

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. *****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#: S.R. / Outside City Limits
 App Start Date: 03-03-2022
 TRC Meeting Date: 03-10-2022
 TRC Comments Sent Date: 03-23-22 (Awaited Nueces County Public Works comments-Received(MO)03-18-2022)
 Revisions Received Date (R1): 05-26-22 (Comments sent to Nueces County Public Works on 06-24-22)
 Staff Response Date (R1): 08-10-22 (Nueces County Public Works comments received on 08-09-22), Updated Comments by MO on 08-25-2022 post 08-25-2022 meeting with Engineer
 Revisions Received Date (R2): 9-21-22, (Comments sent to Nueces County Public Works 09-21-2022)
 Staff Response Date (R2): 10-28-22 (Pending Nueces County Public Works Approval)
 Planning Commission Date: 11-16-22, Conditional Non-Public Notice Plat

TRC Comments met.
 Conditional Comments

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: 22PL1043

Padma Estates Subdivision (OCL) (Final Plat – 19.20 Acres)
 Located north of FM 2444 (Staples Street), west of County Road 41

Zoned: Not Applicable. Located outside city limits.

Owner: Anil C. Patel and Vandana A. Patel
 Surveyor: Barton & Associates Land Surveying

The applicant proposes to plat the property for a residential subdivision development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure).	Concur	Addressed.		
2	Plat	Add lot label for lot/s in Block 5.	Information - lots 11, 12, and 13 are currently labeled on block 5. Word LOT has been added before each label.	Addressed.		
3	Plat	Revise lot numbers on block two. Lot numbering should begin with 1.	Concur - lot numbering has been modified to begin with lot 1.	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a north arrow for the location map.	Concur - modified to add north arrow for location map	Addressed.		
3	Plat	Add the note below on the plat: <i>Restrictive covenants establishing a Home Owner's Association whose purpose shall be but not limited to the maintenance and repairs of road in the subdivision shall be placed on record concurrently with the recording of the plat.</i>	Information - Note will be added but modified to address maintenance and repairs of road to be done by Nueces County.	Addressed.		
4	Plat	Is a street being dedicated by plat? Show the dedicated portion hatched and outlined. The dimensions are to be shown as well as the acreage.	Road is to be maintained by Nueces County. Owner and County are currently working on agreement.	Addressed.		
5	Plat	Provide street cross sections for Lake Parth Drive on plat map.	Information - Street cross section is provided on Preliminary Utility map/plat.	Addressed.		
6	Plat	Indicate side setbacks for corner lots.	Concur - plat modified to show side setbacks of corner lots	Addressed.		
7	Plat	Provide preliminary and effective data for flood zone note.	Concur - preliminary and effective data for flood zone shown on preliminary plat	Addressed.		
8	Plat	For FEMA flood zones, show 5 feet elevation contours.	Concur - 5 foot elevation contours are shown on preliminary plat	Not Addressed.	5 foot elevation contours have been added to plat	Addressed.
9	Plat	Replace PLOTTED with PLATTED in note 21.	Concur - note 21 modified to say PLATTED	Addressed.		
10	Plat	Identify all non-buildable lots under notes.	Concur - notes modified to identify all non-buildable lots	Addressed.		
11	Plat	Remove acreage from title of plat.	Concur - acreage removed from title of plat	Addressed.		
12	Plat	The deed instrument number provided in the plat description is incorrect.	Concur - deed instrument number is modified	Addressed.		
13	Plat	Update the description of the plat to the following: BEING A 19.70-ACRE TRACT CONVEYED FROM FROST NATIONAL..., ALSO BEING OUT OF THE WEST 1/2 OF ..."	Concur - description of plat is modified	Addressed.		
14	Plat	Where applicable, all certificate/signature block should start with: "THE PLAT OF THE HEREIN...."	Concur - certificate/signature blocks has been modified.	Addressed.		

