



Residential New Building Permit Plan Review Comments

Application: PB25-16492

Date Submitted: 12/01/2025

Status: Plan Review

Date Issued:

Address: 6704 MANORVILLE DR

Parcel: 1633678

Zoning: A-5

Subdivision: MEADOW LAKES

Lot/Block: 82/2

Description of Work: Construction of new single-family residence to be used as a model home with offices
3rd Party Plan Review & Inspections
North Texas Inspection Services

ADA TDLR:

Energy Code Compliant:

Applicant: Stacie Hamby

Owner: ELITE DEVELOPMENT AND CONSTRUCTION LLC

8220 Clifford St

1521 WAGONWHEEL TR

White Settlement, TX 76108

KELLER,, TX 76248

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1957		Living Area
U	VB	551		Garage/Porch/Patio

Sprinkler Sys Req:

Comment: Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

Required Corrections:

Water

Reviewer: Ibeth Heatley

Email: Ibeth.Heatley@fortworthtexas.gov

Phone:

1. 12/11/25 -- CORRECTIONS REQUIRED -- Fees Due.

Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information in addition to customer billing information.

*****NOTE*****

It is the responsibility of the builder to uncover the water and sewer services. Water service must be exposed before meter can be set.

Planning Development Department



Residential New Building Permit Plan Review Comments

Zoning

Reviewer: Cynthia Flores-Frausto

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 12/3/2025- Hold- Model home permits need to be entered as commercial permits in Accela per the email sent on 10/23/2025. Please contact customer service to withdraw this permit and resubmit as the correct permit type.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/02/2025	Latrica Jelks
Water Development Review	Corrections Required	12/11/2025	Ibeth Heatley
Transportation Impact Review	Approved	12/09/2025	Lamonica Smith
Urban Forestry Review	Corrections Required	12/03/2025	Cynthia Flores-Frausto
Zoning Review	Corrections Required	12/03/2025	Cynthia Flores-Frausto
PARD Review	Not Required	12/03/2025	Germaine Joseph
Building Plan Review	Corrections Required	12/03/2025	Cynthia Flores-Frausto
Noise Contour Review			
Gas Well Review	Approved	12/02/2025	Marilyn Hernandez Ayala
Mechanical Plan Review	Approved	12/02/2025	Latrica Jelks
Plumbing Plan Review	Approved	12/02/2025	Latrica Jelks
Electrical Plan Review	Approved	12/02/2025	Latrica Jelks
TPW CFRA Review	Not Required	12/11/2025	Robin Stevens

General Comments and Additional Permit Information:

Planning Development Department

Reviewer: Ibeth Heatley
Email: Ibeth.Heatley@fortworthtexas.gov
Phone:

1 WATER APPLICATIONS

*** IMPORTANT*** PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS ***

Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.

To prevent delays for a meter set, ensure the following criteria is met:

- Address must be clearly posted, i.e., visible and big enough to see
 - No debris or material over the meter box
 - Meter box must be in the ground to grade per city specification
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Reviewer: Lamonica Smith
Email: Lamonica.Smith@fortworthtexas.gov
Phone:

2 *****Transportation Impact Fees*****

2025 rate with no adequate facilities discount.

Planning Development Department