

Outstanding items

1. Vicinity map of Cover sheet is missing a north arrow (Sec. 155.26 (D)).
Response: A north arrow has been added to the vicinity map.
2. Provide the sizes and names of existing streets, easements, and alleys on or adjoining any part of the land (Sec. 155.26(D)(3)).
Response: The sizes and names of existing streets and easements adjoining the land have been added. There are no alleys.
3. Provide elevation contour labels on pages 2 and 4 of the Preliminary plat (Sec. 155.26(D)(4)).
Response: Contour labels at 5' intervals have been added to Sheets 2 and 4.
4. Provide the width and dimension of proposed street and park and provide block number for the subdivision (Sec. 155.26(D)(6)).
Response: Additional dimensions have been added to the Preliminary Site Layout sheet as requested. The subdivision is identified as Section 6 per the previous plat, and that has been added to all sheets.
5. It's unclear on page 4 how do the proposed utilities will tie into the existing water and sewer lines. Additionally provide the proposed sizes of the water and wastewater lines (Sec. 155.26(D)(7)).
Response: As has been discussed over the last few months, the systems maps provided by Aqua Texas are not very detailed. There is a 6" water line shown to terminate at the boundary of the subdivision and preliminary conversations with Aqua Texas indicated that the wastewater line in the adjacent development would be extended to our property. The details of these extensions and connections will be worked through in the Subdivision Construction Plans.
6. Provide a description, by metes and bounds, of the subdivision (Sec. 155.26(D)(8)).
Response: An additional sheet has been inserted into the plan set to include the existing subdivision plat for the property. The metes and bounds information is included on this sheet. Metes and bounds descriptions for the individual lots being subdivided will be provided in the Final Plat.
7. Provide primary control points or description, and ties to such control points to which dimension, angles, bearings, block numbers and similar data shall be referred (Sec. 155.26(D)(9)).
Response: Per coordination with the surveyor, the survey information, including dimensions and angles were collected using GPS observations from the WDS RTK Network, NAD83, 88 ADJ. We rarely tie into the NOAA benchmark system anymore. NOAA is no longer maintaining monuments or updating the online database.
8. Provide the proposed street name (Sec. 155.26(D)(10)).
Response: The proposed street name has been added to the plans.
9. Sheet 3 seems to show the building setbacks but does not include any dimension, please provide dimension of the setbacks (Sec. 155.26(D)(11)).
Response: A detail has been added to the Preliminary Site Layout sheet identifying the dimensions of the building setback lines.
10. Provide the City limits boundary as such boundary is contiguous to the subdivision, also provide the city limits on the vicinity map on the cover sheet (Sec. 155.26(D)(12)).
Response: The City limits boundary is now shown on all sheets, including the vicinity map on the Cover Sheet.

11. Provide the size of the proposed street and any existing street where the proposed street will tie into to verify the proposed street is at least the same size as the existing street (Sec. 155.41(B)).
Response: The size of the proposed and existing streets have been identified in the plans.
12. Provide the angle of the intersection of the proposed street and the existing street (Sec. 155.41(H)).
Response: The angle of intersection of the proposed and existing street is identified on the Preliminary Site Layout sheet.
13. Revise the Right-of-way from 30 feet to 50 feet (Sec. 155.41(I)).
Response: The ROW has been revised from 30 to 50 feet and the utility easements have been removed.
14. Provide the location of the street sign at the street intersection (Sec. 155.41(K)).
Response: The location of the proposed street sign is now identified on the Preliminary Site Layout.
15. Provide confirmation from Aqua if Utility easements are needed if the right-of-way is 50 feet (Sec. 155.42(A)).
Response: The easements are no longer necessary.
16. The average width of each lot shall be 80 feet, please revise width of lots (Sec. 155.43(B)(3)). If single-family residential lots are smaller than 12,000 sq. ft. provide a traffic analysis the proposed street system will be able to handle the traffic generated by this development, availability of water and wastewater service and the capability of providing adequate fire protection (Sec. 155.44(A)).
Response: As has been discussed, the lots will be smaller than 12,000sf. An ITE spreadsheet has been included in this update identifying the peak AM and PM trips. Note that the peak hour trips in the AM is 3 in, 6 out and in the PM it is 10 in, 6 out. The proposed street system will be more than capable of handling this number of vehicles. The City Manager has indicated that fire pressure is not an issue due to a fire pump system they have. Aqua Texas has indicated that they can service the site for domestic water and wastewater service.
17. Revise the map and panel number for the floodplain note, the correct map and panel number is 48209C0236F, effective date 9/2/2005. If there is a newer map and panel number please provide the FIRM map.
Response: The map and panel number has been updated as requested.
18. Revise the Edwards aquifer note, this site lies within the contributing zone.
Response: The note has been updated to state contributing zone.
19. Preliminary Plat will be accepted on the conditions storm water drainage facilities, drainage and street improvements complies to requirements laid out on Sections 155.55, 155.57, and 155.58 of the City of Woodcreek ordinances.
Response: Noted.