15	Plat	Daniel M. Dibble is the chairman of the Planning Commission. Update the signature line accordingly.	Concur - signature line for Daniel M. Dibble has been modified	Addressed.		
16	Plat	Update the year on the plat to 2022.	Concur - year on plat has been modified	Addressed.		
17	Plat	Place the label for the parcel owned by Mostaghasi Trust DBS Sun George Construction and Development Co outside of the drainage easement in both instances.	Concur - label for parcel outside of easement has been modified	Addressed.		
18	Plat	The D.R.N.C.T. abbreviation should follow all deed references made. Replace O.P.R.N.C.T. with D.R.N.C.T. in such instances.	Concur - abbreviation has been modified	Addressed.		
19	Plat	Provide width of drainage easement north of the proposed subdivision.	Concur - width of drainage easement north of proposed subdivision has been added to plat	Addressed.		
20	Plat	The Staples street boundary of the parcel owned by Mostaghasi should match that of Nueces Real Estate Partnership's. Unless the parcel has been platted, and that portion of the parcel has already been dedicated.	Informational - boundary of parcel owned by Mostaghasi and boundary of parcel owned by Nueces Real Estate Partnership do match because parcel portions have been previously dedicated.	Addressed.		
21	Plat	Update sheet numbers on the second sheet from 2 of 3 to 2 of 2. Utility plans are not part of the plat map and will not be recorded.	Concur - sheet numbers on plat and utility map have been modified	Addressed.		
22	Plat	Sheet 1 contains mainly certificate/signature blocks. Remove scale information from the title block.	Concur - scale information has been removed	Addressed.		
23	Plat	Prior to recordation, submit a legal instrument for a Home Owners Association for approval by the city attorney. (UDC 8.1.8)	Concur - HOA legal instrument has been submitted with package	Addressed.		
24	Plat	Water Distribution System Acreage Fee: 19.2 Acres x (\$790.90/Acre)= \$15,185.28	Concur	Addressed.		
25	Plat	Wastewater Distribution System Acreage Fee- 19.2 Acres x (\$1,738.10/Acre) = \$33,179.52	Nonconcur - development will be on individual septic systems	Addressed. Fees not assessed outside of master plan.		
26	Plat	As per Plat note 8, label DE's as Private DE's. Label retention pond as , "Private". 25 YR/DE can be corrected back to 25' YR.		Conditional comment		
27	Plat	Annexation of property will be required in place on the Water Contracts. To be required prior to plat recording.		Conditional comment		
28	Plat	With annexation, lots fronting FM 2444 can be reduced to 25ft YR.		Conditional comment		
29	Plat	Update Plat comment 21 to include the Private detention only as the streets will be Public.		Conditional comment		
30	Plat	Remove plat notes 7, 17 and 19. Note 7 can be updated to city requirements as Floodplain permits will also be required, but remove the Water Contract requirement as Annexation will now be required.		Conditional comment		
31	Plat	Remove Lot 12 from the street.				
31	Plat	Update County Health Certificate to: STATE OF TEXAS COUNTY OF NUECES Approved by the Corpus Christi-Nueces County Health Department. This the ____ day of _____, 20____. Any private sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation. _____ Manual Garcia, Environmental Health Services Manager Nueces County Health Department		Conditional comment		

NUECES COUNTY PUBLIC WORKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the document number to the 80-foot drainage easement at the west side of the subdivision.	Concur - document number for drainage easement has been added	Addressed.		
2	Plat	Label the 15' UE on Lot 2, Block 1 and Lot 3, Block 2 as a 15' YR/UE.	Concur - UE and YR/UE has been modified and labeled correctly	Addressed.		
3	Plat	Add to Note 7: A Flood Plain Development Permit and Elevation Certificate will be required from Nueces County Department of Public Works for any building construction in the flood plain.	Concur - note has been modified	Addressed.		
4	Plat	A flood plain development permit is required for this development along with a study to determine any rise in the existing storm water surface elevation.	Concur - SQMP is in submittal package and flood plain permit for site requested. Individual permits per lot will be required as per comment 3			
5	Plat	Add dimensions to Lake Town Drive at FM 2444 right of way.	Concur - dimensions to Lake Town Dr have been added	Not Addressed.	Dimensions added to Lak Town Drive at FM 2444 right of way on Plat	To be addressed prior to recordation.
6	Plat	Add note: Subdivider shall provide septic systems to all lots.	Concur - item added in note 14	Addressed.		
7	Plat	Add note: Septic systems shall be approved by the City/County Health Department.	Concur - item in note 15	Addressed.		
8	Plat	Add note: No fences will be allowed within drainage easement.	Concur - item added in note 16	Addressed.		
9	Plat	Add note: No more than one single family dwelling allowed per lot.	Concur - item added in note 17	Addressed.		
10	Plat	Add note: Lots shall not be subdivided.	Concur - item added in note 18	Addressed.		
11	Plat	Add to note 5: Minimum finished floor elevation shall be 22 feet.	Concur - note has been modified based on FEMA map and SQMP	Addressed.		
12	Plat	Add note: Private driveways and culverts shall be installed by the subdivision developer; Nueces County Public Works Department will review and approved the driveways in accordance with the construction plans of Padma Estates Sub'd.	Concur - item noted in note 19	Addressed.		
13	Plat	Add note: Private driveways onto FM 2444 are prohibited.	Concur - item noted in note 19	Addressed.		
14	Plat	Add note: Nueces County does not require Building Permits.	Concur - item noted in note 20	Addressed.		

