

CORRECTIONS LIST

Project Type: Preliminary Plat | Project Title: Preliminary Plat

ID # 23-000243 | Started: 06/27/2023 at 1:57 PM



<p>Address</p> <p>Broadway Business Park 6601-6604 Broadway Blvd., Willow Park, TX USA 76087</p>	<p>Legal</p> <p>No legal information</p>	<p>Property Info</p> <p>No property information</p>
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<p>Description</p> <p>Broadway Business Park Lot 1-4 Block 1 </p>

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
<p>Miscellaneous</p>		<p>Required: 14 Corrected: 0</p>
<p>Fire Apparatus Access Roads [IFC 2012 Appendix D] By: Kevin Lockwood 07/12/2023 at 11:26 AM</p> <p>REQUIRED</p>	<p>Roads must meet city standards. If the road does not go through to I20 service road, a turnaround will be required with radiuses for the largest apperatus. Those figures can be required if needed. Please refer to appendix D for requirements.</p>	<p>Normal</p>
<p>Public Street By: Toni Fisher 07/11/2023 at 5:12 PM</p> <p>REQUIRED</p>	<p>"Broadway Boulevard" is listed as a "Road Easement" on the plat and an "Access Easement" per the filed instrument. Are there intentions for this to be designated as a public street or remain only a private access easement?</p>	<p>Normal</p>
<p>Utilities By: Toni Fisher 07/11/2023 at 4:49 PM</p> <p>REQUIRED</p>	<p>Is the property owner planning on accessing public utilities?</p>	<p>Normal</p>
<p>ENG – Scale By: Gretchen Vazquez 07/11/2023 at 2:07 PM</p> <p>REQUIRED</p>	<p>The use of “off-standard” scales is not permitted. The plat shall be drawn to a scale of not more than 1” = 200’ and where the area being subdivided will not fit in the prevoiusly mentioned dimensions, two or more sheets shall be used.</p>	<p>Normal</p>

ENG – Vicinity Map

By: Gretchen Vazquez
07/11/2023 at 2:02 PM

REQUIRED

The city limits are not shown correctly. Please revise.

Normal

ENG - Surveyor's Certificate and Seal

By: Gretchen Vazquez
07/11/2023 at 2:01 PM

REQUIRED

The name of the surveyor shown on the Surveyor's Certificate does not match the name of the surveyor on the bottom left corner of the plat. Verify.

Normal

ENG – Existing Gravel Drive

By: Gretchen Vazquez
07/11/2023 at 2:01 PM

REQUIRED

There are sections of the existing gravel drive outside the limits of the 50' road easement.

Normal

ENG – Existing Gravel Drive

By: Gretchen Vazquez
07/11/2023 at 2:00 PM

REQUIRED

Are any road improvements being proposed?

Normal

ENG – Broadway Boulevard

By: Gretchen Vazquez
07/11/2023 at 2:00 PM

REQUIRED

Explain the reason for naming the access or road easement as Broadway Boulevard.

Normal

ENG – Lot 3, Block 1, Broadway Business Park

By: Gretchen Vazquez
07/11/2023 at 1:59 PM

REQUIRED

There's an area west of the road easement that may be too small to develop.

Normal

ENG - Plat Notes and Conditions

By: Gretchen Vazquez
07/11/2023 at 1:58 PM

REQUIRED

Add note regarding the obligations, responsibilities and maintenance of the easement parcel by its respective owners.

Normal

ENG – 25' Road Easement (Access to IH 20)

By: *Gretchen Vazquez*
07/11/2023 at 1:58 PM

REQUIRED

Confirm that the 25' road easement north of Lot 1, Block 1 has not been abandoned.

Normal

ENG – Existing Conditions

By: *Gretchen Vazquez*
07/11/2023 at 1:57 PM

REQUIRED

Clarify how runoff from the lots will be conveyed. Runoff from adjacent lots or properties must be conveyed in an easement rather than across lots.

Normal

ENG – Access Easement Agreement

By: *Gretchen Vazquez*
07/11/2023 at 1:57 PM

REQUIRED

Provide a legible copy of the Access Easement Agreement for our files. Are exhibits (depiction of area) for Parcels A and B available?

Normal

Review Category A

Required: 1 | Corrected: 0

See City Engineer Comments

By: *Michelle Guelker*
07/11/2023 at 12:06 PM

REQUIRED

See City Engineer Comments

Normal