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November 30th, 2022

Toni Fisher
Planning & Development Director
City of Willow Park
516 Ranch House Road
Willow Park, TX 76087

Attention: Toni Fisher
Planning & Development Director

RE: Country Hollow Preliminary Plat Comment Response Letter

Dear Toni:

Below is a compilation of the comments received through the mygov system for the Country Hollow Preliminary Plat submittal dated November 15th, 2022. TNP's responses are in **blue**. We look forward to working with the City in the development of this site.

Engineering – Gretchen Vazquez

1. Streets Rights-of-Way – Label the widths of all streets and easements proposed for the subdivision, and all known rights-of-way and/or easements within or affecting the area to be subdivided.

ROW widths and easement sizes added on Preliminary Plat.

2. Street Centerline – Dimensions from centerline to property boundary must be shown on the face of the plat.

ROW half-width labels added on Preliminary Plat.

3. Street A/Whitetail Drive and Whitetail Drive/Whitetail Drive. Show and label the street radii.

Curve data table added containing radii information.

4. Street Names – Provide street names for all proposed streets. Does the street name change when the street changes direction?

Street names added to preliminary plat. Street changing name when changing direction is up to the City. Both ways are utilized by other AHJs. The street name layout shown on the preliminary plat appears to be in congruence with surrounding subdivisions in Willow Park. Because Willow Crossing is a major offsite road, the street name will not continue into the subdivision.

5. Common area north of the site. Is all of Lot 1, Block B a common area?

Area labeled more clearly designating separate common lot from residential Block A lot 1.



6. Lot Area – Lot area must be included on the face of the plat for each lot, in both acres and square feet.

Area in acres added to the individual lots.

7. Provide corner clip at the intersection of Willow Crossing Drive East and Bay Hill Drive.

Corner clip added.

8. Who will be responsible for the maintenance of the detention area? Add note to the plat and label as a detention area easement.

Common areas will be maintained by HOA. Note added to second sheet of preliminary plat.

9. Include Metes and Bounds Description – An accurate boundary survey, including a metes and bounds description prepared by a registered professional land surveyor, of the property with bearings and distances referenced to survey lines and established subdivisions.

Metes and Bounds description will be added to Preliminary Plat document. Metes and Bounds from ALTA survey provided as supporting document.

10. Include Surveyor's Certificate.

ALTA survey containing surveyors certificate provided as supporting documentation.

11. Include Owner's Certificate - Owner's certificate or deed of dedication.

Owner's deed provided as supporting documentation to the preliminary plat.

Concept Construction Plan

1. Show sanitary sewer flow arrows on the plan view.

Flow direction arrows added.

2. Show and label the pavement width on either side of the median island. Pull back the nose for the median island so that it does not cross the right-of-way line.

Pavement width labeled. Median nose is pulled back.

Existing Drainage Area Map

1. Add Drainage Area OS-C5 to the Drainage Area Calculations Table.

Noted.

2. Verify runoff coefficient for Drainage Area OS-C2.



Coefficients verified. Industrial land use coefficient used for area OS-C2.

Preliminary Drainage Area Map

1. Drainage Area OS-C2. Check acreage (plan view).

Noted. Decimals were not displayed correctly.

2. Verify runoff coefficient for Drainage Areas OS-C2 and OS-C4.

Coefficients verified. Industrial land use coefficient used for area OS-C2 and OS-C4.

3. Design Point C is labeled twice. Please revise.

Label revised to A along west end.

4. Provide information showing that that the storm water runoff from the new development does not overload the existing downstream drainage facility.

Calculated capacity of existing storm system from record drawings added to sheet 5 under discharge descriptions. Final discharge into existing pipes will be determined with design of outlet structure in construction plans. Proposed discharge will not exceed existing conditions or pipe capacity.

