

PLAT REVIEW COMMENTS
Responses from Urban Engineering in red 9-19-18
Responses from Urban Engineering in red 12-3-18
Responses from Urban Engineering in blue 12-28-18
Responses from Urban Engineering in Purple

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: 18PL1083

RIVERBEND SUBDIVISION (PRELIMINARY – 46.20 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	Although closure is not determined on preliminary plats it closes acceptably.	Understood	Addressed.
2.	Plat 1	Duplicated street names are not acceptable, two separate streets share the name Dally Dr., correct and revise.	Correction has been made	Addressed.
3.	Plat 1	Label Ranch View Dr. on the adjacent Riverbend Unit 1.	Label has been added	Addressed.
4.	Plat 1	Label the complete and correct legal	Current adjoining have been added	Not Addressed. Starlight Estates Unit 2

		description of the adjacent properties.		is recorded and not shown. Additional Adjoiners have been added Addressed on 12/20/18
5.	Plat 1	Dally Dr. is a sound alike street and not acceptable per 911 addressing standards.	Street name has been revised	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Provide a 10' YR for Block 2, Lot 14, along Yorktown Boulevard. Provide 20' YR along Yorktown Blvd for Block 4, Lot 12.	10' Yard requirements have been added to Lot 14, Block 2 and Lot 12, Block 4.	<p>Not addressed. Block 4, Lot 12 and Unit 6, Block 4, Lot 13 required to have a 20' YR. Lots 12 and 13 are not required to have 20' setback. The yard requirement for Lot 12 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 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.</p> <p>Partially Addressed (12/20/18):</p> <p>1) Block 2, Lot 14: side yard of 15' along Yorktown is accepted. Remove the "10 Y.R." label along the front Y.R. of this lot along Loyd Neal Drive; it is 20' not 10'. Correction has been made Addressed on 1/7/19</p> <p>Not Addressed (12/20/18):</p> <p>2) Block 4, Lot 12: UDC 4.2.10 (corner lots) requires side yard to be same as front yard. Layout has been revised to accommodate increased yard requirements Addressed on 1/7/19</p>

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
2.	Plat 1	Provide UE and YR label for Unit 6.	Y.R. has been added and existing utility easement has been labeled along Yorktown Boulevard	<p>Not addressed. Block 4, Lot 12 and Unit 6, Block 4, Lot 13 required to have a 20' YR. Lots 12 and 13 are not required to have 20' setback. The yard requirement for Lot 12 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 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.</p> <p>Addressed (12/20/18). Note: Unit 6 not approved at this time. Unit 6 will be reviewed in a future rezoning application for a Planned Unit Development (PUD). For Block 4, Lot 12 side yard, see Land Development Comment #1: 20' Y.R. required. Addressed on 1/7/19</p>
3.	Plat 1	Add to Note 1. "and meets the minimum 4,500 square footage and 45 ft lot width requirements.	Note has been revised	Addressed.
4.	Plat 1	Show property lines, easements, setbacks, etc. for properties north of platted property across Yorktown Boulevard.	Property lines have been added. There are no platted easements in this location.	Addressed.
5.	Plat 1	Remove utilities along Yorktown Boulevard and provide consistent centerline for road.	Utilities shown are correct. Centerline has been revised	<p>Not addressed. Utilities to be shown on Utility plan. Utilities are shown on utility plan. Please clarify area that is missing this information.</p> <p>Addressed on (12/20/18) (Prior Plat Sheet 1 had utilities layer on, was</p>

