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November 28, 2022
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: **Kwik Kar – RePlat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Kwik Kar Replat located at 1401 W. Chapman Drive and is within the City of Sanger City limits. The replat was prepared by Spry Surveyors, LLC and is dated November 14, 2022.

A preliminary review of the document was performed, and the following comments apply:

1. The existing Plat for Lot 1R (Cab U Page: 76) shows a 20' Building Line from the 30' access easement to the south. This existing Building line does not appear to be necessary since Building lines are from the property line and the 30' access & Utility easement will prevent a building from being constructed in this area.
2. The existing Plat for Lot 1R (Cab U Page: 76) shows a 25' Building Line from the eastern 30' driveway, Utility and Signage Easement. This Building line as shown on the existing plat is required for a parcel with a side yard adjacent to roadway right of way. This is not the case. Building Setback to be shown as 10' from the property line.
3. Provide 10' Building line along the western property line.
4. It appears the 24' Access Easement is not being used. Existing curbs and grading will not allow for connection. Abandon the 24' Access Easement on this plat.

The Surveyor/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

A handwritten signature in blue ink, appearing to read "SDT", is written over a horizontal line.

Steven D. Templer, P.E.

Attachments: markups

