

## PLAT REVIEW COMMENTS

Responses from Urban Engineering in red 9-19-18

Responses from Urban Engineering in red 12-4-18

Responses from Urban Engineering in blue 12-28-18

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: 18PL1085

#### RIVERBEND SUBDIVISION UNIT 2 (FINAL – 10.87 ACRES)

Located east of Fred's Folly and south of Yorktown Boulevard.

Zoned: RS-4.5

Owner: Patricia Wallace, Trustee #2

Engineer: Urban Engineering

The applicant proposes to plat the property for single-family residential development of a currently un-platted portion of property.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	Understood	Addressed.
2.	Plat 1	Dally Dr. is a sound alike street name and used on two separate rights of way. Choose a new street name for each right of way.	Correction has been made	Addressed.
3.	Plat 1	The block label 3 on Lot 2 shall be changed to Block 2.	Correction has been made	Addressed.
4.	Plat 1	The block numbers and street names shall be labeled on all pages of the plat.	Block numbers and street names have been added to all sheets	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1 & 2	Provide the Flood Zone Boundaries on the plat.	There are no flood boundaries to show. Entire property is located in Zone "B"	Addressed.
2.	Plat 1 & 2	Provide Elevation contours on the plat.	Contours have been added	Addressed.
3.	Plat 1 & 2	Provide document Numbers for 5' UE outside plat boundary.	Recording information will be provided when these documents are filed	Not addressed as it will be addressed prior to recording. Agree. Will be addressed prior recording. Prior to Recordation.
4.	Plat 1 & 2	Remove 5' UE label at rear of Block 2, Lot 19. Insert 10' UE label along rear of Lots 1 and 24, and along eastern lot line of Lot 2.	The 5' U.E. along the rear of Lots 1-14, Block 2 is an existing utility easement that was approved by the City of Corpus Christi and recorded by separate instrument. The 5' U.E. along the rear of Lots 2 and 3 is a continuation of the existing 5' U.E. recorded with the Unit 1 plat.	Not addressed. UE label not provided. For Block 2, Lot 1 and 24. Label has been added, 5' on each side of the common lot line between Lot 1 with 2 and between Lot 3 and 24. Addressed. (12/20/18)
5.	Plat 1 & 2	Define O.P.R.N.C.T. in Legend.	Information has been added to the legend	Addressed.
6.	Plat 2	Verify Lots 26-28, Block 1 are meeting 45' Lot Width development standard for "RS-4.5" at the Y.R.	Lots 26 through 28, Block 1, exceed the 45' requirement. Detail has been provided.	Not addressed. Show radius off the YR or add to curve table. Radius for yard requirements have never been required. Curve information for Right-of-way is provided. Yard requirement is 15' greater than radius of ROW. Addressed. (12/20/18)
7.	Plat 1	Water Distribution System lot fee – 66 lots x \$182.00/lot = <b>\$12,012.00</b>	Understood	Prior to Recordation.
8.	Plat 1	Wastewater System lot fee – 66 lots x \$393.00/lot = <b>\$25,938.00</b>	Understood	Prior to Recordation.
9.	Plat 1	Payment of street light fees are to be required at time of plat recording.	Understood	Prior to Recordation.
10.	Plat 1 & 2	Provide a minimum 20' Y.R. for both frontages on Block 2, Lots 1 & 14, Block 2, Lot 3, Block 4 Lots 1 & 12	Lot orientation has been revised for Lots 2 and 3, Block 2. A 15'Y.R. has been added to Lot 14, Block 2 and Lot 12,	Not addressed. Block 4, Lot 12 and Block 2, Lot 14 to have 20' YR. Lot 14, Block 2 is a back to back lot with

LAND DEVELOPMENT			Applicant Response	Staff Resolution
No.	Sheet	Comment		
			Block 2 because of the existing Utility Easement. Per UDC Section 4.2.10 for Back to Back lots, a 10' Side yard setback is allowed.	existing Lot 13, which allows the setback to be 15'. The yard requirement for Lot 12, Block 4 is a side yard on a corner lot, which can be a 10' Y.R. The yard requirement on Lots 13 through 18, Block 4 as shown on the preliminary plat, is a rear yard setback which does not have to be 20'. Additionally, Lots 13 through 15 will be within a PUD that allows for smaller setbacks. We are showing a 15' Y.R. on Lot 12 because of the existing 15' Utility Easement. Partially Addressed 12/19/2018. Remaining Comment not addressed: Block 4, Lots 1 & 12: UDC 4.2.10 (corner lots) requires side yard to be same as front yard, and these are not back-to-back corner lots. Revision to Lot configuration has been made to accommodate yard requirements
11.	Plat 3	Correct label, "60' Wide Street Dedication" to "65' Wide Street Dedication" for Yorktown.	Correction has been made	Addressed.
12.	Utility Plan	Preliminary Plat Utility Plan does not show stormwater line from Dally Dr. inlets (Block 2 Lot 17 & Block 4 Lot 9) north to Yorktown Blvd. This Final Plat Utility Plan does show it. Make these consistent.	Correction has been made for consistency	Addressed.
13.	SWQMP	Offsite: change "Red Cloud Drive" to "Killebrew Drive" in Unit 1.	Correction has been made	Addressed.
14.	Sheets 1-3	Update the date of the revised drawings to December 4, 2018 in lower left corner of sheets.		Revision Date has been added
15.	Sheet 3 of 3	Typographical / labeling correction: Change "Cattle Drive" to "Pruet Drive"		Correction has been made