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
				showing <i>utilities</i> on <i>Plat Sheet 1</i> . This is now resolved.
6.	Plat 1	Label the street dedication along Yorktown Boulevard.	Correction has been made	Addressed.
7.	Plat 1	All residential street right of ways to meet 50' street section at T-turnarounds.	The city has previously approved a t-head w/28' back to back street in a 35' R.O.W. This discussion was resolved with the current approved final plat of Rancho Vista Unit 15.	<p>Not addressed. The configuration presented is identical to the configuration used for London Towne which was produced as a result of discussions with Staff. It is our understanding this configuration is acceptable until such time as a standard is developed for hammerhead turnarounds.</p> <p>Not Addressed (12/20/18) City adopted hammerhead detail has different dimensions. Provide hammerhead section detail per city approved detail used for London Towne 12/19/2018. Detail showing compliance with the fire code has been added to sheet 2 of the preliminary plat. Not Addressed. Revisions required on Sheet 2 see attached with mark ups 1/7/2019 Revisions based on City provided mark-ups have been made</p>
8.	Plat 1	Provide subdivision layout for east adjacent recorded property (Starlight Estates Unit 1). For south adjacent property, request for layout will be made if property is recorded prior to this Preliminary plat approved by Planning Commission.	Current adjoiningers have been added	Addressed.
9.	Plat 1	Provide the Floodplain Boundaries.	There are no flood boundaries to show. Entire property is located in Zone "B"	Addressed.
10.	Plat 1	Provide elevation contours for area within	Contours have been added	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		Floodplain boundary B.		
11.	Plat 1	Provide Drainage Easements and Utility easements for proposed storm water, waste water, and water infrastructure for Unit 6, Blk. 4, Lot 13.	Utilities shown are based on location of possible future ROW for a townhome development and are shown for planning purposes only. Exact location may change.	Addressed with the Final plat.
12.	Plat 1	Add a plat note indicating the required 3 Access points for the residential subdivision allowing for the 247 Units.	The following note has been added Three access points for residential development (247 Units) will be provided via two access points onto Yorktown Boulevard and one into Starlight Estates. A fourth access point will be provided to Yorktown from the future townhome site.	Addressed. Informational: with Unit 6, total units now is 282 units.
13.	Plat 1	Lots appear mis-numbered at Block 3, beginning with Lot 42. Revise.	Lots have been renumbered correctly	Addressed.
14.	Plat 1	Question: what is Footnote 9 referring to? Where are the temporary drainage easements?	This refers to the existing temporary drainage easement at the end of Ranch View Drive.	Addressed.
15.	Utility Plan	Final Plat Utility Plan shows stormwater line from Dally Dr. inlets (Block 2 Lot 17 & Block 4 Lot 9) north to Yorktown Blvd. This Preliminary Plat Utility Plan does not show it. Make these consistent.	Correction has been made to final plat to match preliminary plat	Addressed. (Noted: Dally Drive name changed to Pruet Dr. (running east-west) and Loyd Neal Drive (running north-south) in compliance with GIS comment).
16.	Plat 1, Utility Plan, SWQMP	Offsite: change "Red Cloud Drive" to "Killebrew Drive" on adjacent, Riverbend Unit 1.	Correction has been made	Addressed.
17.	Plat 1	On plat provide phasing schedule for each Unit and number of acres in each Unit	Phasing schedule will be in order of Unit numbering, and assuming 1 Unit per year.	Not addressed. Please see Note 12. This was discussed and approved at meeting with City staff at meeting to go over these comments. Addressed on (12/20/18)
18.	Plat 1	Regarding Unit 6, add note to Plat that Unit 6 is not approved, and is subject to future rezoning application and platting process.		Note has been added Addressed on 1/7/19

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
19.	Plat Sheet 2	Remove the Detail and Street Sections relating to the future PUD.		Items have been removed Addressed on 1/7/19
19.	Plat Sheets 1-4	Update the date of the revised drawings to December 4, 2018 in lower left corner of sheets.		Revision date has been added to each sheet Addressed on 1/7/19
20.	Sheets 1, 3, 4	Typographical / labeling correction: On neighboring Starlight Estates Unit 2, change "Stampede Drive" to "Ranch View Drive" for the continuation of Ranch View Drive.		Correction has been made Addressed on 1/7/19

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes, For Final Plat <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
ENGINEERING	<input checked="" type="checkbox"/> Manhole(s)		<input checked="" type="checkbox"/> Sidewalks

Understood Addressed.

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Minimum right of way shall not be less than 50 feet.	Understood	Not Addressed. Hammerheads are not showing 50' public right of way. The configuration presented is identical to the configuration used for London Towne which was produced as a result of discussions with Staff. It is our understanding this configuration is acceptable until such time as a standard is developed for hammerhead turnarounds.

				<p>Not addressed. (12/20/18) Provide hammerhead section detail per city approved detail used for London Towne 12/19/2018. Detail showing compliance with the fire code has been added to sheet 2 of the preliminary plat.</p> <p>Not Addressed. Revisions required on Sheet 2 see attached with mark ups 1/7/2019 Revisions based on City provided mark-ups have been made</p>
2.	Plat	<p>Minimum Y.R. shall be 20 feet on all sides for Block 1, Lots 56, 57, 61, 62, 89, 90, 94, 95, 122, 123, 127, 128 & 141, Block 2 Lots 1 & 3, Block 3, Lots 18, 19, 23, 24, 41, 42, 46, 47, 68, 69, 73, 74 & 84, Block 4 Lots 1 & 12.</p>	<p>We disagree. Side yards for Block 1, Lots 56, 62, 89, 95, 122, 128, 141; Block 2, Lots 1 and 2; Block 3, Lots 18, 24, 45, 51, 72, 78; and Block 4, Lot 1, should be allowed 10' side yards. Block 1, Lots 90, 94, 123, 127; Block 3, Lots 19, 23, 46, 50, 73, 77 have been revised to show 15' side yards. This is what was recently allowed on Rancho Vista Subdivision Phase 2 Preliminary Plat and Rancho Vista Subdivision Phase 2, Unit 15, Final Plat after much discussion and several meetings with City staff.</p>	<p>Not addressed. Block 1, Lots 57, 61, 90, 94, 123, and 127 are front yards requiring to be 20' YR.</p> <p>Block 3, Lots 19, 23, 42, 46, 69, 73 are front yards requiring a 20' YR</p> <p>Setbacks as shown are based on the configuration used for London Towne which was produced as a result of discussions with Staff. It is our understanding this configuration is acceptable until such time as a standard is developed for hammerhead turnarounds.</p> <p>Not completely addressed (12/20/18). For Block 4, Lots 1 & 12 (corner lots), the Side Y.R. that abuts the street is required to be the same as the Front Y.R., 20', per UDC 4.2.10. Yard requirement has been changed on both lots Addressed (1/7/2019) on revision submitted 12/28/2018</p>
3.	Plat	<p>All rear and side combined easements shall be not less than 15 feet per UDC 8.2.3</p>	<p>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</p>	<p>Addressed.</p>