15	Plat	Add flood plain boundaries.	Concur - item in preliminary plat/utility map	Not Addressed.	Flood plain boundaries have been added to plat	Addressed
16	Plat	Add note: OSSF construction in the flood zone shall meet TX Administrative Code 285.31 subchapter D. Any potential OSSF site within a 100-year floodplain is subject to special planning requirements. The OSSF shall be located so that a flood will not damage the OSSF during a flood event, resulting in contamination of the environment. Planning materials shall indicate how tank flotation is eliminated. Additionally, if the site is within the regulated floodway, a professional engineer shall demonstrate that: (A)The system shall not increase the flood height of the flood. (B)All components, with the exception of risers, chlorinators, cleanouts, sprinklers, and inspection ports, shall be completely buried without adding fill; and (C)Non-buried components (e.g., alarms, junction boxes and compressors) shall be elevated above the 100-year flood elevation.	Concur - noted added as note 24	Not Addressed.	Note added as new note 22 to plat	To be addressed site development.
17	Plat	Add note: OSSF floodplain requirement per FEMA as follows: (A)Backflow prevention device to be installed between the house and first tank. (B)Gate valve to be installed after pump. (C)Check valve to be installed outside of the tank going to drain.	Concur - note added as note 25	Not Addressed.	Note added as new note 23	To be addressed site development.
18	Plat	Add note: Only aerobic septic systems allowed in this development.	Concur - note added as note 26	Not Addressed.	Note added as new note 24	To be addressed site development.
19	Plat	Provide a Subdivision Construction Agreement to be filed with the final plat.	Concur - construction agreement attached in submittal package	Addressed.		
20	Plat	Provide a Final Engineering Report for the Water and On-Site Sewage Facilities per Ch. II, Sec. 32 of the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.	Concur - Final engineering report attached with submittal package	Addressed.		
21	Plat	Provide Financial Guarantee for the public infrastructure to include: Streets, water and On-Site Sewage Facilities per the Subdivision Regulations and Platting Requirements of Nueces County, Texas to files with the final plat.	Concur - financial guarantee submitted with plat package	Addressed.		
22	Plat	Provide a Water Service Agreement per Ch. II, Sec. 3.2.1 of the Subdivision Regulation and Platting Requirements of Nueces County, Texas to be filed with the final plat.	concur - water service agreement submitted with plat package	Addressed.		
23	Plat	A floodplain development permit is required for this development along with a study to determine any rise in the existing storm water surface elevation.		Received Floodplain permit will be submitted to Nueces County.	Flood plain permit and study are in permit package	
24	Plat	Add dimensions to Lake Town Drive at FM2444 right of way.			Dimensions added to Lak Town Drive at FM 2444 right of way on Plat	To be addressed prior to recordation.
25	Plat	Revise note 8 to read as such: The underground storm drainage system and detention pond shall be maintained by the developer and/or the homeowner's association.			Note 8 has been revised to read as stated in comment	Addressed.
26	Plat	Remove note 9. Remove note 10.			Notes previously numbered 9 and 10 have been removed	Addressed.
27	Plat	Note 12 is confusing.			Previously numbered note 12, now numbered as note 10, is note provided by City of Corpus Christi	Addressed.
28	Plat	Revise note 22 to read as such: OSSF construction in the flood zone shall meet TX Administrative Code 285.31 subchapter D. Any potential OSSF site with a 100-year floodplain is subject to special planning requirements. The OSSF shall be located so that a flood will not damage the OSSF during a flood event, resulting in contamination of the environment. Planning materials shall indicate how tank flotation is eliminated. Additional, if the site is within the regulated floodway, a professional engineer shall demonstrate that: a. The system shall not increase the flood height of the flood. b. All components, with the exception of risers, chlorinators, cleanouts, sprinklers, and inspection ports, shall be completely buried without adding fill; and c. Non-buried components (e.g., alarms, junction boxes and compressors) shall be elevated above the 100-year flood elevation.			Note is now on plat as note 22 as stated in comments	To be addressed site development.
29	Plat	Add note: OSSF floodplain requirement per FEMA as follows: a. Backflow prevention device to be installed between the house and first tank. B. Gate valve to be installed after pump. Check valve to be installed outside of the tank going to drain.			Note added as new note 23	To be addressed site development.
30	Plat	Remove note 23.			Previously numbered note 23 has been removed from plat	Addressed.
31	Plat	Add note: Only aerobic septic systems shall be allowed in this development.			Note added as new note number 24	To be addressed site development.
32	Plat	On Subdivision Construction Agreement, verify dollar amount on item 11, add County Judge's name and address on item 29, add Barbara Canales as Nueces County Judge and subdivider's names as executing parties on item 36, and dollar amounts for septic systems and water connections on Exhibit B.			Dollar amounts have been verified and updated; County Judge's name and address have been added on item 29; Nueces County Judge and subdivider's names have been added on item 36; dollar amounts on exhibit b have been updated	Addressed. Construction agreement not required with Annexation
33	Plat	On Final Guarantee; Letter of Credit is not filled out.			Final guarantee Letter of Credit has been filled out	Addressed. Financial guarantee not required with Annexation

