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PLAT REVIEW COMMENTS (City Resolutions 3/28/19)

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: 19PL1021

TULOSO RESERVE UNIT 1 (FINAL – 13.69 ACRES)

Located south of Leopard Street and east of Rand Morgan Road.

Zoned: RS-4.5 Single-family 4.5

Owner: NP Homes, LLC

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property for a 66-lot single-family residential development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	The plat closes within acceptable engineering standards.		Correct		
2	Plat 2	Correct the spelling of Rand Morgan Rd.	DONE.	Correct		
3	Plat 2	Provide coordinates, bearings and dimensions for the monitor well on Block 2. Provide a plat note with description of the monitor well.	DONE.	Correct		
4	Plat 2	The 10' street dedication adjacent to Rand Morgan Rd. shall be lightly cross hatched.	DONE.	Correct		
5	Plat 1	The location map is without direction, add a north arrow.	DONE.	Correct		
6	Plat 2	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	DONE.	Incorrect, Rand Morgan Rd. right of way width is not labeled as requested.		
7	Plat 2	Label the complete and correct legal description of the adjacent properties.	DONE.	Incorrect, Lots 6A and 6B of V43/P35 are not shown or labeled.		
8	Plat 2	Extend the adjacent property line east of Block 2, Lot 48.	DONE.	Correct		
9	Plat 2	The lot numbers have changed from the original submission and are not consistent with the submitted preliminary plat. Sequential numbering of the lots is imperative as new subdivisions are to be numerical while alpha-numeric lots are generally reserved for amending and re-plats.				

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide printed name of Lien Holder on Owner's certificate and on Lien Holders certificate.	NOT KNOWN AT THIS TIME	Not Addressed.		

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2	Plat 1	Remove plat note #9 pertaining to Drainage Master Plan	DONE.	Addressed.		
3	Plat 1	Add to plat note #10 "from Block 1, Lot 1"	DONE.	Addressed.		
4	Plat 2	For corner lots, clip YR's	DONE WHERE POSSIBLE.	Addressed.		
5	Plat 1	Verify storm basin plat note.	DONE VIA GOOGLE MAP.	Not Addressed.		
6	Plat 2	Verify (by labeling the dimension) that Lot 11 and 13, Block 2 meet the minimum 45 foot lot width requirement as measured at the Y.R.	DONE.	Addressed.		
7	Plat 2	Remove the 5' EE where conflicting with UE's.	AEP WANTS 5'EEs SHOWN WITHIN UEs.	Not Addressed.		
9	8	Water Distribution System Lot fee – 66 Lots x \$182.00/lot = \$ 12,012.00		Will be addressed prior to recording		
10	Plat 2	Wastewater System Lot fee – 66 Lots x \$393.00/lot = \$25,938.00		Will be addressed prior to recording		
11	Plat 2	Provide a note at the location for an off-site fire access easement by separate instrument, west of Lots 6 & 7, Block 2. The separate instrument is to be recorded prior to recording of Unit 1 Final Plat. Add a fire access easement on Lot 6 or 7 that connects the off-site easement to Jean LaFitte Street.	DONE.	Not Addressed. Increase width of fire access easement to 20 feet. Add note to plat that construction of fire access road shall occur with pavement width no less than 15 feet, prior to platting of Unit 2, if Anne Bonny Street is not connected to Rand Morgan Road via public street north of this subdivision at the time of platting Unit 2. This is based on Staff early assistance meeting with developer, on 3/4/2019.		
12	Plat 2	Add a plat Note: Fire access easement on Lot (6 or 7) shall terminate when Anne Bonny Street connects to Rand Morgan Road.	DONE.	Addressed.		
13	Plat 2	Add plat Note: No parking along Lot (6 or 7) frontage. No parking area shall be marked by striping and signage.	DONE.	Addressed.		
14	Plat 2	Informational: 15' Utility Easements will be required for any Public utilities along Rand Morgan Road.	OK.	Addressed.		
15		Block 1, Lot 1 shall have a 20-foot side Y.R. along Rand Morgan Rd. Block 2, Lot 1 shall have a 20' YR along Edward Teach Street.	DONE FOR B1, L1. NOT FOR B2, L1 PER MOSES.	Addressed. Typographical: Delete additional 20' YR label on Blk 2, Lot 1.		Senior City Planner approved the side YR on Blk 2, Lot 2 due to lot is back to a fellow corner lot. (C.R.Garcia,Blk 1, Lot 4. 10 ft side yard allowed per UDC 4.2.10.
16		Insert square footage for Block 3, Lots 9 and 12	DONE.	Addressed.		
17		correct spelling in Note 2: "DEPICTED..."	DONE.	Addressed.		
18	Plat 2	Payment of street light fees are to be required at time of plat recording.	OK.	Will be addressed prior to recording		
19	Plat 2	Block 2, Lot 51: Side UE: increase to 15 feet per UDC 8.2.3.A.4.				

