

CORRECTIONS LIST

Project Type: Preliminary Plat | Project Title: Preliminary Plat
 ID # 23-000014 | Started: 01/17/2023 at 10:21 AM



<p>Address</p> <p>Bankhead Commons East Bankhead Highway, Willow Park, TX USA 76087</p>	<p>Legal</p> <p>No legal information</p>	<p>Property Info</p> <p>No property information</p>
<p>Description</p> <p>Bankhead Commons - Lots 1 and 2 Block 1</p>		

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
<p>Preliminary Plat Comments - Engineering By: Gretchen Vazquez 02/06/2023 at 4:08 PM</p> <p>REQUIRED</p>	<p>Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Lot and Block Numbering – Each lot or block should be identified by number or letter. Label Block 1 on the face of the plat. 2. Show and label the minimum building setback lines. 3. Street Centerline – Show dimensions from centerline to property boundary. 4. Area located southeast of Lot 2. Is this part of another tract? Triangular area must meet minimum square footage requirements to stand alone. 5. Who will be responsible for the maintenance of the detention area? Detention facilities shall be maintained by the property owner or the neighborhood association. Add a note to the plat. 6. Explain the reason for the 20' right-of-way dedication along Bankhead Highway. 7. Make sure that Lot 1 meets the minimum lot width requirements. <i>Lot width</i> is the horizontal distance between side lines, measured at the front building line as established by the minimum front yard requirements of the zoning ordinance. 8. The proposed detention area does not border a public right-of-way. Drainage easements shall be of sufficient size to permit for maintenance of the drainage facility. Provide means or access way for maintenance purposes. 9. Clarify how offsite runoff from DA 3 is conveyed through the proposed site and into the detention area. Runoff from adjacent lots or properties must be conveyed in an easement rather than across lots. 10. Does the 25' Empire Pipeline easement extend south through Lot 1? 	<p>Normal</p>

If so, please label.

11. Detention pond outfall. Concentrated storm water may not be discharged to an adjacent property except in a dedicated easement. It appears the detention pond discharge point is located south of the existing 50' drainage easement.

12. Explain the need for the 30' common access easement. Show the location of the 30' common access easement on Sheet C4.0.

13. Include a copy of a preliminary utility plan showing the location of the nearest water/sanitary sewer mains. Provide information showing how sanitary sewers and water supply systems in the subdivision may connect with those in the nearest subdivisions, and how they may be extended to serve adjacent areas when subdivided or otherwise developed.

14. Bearings and Distances. Several lot dimensions are too small to read. Please revise.

Drainage Area Map and Calculations:

1. Include a post-development Drainage Area Map with your next submittal.

2. The Drainage Area Map should show the boundary of all drainage areas contributing runoff into the proposed system. Drainage boundary lines are partially cut off. Provide full boundary lines for the drainage area delineations.

3. Drainage areas DA 1, DA 2, and DA5 are shown to bypass the pond. It is recommended to provide drainage areas included in the bypass flow for clarity.

4. Provide calculations for time of concentration.

5. Provide calculations for the 25-year storm event.

6. Verify the pre and post development flow totals.

7. Revise drainage area summary tables to read rainfall intensities based on the *iSWM Hydrology Manual*. Revise calculations.

Storm Water Detention Plan:

1. Walls over 4' in height require a structural engineer's design.

2. It appears the proposed retaining wall (structure) encroaches onto the 25' Empire Pipeline easement.

3. Show and label all easements.

Tree Study [Chapter 14, Section 14.08 Tree Preservation]

By: Toni Fisher

01/28/2023 at 9:27 AM

REQUIRED

There is no reference to trees on the property. A formal tree study may not be necessary, but hardwood trees (not cottonwood, mesquite, or thorn tree varieties) of 3" trunk diameter or greater should be identified and located on the Plat.

Normal

Public vs. Private Water/Sewer

By: *Toni Fisher*

01/28/2023 at 9:08 AM

REQUIRED

The #9 item in left column notes show that water and sewer will be private. Please amend verbiage to include private and/or public utilities.

Normal

Name correction

By: *Toni Fisher*

01/28/2023 at 9:05 AM

REQUIRED

The southern property listed: "J Ozer" should be "J Oxer."

Normal