



June 3, 2025
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Dhakal Karki Addition Minor Plat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Minor Plat for the Dhakal Karki Addition. The submittal was prepared by Metroplex Surveying and was received on May 20, 2025.

We have completed our review and offer the following comments:

1. Provide closure report.
2. Sidewalks in commercial areas shall be a minimum width of six feet (6') or extend from the back of the curb to the building line as required by the city per § 10.106(c)(3).
3. Dumpster enclosure openings may not face public rights-of-way unless they are gated per § 14A-48.5.2(e).
4. Where is the dumpster for Lot 1?
5. 22 spaces counted on Concept site (6+10+6). Where are the other 2 spaces provided?
6. Show the proposed revised plat lot lines to evaluate the concept layout further.
7. Show proposed curb return.
8. Provide ROW acreage in title block on all sheets per §10.104(d)(10)(O)(vi).
9. Show / identify the centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per §10.104(d)(10)(H)(iv).

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7468.

Sincerely,

A handwritten signature in black ink that reads "Keith L. Freeman".

Keith Freeman, PE

HALFF

Firm No. 0312

Landscape Requirements
Total Lot Size 50,038 SF - X - 10,007 SF
40% Street Yards - 4,003 SF
12,954 SF Total Landscape
5,200 SF Street Yard

Type A Buffer
10 Ft. Rear Buffer Zone With Trees
1 Tree Per 50 Ft.
4 Required - 4 Provided
Irrigation Provided

Parking Space Requirements
Building Square Footage
6,400 SF
1 Space Per 200 SF - 32 Spaces
36 Spaces provided

ZONING B-1
6,400 Total Building Square Footage
25 Ft Front and Side Road Setbacks
10 Ft Interior Setback
20 Ft. Rear Setback
20 Ft. Landscape Buffer Zone In The Rear

Sidewalks in commercial areas shall be a minimum width of six feet (6') or extend from the back of the curb to the building line as required by the city per § 10.106(c)(3)

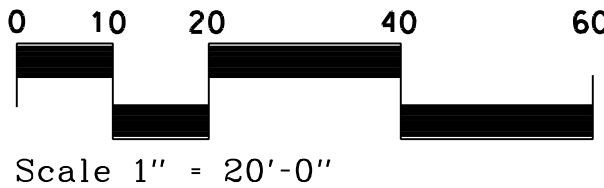
PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dumpster enclosure openings may not face public rights-of-way unless they are gated per § 14A-48.5.2(e).
Where is the dumpster for Lot 1?

22 spaces counted (6+10+6). Where are the other 2 provided?

Show the proposed revised plat lot lines to evaluate concept layout further.

Show curb return



Raimund Gideon
701 Noel
Longview, Tx. 75602
(937) 738-0967

DATE 3/21/23
DRAWN BY RAI
SCALE 1" = 20'-0"
SHEET **S/1**

Corner of 138 & Freese

DRAWINGS REPRESENT COMMON CONSTRUCTION PRACTICE AND SHOULD NOT BE CONSTRUED AS ENGINEERED

Corner of 138 & Freese