

## 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: 17PL1069**

#### WESTSIDE ESTATES (FINAL – 136.019 ACRES)

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Located south of FM 2444 and east of CR43.

Applicant: GTHH Development, LLC

Engineer/Surveyor: Texas Geo Tech Engineering and Land Surveying

The applicant proposes to a preliminary plat to develop a Phase I subdivision with 65 residential single-family units located Outside the City Limits.

#### GIS

1. Closure is not checked on preliminary plats (closes).  
**Ok.**
2. Provide a lot and block number for phase two.  
**Corrected and Revised.**
3. All street dedications shall be graphically hatched.  
**Corrected and Revised.**
4. The future C3 collector is to be dimensioned from a known point on the plat.  
**Corrected and Revised.**
5. The C3 collector on the east boundary is to be named Arash Dr. Label Arash Dr. with the centerline dimension and street width including the street dedication width and length.  
**Corrected and Revised.**
6. Label the owner of each drainage easement and the party responsible for maintaining said drainage easement.  
**Corrected and Revised.**
7. Show the alignment of Arash Dr. including the centerline dimension and street width north of FM 2444.  
**Corrected and Revised.**
8. FM 2444 is a proposed A3 130' arterial right of way requiring street dedication. The intersection of FM 2444 and Papa Mori Dr. is lacking corner radii.  
**Corrected and Revised.**
9. The strip of land between FM 2444, Block 2, Lot 27, and FM 2444, Block 1, Lot 1 is undefined and unacceptable, correct and revise.  
**Corrected and Revised.**
10. Define Lot 17, Block 3.  
**Corrected and Revised.**
11. Revise note #1 and #5; label the streets as private. The streets will include a block, lot and area (square feet).  
**Corrected and Revised.**

## LAND DEVELOPMENT

1. Rename plat to Phase I Preliminary Plat of Westside Estates.  
**Corrected and Revised.**
2. Provide darker and readable labeling on plat of the two Phases.  
**Corrected and Revised.**
3. The C3 Collector streets shall be private. Label the street section as (Private).  
**Corrected and Revised.**
4. Provide a plat note indicating that the C3 Collector streets as per the Urban Transportation Plan will be dedicated as Private ROW dedication that will become Public ROW dedication upon annexation of property.  
**Corrected and Revised.**
5. Provide a 25-foot YR for lots fronting the C3 Collector street (Arash Drive).  
**Corrected and Revised.**
6. A separation island and the proper street width will be required for Papa Mori Drive for consideration of a double drive access point when number of subdivision units exceed 80 units unless other access points will be used for future development.  
**Does not exceed 80 units.**
7. Lot 3, Block 2 is missing dimension and bearing.  
**Corrected and Revised.**

## LAND DEVELOPMENT(Cont.)

8. For clarity, remove the distances along the frontage of each Lot, when the rear dimension is the same.  
**Corrected and Revised.**
9. Lot 17, Block 3 to be labeled as Private Detention Basin.  
**Corrected and Revised.**
10. Lot 1, Block 1 and Lot 27, Block 2 to have 50-foot YR along FM 2444. 50-foot YR along CR 18.  
**Corrected and Revised.**
11. Provide a note indicating prohibited access onto FM 2444 from Lot 1, Block 1 and Lot 17, Block 3.  
**Corrected and Revised.**
12. Provide a note indicating prohibited access onto (Street name) C3 Collector Lots 4 thru 11, Block 2.  
**Corrected and Revised.**
13. Provide legal descriptions for the adjacent properties.  
**Corrected and Revised.**
14. Radii at street knuckles to be 55-foot.  
**Corrected and Revised.**
15. Label the streets as Private with a Lot and Block number and provide a square footage separate from the Urban Transportation streets. Update Note 5 to indicate the Lot and Block number.  
**Corrected and Revised.**
16. For Final Plat submittal, provide an engineering report for the On-Site Sewage Facilities per Ch. II, Sec. 3 of the Subdivision Regulations and Platting Requirements for Nueces County Public Works.  
**Ok.**
17. For Final Plat submittal, provide a financial guarantee for the On-Site Sewage Facilities per Ch. II, Sec. 3 of the Subdivision Regulations and Platting Requirements for the Nueces County Public Works department.  
**Ok.**

## ENGINEERING

1. All private streets to meet minimum City standards. 5 feet sidewalk required for Minor Residential Collector Streets per UDC Table 8.2.1.C. Proposed subdivision will require 3 access point per UDC table 8.2.1.E. Buildable lots in a subdivision shall be restricted to 80 units with one external access point. Label the width of the street dedication along the east property boundary. Show separate block and lot numbers with square footage for the streets proposed with the Urban Transportation Plan. Private streets are to be maintained by HOA and has to be labelled by a separate lot and block number. Temporary turnaround required for Bell Flower Drive. The proposed median for the A-2 street shall measure from back of the curb to the back of the curb.  
**Corrected and Revised.**
2. Public water main has to be designed per City water distribution standards. Dead end water main greater than 100 linear feet are not allowable. Water contract approval required by City Council prior to the issuance of building permit.  
**Corrected and Revised.**
3. Provide calculations for the drainage ditch design. Show the 5, 25 and 100 year water surface elevations for the pre and post development. Phase II of the development is land locked the proposed drainage ROW. Provide the responsible party for the storm drainage improvements. The drainage ditch should be designed to accommodate the runoff from the upstream development. Provide the maintenance responsibility for the existing storm drainage ditch.  
**Corrected and Revised.**
4. All public improvements shall be approved by Development Services. Submit final construction plans concurrently with of a final plat in accordance with UDC Subsection 3.8.5 for all improvements pertinent to platting requirements. (UDC 3.8.4). Public Improvements shall comply with City and County standards.  
**Corrected and Revised.**

## TRAFFIC ENGINEERING

1. Proposed driveway access to a public City street shall conform to access management standards outlined in Article 7 of the UDC.  
**Corrected and Revised.**
2. Proposed driveway access to a TXDOT road shall conform to TXDOT access management standards. A permit is required by TXDOT for access onto FM 2444.  
**Corrected and Revised.**
3. The City's Urban Transportation Plan designates Staples Street as an A3 Arterial.  
**Corrected and Revised.**
4. Block length should not exceed 1600 feet.  
**Corrected and Revised.**
5. A buffer must be provided for lots abutting FM 2444 according to Section 8.2.1.E. of the UDC. Examples include providing a marginal access street, reverse frontage lots with non-access restrictions onto FM 2444 or rear service alleys.  
**Corrected and Revised.**
6. Provide proposed street light locations within the subdivision.  
**Corrected and Revised.**

## FLOODPLAIN

1. No comment.

### FIRE

1. 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.**
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 ft. or 26 ft. at hydrant locations exclusive of shoulders, per International Fire Code 2015.  
**Ok.**
3. Informational Note: 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.**

### GAS

1. No comment.

### PARKS

1. Parkland Dedication Requirement and Park Development Fees apply

### REGIONAL TRANSPORTATION AUTHORITY

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

### NAS-CORPUS CHRISTI

1. No comment.

### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

### AEP-TRANSMISSION

1. No comment.

### AEP-DISTRIBUTION

1. No comment.

### TXDOT

2. No additional drainage will be accepted to TxDOT ROW. All drainage must utilize the London Community Acres Master Drainage Channel. New residential neighborhood in ETJ with new Street Dedication. This site will be required to submit Driveway permit meeting the Access Management Design Guide. The development will be required to maintain existing drainage and utilities along TxDOT frontage.  
**Post-development does not exceed pre-development runoff.**

### 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 Outside the City Limits and within the ETJ.

Ok.