4.	Plat	Plat doesn't meet the requirements of UDC 8.2.1.D. Min. External Access Points Required are 3 since exceeds 161 proposed lots.	in the City of Corpus Christi. Please see response to Item 12 under land development.	Addressed by Land Development
5.	Utility Plan	Revise proposed 6" water main to 8". 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 for water mains on residential streets within subdivision. Per meeting with City staff to discuss these comments, line sizes are okay. We have also extended water across Lake Toss Drive as discussed. Addressed 12/19/2018.
6.	Utility Plan	Public Improvements and development fees shall be required at final plat. Public Improvements shall meet all city master plans and city standards.	Understood	Addressed.
7.	SWQMP	Missing storm water calculations. Storm Water Quality Management plan not approved. Revise and resubmit.	Calculations have been added	Addressed. Concern noted for offsite drainage through Stampede Dr.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
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	Addressed. For Final plats only.
4.	Plat 1	A turnaround is not provided along Dally Drive where it terminates at Unit 6.	We have not had to provide turnarounds on streets where they will be extended in the future and they are two or less lots deep.	Addressed. Not requested by Engineering.
5.	Plat 1	The hammerhead designs are required to accommodate fire and solid waste service	The t-heads are acceptable to fire department and require backing	Not addressed. The configuration presented is identical to the configuration

		vehicles. Once the lots are occupied there is a high possibility of on street parking. These larger service vehicles must be able to turn around in the street without having to reverse backwards.	(reverse). What is the issue?	used for London Towne which was produced as a result of discussions with Staff. It is our understanding this configuration is acceptable until such time as a standard is developed for hammerhead turnarounds. Not addressed (12/20/18). Provide revised hammerhead configuration and hammerhead section detail per city approved detail used for London Towne 12/19/2018. Detail showing compliance with the fire code has been added to sheet 2 of the preliminary plat. Not Addressed. Revisions required on Sheet 2 see attached with mark ups 1/7/2019 Revisions based on City provided mark-ups have been made
6.	Plat 1	Provide the distance from the centerline of the connecting streets to the centerline point of each hammerhead. The maximum distance is 800 feet per the UDC. In addition, Table D103.1 "Requirements for Dead-End Fire Apparatus Access Roads" in the 2015 International Fire Code, state that lengths over 750 feet require special approval.	Dimensions have been added and all distances are less than 800'.	Addressed. Special Approval provided by Senior City Planner in consultation with Building Official.
7.	Plat 1	Layout of streets and quantity of hammerhead do not provide an opportunity for streets to facilitate traffic flow to more than one master planned street.	Do not understand comment. There are no planned Urban Transportation Plan master planned streets. We are providing a residential collector with two points of ingress/egress (Yorktown and Stampede). Loyd Neal Drive will connect to Yorktown and future townhome Unit 6 will connect to Yorktown giving total of 4 points of ingress/egress from subdivision.	Addressed. Design standards require three access points to a major street. Stampede is the third access point to Fred's Folly Road.

FLOODPLAIN			
No.	Sheet	Comment	Staff Resolution

1.	Plat 1	No comment.	Understood	Addressed.
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FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Hydrant are to be location not more than 600 ft. hose lay to any portion of any residential building and is to comply with the City of Corpus Christi Water Standards (750GPM, with 20 psi residual pressure).	Understood	Addressed.
2.	Plat 1	Per IFC 2015 Section 503.2 and Appendix D- Minimum road width shall be 20' unobstructed or 26' at fire hydrant locations. Cul de Sac turning diameter shall be 96' minimum.	The t-heads are acceptable to fire department	Addressed.

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Label easements on Lot 13, Blk. 4	Easement has been labeled	Not Addressed. Additional easements have been added Addressed. (12/20/18)

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Informational: Final plat to meet Open Space Regulations.	Understood	Addressed.

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

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

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

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

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

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

NUECES ELECTRIC				
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. The property is zoned "RS-4.5" Single-family 4.5 District. Understood