

CORRECTIONS LIST

Project Type: Preliminary Plat | Project Title: Preliminary Plat

ID # 23-000329 | Started: 09/06/2023 at 9:40 AM



<p>Address</p> <p>Haney Complex 000 Haney Complex, Willow Park, TX USA</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>Haney Complex Addition Lot 1-5 Blk 1</p>

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
<p>Miscellaneous</p>		<p>Required: 20 Corrected: 0</p>

Screening Fence [14.09.001]

By: Toni Fisher
09/30/2023 at 10:53 AM

REQUIRED

City Ordinance requires Screening Fence as a buffer between residential and commercial zoning.

Normal

Notes

By: Toni Fisher
09/30/2023 at 10:33 AM

REQUIRED

General Notes, Item #4:

- Change Hood County to *Parker* County

Normal

General Notes, Item #6:

- Change "my" to "may";
- Last line of paragraph: should "permission for anyone" be "permission *from* anyone"?

Flood Zone Note, title:

- Change "Note" to "Notes"
- Item A: last sentence should read "This does not represent a drainage study *for* floodplain limits."

<p>Vicinity Map <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:53 PM</p>	<p>Show the location of the city limits line on the vicinity map.</p>	<p>Normal</p>
<p>REQUIRED</p>		
<p>Lot and Block Numbering <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:52 PM</p>	<p>Each lot or block should be identified by number or letter. Label block numbers on the plat.</p>	<p>Normal</p>
<p>REQUIRED</p>		
<p>Building Setbacks <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:52 PM</p>	<p>Remove the building setbacks from the plat. Add a note to the plat stating, "Building setbacks to be obtained from the City of Willow Park".</p>	<p>Normal</p>
<p>REQUIRED</p>		
<p>General Notes <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:51 PM</p>	<p>General Note #4 references Hood County Clerk's Office.</p>	<p>Normal</p>
<p>REQUIRED</p>		
<p>Title Block <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:51 PM</p>	<p>Include lot and block numbers.</p>	<p>Normal</p>
<p>REQUIRED</p>		
<p>Streets Rights-of-Way <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:50 PM</p>	<p>Show the opposite side of Bankhead Highway right-of-way line. The City of Willow Park Master Thoroughfare plan classifies Bankhead Highway as a minor arterial (90' right-of-way). Show and label any right-of-way dedication.</p>	<p>Normal</p>
<p>REQUIRED</p>		
<p>Street Centerline <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:49 PM</p>	<p>Show dimensions from centerline to property boundary.</p>	<p>Normal</p>
<p>REQUIRED</p>		
<p>Streets Rights-of-Way <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:49 PM</p>	<p>Aerial imagery shows an unimproved street east of the West Oak Homesites subdivision. Is Hewitt Lane a public street? Show and label all known rights-of-way within or affecting the area to be subdivided.</p>	<p>Normal</p>
<p>REQUIRED</p>		

Detention Pond

By: Gretchen Vazquez
09/22/2023 at 4:49 PM

REQUIRED

1. Who will be responsible for the maintenance of the detention area?
Detention facilities shall be maintained by the property owner. Add a note to the plat and label it as a detention area easement.

Normal

2. The proposed detention area does not border a public right-of-way. Provide means or access way for maintenance purposes. Easements shall be of sufficient size to permit maintenance of the drainage facility.

Minimum Finish Floor Elevation

By: Gretchen Vazquez
09/22/2023 at 4:48 PM

REQUIRED

Where building sites are located in the floodplain, the minimum finished floor elevation above the 100-year flood elevation shall be written on the face of the plat for every lot or building site.

Normal

Approximate Zone A

By: Gretchen Vazquez
09/22/2023 at 4:47 PM

REQUIRED

Zone A areas indicate approximate floodplain boundaries. No detailed study has been performed to determine base flood elevations in these areas. The City of Willow Park floodplain management ordinance requires that all new subdivision proposals and other proposed developments greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data.

Normal

Zoning

By: Gretchen Vazquez
09/22/2023 at 4:46 PM

REQUIRED

Are there any land uses proposed for Lot 2?

Normal

Public Use Areas

By: Gretchen Vazquez
09/22/2023 at 4:45 PM

REQUIRED

Are there areas proposed to be reserved or dedicated for public use?

Normal

<p>Robyn Drive <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:44 PM</p> <p>REQUIRED</p>	<p>Provide additional information on the site plan showing the cross-access connectivity to the adjoining subdivision. Is the existing access point built to the property line?</p>	<p>Normal</p>
<p>Overall Utility Layout <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:43 PM</p> <p>REQUIRED</p>	<p>1. Label where the existing 4" force main ends and 3" force main begins. Label where the 3" force main ends and 2" force main begins.</p> <p>2. Provide easement for future expansion of sanitary sewer force main.</p>	<p>Normal</p>
<p>Site Plan <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:42 PM</p> <p>REQUIRED</p>	<p>Is a screening fence/wall along the common line between your development and the West Oak Homesites subdivision being proposed?</p>	<p>Normal</p>
<p>Design Plans and Specifications <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:40 PM</p> <p>REQUIRED</p>	<p>Per the Developer's Agreement, construction plans shall be submitted for review and approved prior to approval and filing of the final plat.</p>	<p>Normal</p>
<p>Fire Review <i>By: John Schneider</i> 09/07/2023 at 2:02 PM</p> <p>REQUIRED</p>	<p>Need the building height information to verify fire lane widths. Also, all fire lanes and access roads need to meet the turning radius of the largest fire apparatus SAE 35.21, Tire 35.94, Bumper 40.81</p> <p>Thanks, Schneider</p>	<p>Normal</p>

<p>Review Category A</p>	<p>Required: 2 Corrected: 0</p>
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<p>Public Works Review Correct Item 2 <i>By: Michelle Guelker</i> 09/12/2023 at 4:32 PM</p> <p>REQUIRED</p>	<p>Under general notes, change Hood County to Parker County.</p>	<p>Normal</p>
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Public Works Review Correct Item 1

By: Michelle Guelker
09/12/2023 at 4:29 PM

REQUIRED

Hewitt Lane runs along the west side of the property. The plat does not show Hewitt Lane. Is Hewitt Lane being abandoned or will it be the easement along the west property line?

Normal