



DATE: 06/03/24

1st REVIEW COMMENTS – Final Plat – Belz Road Retail Add. Ph. 1

The request is for a Final Plat of Belz Road Retail Addition PH. 1, being approximately 27.18 acres with 12 Commercial Lot, Reuben Bebee Survey, Abst. No. 1241, prepared by Eagle Surveying, LLC, submitted on 05/15/24.

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. Owner's information does not match DCAD
2. The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents.
3. Show the centerline of existing streets. Dimensions from centerline to edges of existing and proposed right of way on both sides of the centerline.
4. All of the Standard notations found on our application are missing.
5. The name, address, and phone for all utilities.
6. Misspelled "Certificate" under Owners Certificate.
7. The signature area for the City is outdated. Please refer to our application with all updated information.
8. Need to add a street name for a newly developed street.

Informational Comments

1. The property is within the City of Sanger.
2. The Minor Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 10, 2024, and the City Council meeting on Monday, July1, 2024.