Planning & Zoning – Toni Fisher

1. Curb/gutter & Sidewalks are not shown.

Curb/Gutter and sidewalks are shown on Concept Construction Plan. Labels will be added to the Concept Construction Plan to clearly show the proposed infrastructure. It is difficult to differentiate 6" difference between face of curb and back of curb lines for this size of development.

2. Street width dimensions are not listed.

Street Width is shown on Concept Construction Plan section detail. Labels added to the Concept Construction Plan sheet to street width.

3. Plat shows (2) "common areas", but Concept Construction Plan shows drainage coming into both of these areas. Neither would be considered to be park land or public-use areas; therefore, Parkland Dedication Fee is required and HOA will need to maintain these and entrance "common areas" in perpetuity.

Common lots will be maintained by HOA. Note added to preliminary plat sheet 2.

4. Metes & Bounds is missing*.



Metes and Bounds are shown on the preliminary plat. Curve data will be added.

5. City signature blocks is missing*.

City Signature Block added.

6. Side & Rear setbacks per Planned Development should be shown on each lot.

Minor setback lines (back and side) are shown on the typical lot detail on the preliminary plat sheet 1. The concern is legibility of the plans if all the setback lines are added to the individual lots.

7. Seal of Registered Land Surveyor missing.

Surveyor does not apply seal until Final Plat is prepared for recording to ensure document is not used incorrectly or mis-recorded. The original ALTA survey with Surveyor Certificate and Seal of the ALTA survey will be submitted as a supporting documentation.

8. City of Willow Park dedication language missing.

Preliminary dedication language will be added to the preliminary plat.

9. Show relationship of Plat to Existing Water & Sewage.

Existing Water and Sewer servicing the development are shown on Concept Construction Plan.

10. Tree survey not attached - please show tree species' and caliper of existing trees that are of "strong hardwood varieties, such as, but not limited to, varieties of oak, pecan, ash, and walnut" [Ord. Sec. 14.09.002(g)(2)] - Per conversations with City Staff, formal tree survey is not required if native non-hardwood trees are all that occupies the parcel. These trees are permitted to be removed for development; only trees of hardwood species and 2.5" caliper or more are required to remain and be marked on Plat.

Tree letter attached as supporting documentation.

11. General Notes: show Zoning Classification of property

PD/R5 zoning is listed under the Land-use Table on the preliminary plat sheet 1.

12. Include Line Table & Curve Table, as applicable. * See sample plats & Plat Checklist attached.

Noted. Curve data table added to preliminary plat sheet 1.

Public Works - Michelle Guelker

Are Streets labeled A & B going to be named A & B? Street names need to be included.

Street names of Deer Ridge and Morning Dew added to the preliminary plat instead of streets A and B.



Why is the water on the north end not being taken straight across to the hydrant on the south end of Lone Star Medical and tied in? The way you are proposing crosses over the line feeding Extreme Exteriors.

Updated City utility maps show 8" water main along Bay Hill at Country Hollow entrance. Connection will be made to this point.

Is the water and sewer running under the sidewalks or between the sidewalk and street?

Yes, water and sewer is under the sidewalk.

Also Hunters Glen, the subdivision to the south, has the streets with a crown down the middle and sloping to the sides. With the proposed slope to the center, where these 2 subdivision meet, water may not drain off. I understand that it is expected that the majority of the drainage will end up in the collection system and discharged at the holding ponds, but it should be assumed that some water will continue down the streets and travel into Hunters Glen. The change in the street crowning may cause the water to sit instead of draining off.

An appropriate crown transition will be provided with the construction plans with consideration to minimize any ponding water.

Fire - Kevin Lockwood

Hydrant placement every 500ft. Get hydrant details from public works.

Hydrants are placed every 500' along road. Details for Construction Plans will be from details on file with public works.

Roads should be a minimum of 24ft curb front to curb front.

Street section is 27' from face of curb to face of curb to match adjacent subdivision.

I will address lots after P&Z meeting.

Noted.