34	Plat	On Water Service Agreement, add City of corpus Christi and officials name.		Letter will be provided by City Utilities. Water contracts prior to recordation.	Water service agreement updated and provided to City of Corpus Christi	Addressed. Water Service agreement not required with Annexation
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PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed		

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes (City Water)- Annexation required	
Fire Hydrants	Yes	
Wastewater		No. OSSF. (Outside Master Plan)
Manhole		No. OSSF.
Stormwater	Yes	
Sidewalks		No
Streets	Yes (County acceptance)	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2.	Concur - development is managing storm water drainage onsite and not affecting neighboring sites or systems. Refer to SQMP	Addressed		
2	Plat	Public Improvements Plans are required at Final Plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to PublicImprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A. Water Contract required prior to recordation. Applications on Development Services website.	Concur - comments have been received by public improvements and will resubmit with this resubmittal	To be addressed prior to recordation.		
3	Plat	Note 8 - revise to make it clear that the City will not maintain a Privat detention pond, or roads even after annexation, should annexation ever occur.	Concur - landowner to maintain private detention pond and Nueces County to maintain roads	Notes 8 and 9 imply that the City will take over maintenance upon annexation. This is not necessarily correct.	Previously numbered notes 8 and 9 have been removed from plat	Addressed
4	Utility Plan	Show the location of the tie-in at Arash Drive with respect to the development, graphically or by note.	Concur - shown on sheet C18 and added to Utility Plan	Addressed		
5	Utility Plan	Note size of service connections crossing Lake Parth Drive and Lake Bena Drive.	Concur - Shown on sheet C18 and added to utility plan (3/4" diameter)	Addressed		
6	Utility Plan	Confirm that the proposed street section conforms with the most recent version of the City of Corpus Christi Infrastructure Design Manual, Chapter 6.	Nonconcur - streets are to be maintained by Nueces County (OCL) and conform to Nueces County standards	Addressed with County road section		
7	Utility Plan	Show profile of water line crossing at the existing Drainage Channel.	Informational - drainage swale has maximum depth of 7" at water line crossing which does not require waterline adjustment in this area and sufficient coverage of water line will be available	Addressed		
8	SWQMP	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002).	Please refer to page 2, section 2.1, Existing Conditions – Drainage Settings, of the SQMP; for current land use description and existing drainage structures. Please refer to page 3, section 3.1, Proposed Conditions – Proposed Improvements, of the SQMP; for the proposed land use description and proposed drainage structures.	Addressed		
9	SWQMP	Cite the source and rationale for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	Please refer to page 5, Conclusion, of the SQMP; for the cited rainfall intensities and referenced drainage criteria used for the runoff coefficient values. Also, refer to the Attachments of the SQMP (pages 80 thru 85) for the printed rainfall data used for your record.	Addressed		
10	SWQMP	Are Contours Existing? Note as such.	Please refer to page 2, section 2.2, Existing Conditions – Existing Runoff, of the SQMP; for noted reference to existing lidar data. Each of the drainage map exhibits (E1 & E2) have been updated to reflect the existing contours elevation data.	Addressed		

