE: 12/18/24**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat – Blue Star Industrial Addition Phase 2**

The request is for a Final Plat of Blue Star Industrial Addition Phase 2, being approximately 14.2225 acres in the JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066, prepared by Animas Civil Engineering, LLC., submitted on 12/18/24. 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. Plat says Preliminary
2. Name of the utilities providers
3. Missing some of the required signature area for City officials
4. Title Block needs to say the type of plat.
5. True bearings and distances to the nearest established street.
6. Typo on the general notes #5
7. Missing note starting with “Notice of selling...
8. Missing note starting with “ Minimum finish floor....
9. Need the full date of preparation not just month and year.
10. Need length of all arcs, radii
11. Plat says Tarrant County in two different places.

**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, January, 13, 2025, and the City Council meeting on Monday, February 3, 2025.