



March 8, 2023
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: 23SANZON-0009 - Coffee Bistro 1187 Minor Plat
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Minor Plat the Coffee Bistro located along 10th Street just north of Chapman Drive.

We will treat this as a final plat but we will need plans a complete set of civil construction drawings for review and approval prior to acceptance of the plat. In order to provide a proper review we request the Owner submit the following (at a minimum) as a package:

1. Site Plan;
2. Proposed Grading Plan;
3. Erosion Control Plan;
4. Overall Utility plan;
5. Drainage area map, supporting calculations, detention or downstream assessment;
6. Storm drain plan and profiles;
7. Downstream impact;
8. Landscaping plan;
9. Fire lane;
10. Control Plan;
11. Paving Plan;
12. Standard Details;

If you have any questions or need additional information, please do not hesitate to call me at (817) 764- 7467.

Sincerely,
HALFF

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

Steven D. Templer, P.E.
Senior Project Manager