

PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final. All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission. Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 17PL1090

GRAHAM ESTATES- PHASE I (FINAL – 7.91 ACRES)

Located west of Waldron Road and south of Graham Road.

Applicant: Superior N & R Development, LLC.
Engineer: Texas Geo Tech Engineering and Land Surveying, Inc.

The applicant is proposing to develop 40 single family residential units.

GIS

1. Diamond Dr. is a duplicate street name, select a new street name.
Corrected and Revised to High Star Drive.
2. The plat does not close within acceptable engineering standards.
Corrected and Revised.
3. Graphically display the site on the location map.
Corrected and Revised

LAND DEVELOPMENT

1. Provide Temporary Drainage/Access Easements for Storm water infrastructure leading to private pond. Will need to provide reference for a separate recorded document.
Corrected and Revised
2. Identify and label lines on east property that are not property lines.
Corrected and Revised
3. Verify the distance from center of street to property to determine correct street dedication. Verify found corner point for east adjacent property (Perry's Estates, Blk. 5, Lot 1) to help in determining required distances.
Verified.
4. Determine location of Drainage Ditch along Graham Road. Drainage Ditches within plated area are required to be in a Drainage Easement. May have to change UE to a UE/DE if the Drainage Ditch is not in the right-of-way.
Corrected and Revised
Provide a plat note prohibiting access onto Graham Road and Copper Lane.
Corrected and Revised
5. Begin temporary turn-arounds at endpoints of Lots.
Corrected and Revised
6. Provide a note indicating drainage to private pond. Indicate responsibility to property owner or reference to HOA responsibility for maintenance.
Corrected and Revised
7. Water Distribution System lot fee – 40 Lots x \$182.00/lot = **\$7,280.00 OK**
8. Wastewater System lot fee – 40 Lots x \$393.00/lot = **\$15,720.00 OK**
9. Water Pro-Rata fee for: 659.90 LF x \$10.53/LF = **\$6,948.75 OK**

10. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

OK

ENGINEERING

1. Public Improvement Plans and construction and acceptance are required for (Street (including sidewalk)/ Stormwater / Water (including Fire Hydrants) / Wastewater) prior to recording the Plat.

OK.

2. No Dead end Water Main greater than 100 LF is allowed; please loop as necessary.

Corrected and Revised

3. Residential: Fire Hydrants must be spaced 600' OC with 750 gpm and with 20 PSI residual Pressure.

OK.

4. Wastewater Mater Plan requires a 12" Wastewater line prior to recording this plat; the required Wastewater line must be extended to the NW Property limit also the master plan calls for a 6" Force Main for Don Patricio lift station that passes through the site that can be placed within the UE on the SE side of the site, the Developer of Graham Estates Phase I is NOT responsible for the 6" Force Main.

Corrected and Revised

SWQMP: Provide a "Brief Description of Project" on the SWQMP Plan as per the SWQMP checklist. Unclear as to use of overflow swale on adjacent property and route to ultimate runoff. The Vicinity Map needs to be consistent with Description as to the showing of the area and ultimate runoff. Zoom in on area of property to see route. **Corrected and Revised**

Clarify the design year for the enclosed system; provide the TOTAL flows for the pre development, post development, and differential; clarify the detention calculations and release rates; indicate the capacity of the existing basin, the portion of the basin associated with this development must be re-constructed to make it work by design; is the storm water run-off being routed to the existing pond? Does the pond have additional capacity to hold the additional storm runoff generated from the proposed development. Is the pond structurally stable? Provide design computations for the existing pond. Provide maintenance responsibility of the existing pond. Identify the wetland area and label it; dedicate the temporary Drainage Easement that leads to the existing Pond with a separate instrument; when writing the temporary DE make sure it goes away when it is no longer is needed. **Corrected and Revised**

(This comment must be addressed before this preliminary plat is scheduled for Planning Commission) Approved by Commission on 8/23/17

5. Dedicate 50' wide Drainage Easement for Jennings Drainage Channel with a separate document prior to recording this Plat.

OK

TRAFFIC ENGINEERING

1. Add a note to prohibit driveway access onto Graham Road.

Corrected and Revised

2. Provide a layout of proposed street light locations for approval by Traffic Engineering.

Ok.

3. Type 4 (End of Roadway) object markers are required at the temporary turnarounds at Bay Crest Drive and Diamond Drive on the construction plans.

To be shown in detail on construction plans.

FLOODPLAIN

1. No comment.

FIRE

1. Per Appendix D of the 2015 IFC, if more than 30 dwelling units are in a residential development two separate and approved fire apparatus access roads shall be provided. **OK.**
2. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant will be located every 600 feet as measured along dedicated streets in residential areas and flow 750 gpm at 20 psi residual. **OK.**

GAS

1. Request 10' U.E. between Lots 46 & 47, Blk. 5 and Lots 6 & 7, Blk.5 and 5' U.E. on the south side of Lot 42, Blk. 5 and 5' U.E. on the south side of Lot 11, Blk. 5
Corrected and Revised

PARKS

1. **Park Development Fee** (\$200 per unit) – (\$200) x (40 units) = **\$8,000.00 OK**
2. **Community Enrichment Fund:** Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100 units x 40 units = **0.40** acre of land dedication. **OK**

In lieu of land dedication, \$62,500 x .40 = **\$25,000.00** is due unless fair market value/purchase information is provided. **OK**

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is not located along an existing or foreseeably planned CCRTA service route

NAS-CORPUS CHRISTI

1. Located approximately 1.5 miles S of the approach end of runway 35 at Truax Field. May be subject to aircraft overflight and noise.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 1.5 miles S of the approach end of runway 35 at Truax Field. May be subject to aircraft overflight and noise.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only. These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval. Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

1. The property is zoned "RS-4.5" Single-family 4.5 District.