<b>ENGINEERING</b>			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets
<b>ENGINEERING</b>	<input checked="" type="checkbox"/> Manhole(s)		<input checked="" type="checkbox"/> Sidewalks

**Understood**

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>ENGINEERING</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	All rear and side combined easements shall be not less than 15 feet per UDC 8.2.3	Rear easements, in combination with the front easements have been accepted as meeting the 15' width requirement at the City's suggestions several years back. Side yard easements of less than 15' in width have also been allowed historically in the City of Corpus Christi.	Not addressed. This was our response on the preliminary plat and was discussed with City staff during our meeting to go over the plat comments for this project. City's response on preliminary plat comments indicates that our response was satisfactory. Addressed 12/19/2018.
2.	Plat	Provide calculations that a proposed 6" water main will have capacity for the entire subdivision. Provide size of the existing water line south of Yorktown Blvd. Dead end mains are not permitted.	Where? If this refers to the existing line along Yorktown Boulevard, this line is a 12". Therefore none of the proposed waterlines are dead-ends greater than 100'.	Not addressed. All the subdivision water main shall be 8" and fire hydrants shall be spaced every 600 feet. Per meeting with City staff to discuss these comments, line sizes are okay Noted 12/19/2018.
3.	Plat	Public Improvements shall meet all city master plans and city standards. Acceptance of the improvements are required prior to recordation.	Understood	Noted 12/19/2018.
4.	Plat	Missing storm water calculations. The calculation shall be use per rational method. Provide calculations pre-	Calculations have been added	Not Addressed. (12/20/18) Confirm Tc for preexisting condition is the same for the post construction. Sign and seal page 2

		development and post development for 5 yr., 25 yr. and 100 yr. storm events. (Submittal only had page 2 of 3)		of SWQMP TC is same for both conditions. Seal has been added to sheet 2 of SWQMP
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<b>TRAFFIC ENGINEERING</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood	Addressed.
2.	Plat 1	This segment of Yorktown Boulevard is a proposed A3 arterial. Per section 8.2.1.E., proper treatment shall be provided to protect/separate the residential properties abutting Yorktown Boulevard.	Understood	Addressed.
3.	Plat 1	A proposed street lighting layout will be required for review by Traffic Engineering.	Understood	Prior to recordation.

<b>FLOODPLAIN</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>FIRE DEPARTMENT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>GAS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	Request 15' U.E. between lots 24 & 25, Blk. 1. 7.5' each side	No, we have dedicated 5' on each side of the common lot line as we have done in previous subdivisions.	Not addressed. Please see response to Item 1 under Engineering. Addressed 12/19/2018

<b>PARKS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land. a. Community Enrichment Fund fee = (0.66 acre) x (Fair Market Value or	Understood	Prior to recordation.

	<p>Actual Purchase Price) or \$62,500/acre (Max.) x .66 acres = <b>\$41,250.00</b></p> <p>b. The developer must provide either the Fair Market Value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the Actual Purchase Price (evidenced by a money contract or closing statement within 2 years of the application date). The fair market value may not exceed \$62,500.00 per acre (UDC8.3.6)</p> <p>c. Park Development Fee (\$200 per unit) = \$200 x 66 units = <b>\$26,400.00</b></p>		
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<b>REGIONAL TRANSPORTATION AUTHORITY</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood	Addressed.

<b>NAS-CORPUS CHRISTI</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>AEP-TRANSMISSION</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>AEP-DISTRIBUTION</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>TXDOT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>NUECES ELECTRIC</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Understood	Addressed.

#### **INFORMATIONAL**

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. Preliminary plat must be approved by Planning commission prior to Final Plat scheduled to a PC agenda. **Understood**
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **Understood**