11	SWQMP	Provide contours or flow direction arrows to document pre-, and post- Development flow patterns (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Please refer to the updated drainage map exhibits E1 & E2 with added contour data for the pre and post development flow patterns. Please refer to page 4, Retention Pond Analysis & Design of the SQMP; for the full description of off-site flow management, and the overall contributions the retention pond will have on the existing TxDOT system. Please refer to page 5, Conclusions, of the SQMP; for a description of the ultimate pre and post effects of the development, with an overall net decrease in site runoff due to the development of the subdivisions retention pond.	Addressed		
12	SWQMP	Lots 1-6 appear to drain directly to FM 2444 - what portion of the runoff does this account for?	Please refer to page 4, Retention Pond Analysis & Design of the SQMP; for the full description of off-site flow management, and the overall contributions the retention pond will have on the existing TxDOT system. Please refer to page 5, Conclusions, of the SQMP; for a description of the ultimate pre and post effects of the development, with an overall net decrease in site runoff due to the development of the subdivisions retention pond.	Addressed		
13	SWQMP	Provide detention design calculations.	Please refer to page 4, Retention Pond Analysis & Design of the SQMP; for a reference to the methods and software used to model and design the retention pond. Please refer to Appendix C (pages 62 thru 69) of the SQMP for the retention pond design calculations.	Addressed		
14	SWQMP	Size of pipes, culverts, ditches and other structures to be provided with final plat.	Please refer to C15 & C16, Storm Utility Plans, of the PADMA construction documents for references to all pipe sizes and drainage structures to be provided with final plat.	Addressed		
15	SWQMP	Label pond inlet / outlets.	Please refer to C15 & C16, Storm Utility Plans, of the PADMA construction documents for references to all retention pond inlets/outlets to be provided with final plat.	Addressed		
16	SWQMP	Provide detail or notes on how the drainage system ties into the existing drainage system on FM 2444.	Please refer to C23, Street and Pond Sections, of the PADMA construction documents for a detail illustrating the constructed tie-in into the existing TxDOT drainage system on FM 2444 as well as detail on C30, "Prop. Pipe to Existing TxDOT Curb Inlet Detail"	Addressed		
17	SWQMP	Is the pathway labeled "Project Site Runoff flow direction" showing a pond overflow?	This label is misleading and has been revised on C7. This pathway is illustrating the existing flow conditions of the site for SWPPP preparations.	Addressed		
18	SWQMP	Show elevations of pond bottom, banks, invert elevation for inlet outlet structures, and capacity of inlet and outlet structures with final plat. Provide a cross section of the Pond with final plat.	Please refer to C23, Street and Pond Sections, of the PADMA construction documents for labels detailing the retention pond. Please refer to page 4, Retention Pond Analysis & Design of the SQMP; please note Table 5, Retention Pond – Discharge & Capture Volumes, documents the retention ponds capacity and discharge rates. All these documents are intended to be part of the final plat.	Addressed		
19	TxDOT	Approval from Texas Department of Transportation (TxDOT) is required for the driveway and drainage onto State Right of Way. Contact Ashley Cavazos at 361-808.2205 or at <Ashley.Salinas@txdot.gov>. FM 2444 is a TxDOT Road	Concur - TxDOT is reviewing plans and awaiting approval	Addressed		
20	Municipal Code Sec. 23-20	On-site sewage disposal systems inspection fee. Every application for inspection by the health department of any on-site sewage disposal system, including any septic tank system, shall be accompanied by payment of a three hundred fifty dollar (\$350.00) fee. (Ord. No. 20500, § 1, 10-18-1988; Ord. No. 24532, § 2, 7-24-2001; Ord. No. 032548, § 1, 9-7-2021)	Concur - fee will be paid as septic systems are installed	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water line construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Concur - waterline construction shown on plat and plans	To addressed at PI.	Noted	To be addressed with Public Improvements
2	Plat	Fire hydrants shall be installed at a minimum of every 600 feet.	Concur - fire hydrants are to be installed at intervals according to fire department comment 2 below.	To addressed at PI.	Noted	To be addressed with Public Improvements
3	Plat	Wastewater services will not be provided by city.	Concur - wastewater system will be on site septic systems	Addressed.		

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
2	Plat	No comment.		Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Nonconcur - driveway access and street are to be maintained by Nueces County and follow Nueces County standards (OCL).	Addressed.		
2	Infor:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Nonconcur - streets are to follow County standards and signage plan has been added to set. However, plans are based on MUTCD guidelines.	Addressed.		
3	Infor:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Concur - Traffic signs will be furnished and installed by developer in accordance with MUTCD, however, streets are to be maintained by County but MUTCD and County guidelines are to be followed.	Addressed.		
4	Infor:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Concur - Pavement markings will be in accordance with MUTCD however, streets are designed to County standards due to OCL	Addressed.		
5	Infor:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Concur - Pavement markings will be in accordance with MUTCD however, streets are designed to County standards due to OCL	Addressed.		
6	Infor:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Concur - raised blue pavement markers will be installed to indicate fire hydrant locations as per MUTCD	Addressed.		
7	Infor:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Nonconcur - streets are designed to County standards as they are outside city limits. AEP will provide street lighting layout, which will be shown on site plan at time of re-submittal.	Addressed.		
8	Infor:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Nonconcur - streets are designed to County standards as they are outside city limits. AEP will provide street lighting layout, which will be shown on site plan at time of re-submittal.	Addressed.		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Information purposes only: Although this subdivision is considered outside city limits. Consideration should be given to the minimum standards for fire protection as follows:		Informational comment.		
2	Utility	Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.	Concur - Fire hydrants adjusted to be located no more than 600 feet apart and utilities designed to latest code and standards	Informational comment.		
3	Infor:	If a property gets platted that is OCL and within the City's CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump etc.).	Concur - water is being provided to site and hydrants will be on development	Informational comment.		
4	Infor:	Note: If adequate fire flows are not available from the water purveyor who holds the Certificate of Convenience and Necessity (CCN) for the area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service. If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, The City could pursue dual CCN certification for the area with the consent of the current holder of the CCN.	Informational - Understood	Informational comment.		
5	Infor:	503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Concur - street designed to support load of fire apparatus weighing at least 75,000 pounds	Informational comment.		
6	Infor:	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders	Concur - road width is to be 26 feet wide, exclusive of shoulders	Informational comment.		
7	Infor:	Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Concur - road width is to be 26 feet wide, exclusive of shoulders	Informational comment.		

8	Info.	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Concur - road width is to be 26 feet wide, exclusive of shoulders	Informational comment.		
9	Info.	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Informational - Understood	Informational comment.		
10	Infor:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Concur - road is not to be obstructed	Informational comment.		
11	Infor:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Concur - all portions of design are in accordance with fire code for streets	Informational comment.		
12	Infor:	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Concur - development to have less than 30 dwelling units	Informational comment.		
13	Info.	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Concur - Understood	Informational comment.		
14	Note	This subdivision appears to have only one point of entry. A variance should be requested to not require the two points of entry as required by D107.1 noted above.	Informational - development to have less than 30 dwelling units.	Informational comment.		
15	Plat	UDC 8.2.1D (3) External Connectivity: A divided entrance by be credited as two access points provided that the divided entrance shall consist of four travel lanes from the intersection with the public road system to the first intersection within the development.	Informational - noted; subdivision has less than 30 dwelling units	Informational comment.		
16	Infor:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96' minimum.)	Concur - apparatus access road does not dead end	Informational comment.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park & recreations is not responsible for the Retention Pond.	Concur - HOA will maintain pond	Addressed.		
2	Plat	Land Dedication Single-Family: Total Acreage Due: 21 Units/(100 Units)= 0.21 Acre OR Fee in Lieu of Land: Total Due: 0.21 Acre Due (\$62,500/Acre)= \$13,125.00	Noted	Addressed.		
3	Plat	Park Development Fee Total Due : 21 units (\$200/Unit)= \$4,200.00	Noted	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeable planned CCRTA service route.	Concur	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No increase in storm water discharge to State right-of-way shall be accepted by TxDOT.	Concur - no increase in storm water discharge to state ROW is anticipated as per SQMP	Addressed.		

2	Plat	TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020).	Concur - plans and SQMP have been submitted to TxDOT and are awaiting approval	Addressed.		
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NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.