20	Address remaining conditions and TRC comments in conditionally approved Preliminary Plat				
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DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Wastewater	Yes	
Storm water	Yes	
Fire Hydrants	Yes	
Manhole	Yes	
Sidewalks	Yes	
Streets	Yes	

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 1 & 2	Add on Rand Morgan Rd. (FM 2292) designation	DONE.	Addressed.		
2	Plat	Revise 10 feet Utility Easement on Block 1, Lot 1 to 15 feet per UDC 8.2.3 (Rand Morgan Rd.- FM 2292)	DONE.	Addressed.		
3		TxDOT approval is required for Edward Teach St. connection to Rand Morgan Rd. (FM 2292) prior to Planning Commission consideration.	OK.	Noted.		
4		Public Improvements are required for water including Rand Morgan Rd., wastewater, storm water, sidewalks including along Rand Morgan Rd., Street lights, street signage and street construction. a. Public Improvements shall be completed and accepted prior of plat recordation.	OK.	Noted; correct spelling of Rant to Rand.		
5	SWQMP	Confirm subdivision discharge (proposed 37 cfs-5 year design) and provide HGL to verify capacity of receiving storm system (McNorton).	Will do in construction plans.	Noted.		
6		Public Improvements are required for water including Rand Morgan Rd., wastewater, storm water, sidewalks including along Rand Morgan Rd., Street lights, street signage and street construction. Public Improvements shall be completed and accepted prior of plat recordation.	OK.	Noted; remove as duplicate requirement of comment 4 above.		
7		Apply acreage fees for waste water and water.	OK.	Noted; remove comment as addressed by LD comments 9 and 10..		
8	Informa tional	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	OK.	Noted.		

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

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1	Utility Plan	Water construction is required for platting.	OK.	Noted.		
2	Utility Plan	Wastewater construction is required for platting.	OK.	Noted.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	OK.	Addressed.		

ESI

No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Provide status of monitoring well. According to the TCEQ database, the landfill on east adjacent property was permitted for industrial and hazardous waste. They also have injection wells.	Attempting to determine status (whether active or inactive)	Not Addressed.		

FLOODPLAIN

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

FIRE DEPARTMENT

No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	See comments at end.	OK.	Addressed.		

GAS

No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Requested 5' U. E. on lot 55,blk.2 North side of property	DONE.	Will be addressed prior to recording		

PARKS

No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		For single-family housing types: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre / 100 units x 66 unit = 0.66 acre of land dedication.	67 LOTS TOTAL	Will be addressed prior to recording		
2		In lieu of land dedication, \$62,500/acre x .66 acres = \$41,250 is due unless fair market value/purchase information is provided.	67 LOTS TOTAL	Will be addressed prior to recording		
3		Park Development Fee (\$200 per unit) – therefore: 66 housing units: (\$200) x (66 units) = \$13,200.00	67 LOTS TOTAL	Will be addressed prior to recording		

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 foreseeably planned CCRTA service route.	OK	Addressed.		

NAS-CORPUS CHRISTI

No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Located approximately 2.5 miles NNW of Corpus Christi International Airport. Will be subject to occasional aircraft overflight and noise.	OK	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Located approximately 2.5 miles NNW of Corpus Christi International Airport. Will be subject to occasional aircraft overflight and noise.	OK	Addressed.		

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

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

NUECES ELECTRIC						
No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment		Addressed.		

TXDOT						
No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		TxDOT road to be identified on Plat as FM 2292.	DONE.	Addressed.		
2		TxDOT review and approval required for access onto FM 2292 (Rand Morgan Rd.)	WILL GET TXDOT TO CONFIRM THEY ARE OK.	Not Addressed.		
3		Access spacing, as per current Access Management guidelines and current posted speed limit.	OK.	Noted.		
4		If Developer wishes to drain into TxDOT drainage system, review and approval will be required.	OK.	Noted.		

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.

FIRE

WATER DISTRIBUTION SYSTEM STANDARDS

Fire Hydrant flow

RESIDENTIAL:

Fire flow at 750 GPM with 20 psi residual

Fire hydrants to be located every 600 feet apart.

IFC 2015 APPENDIX D

FIRE APPARATUS ACCESS ROADS

SECTION D102

REQUIRED ACCESS

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D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure.

SECTION D103

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

REQUIREMENTS FOR DEAD-END

FIRE APPARATUS ACCESS ROADS

Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum.

C) Per IFC 2015, Appendix D, section D103, table D103.4. Dead end fire apparatus access roads in excess of 150 ft. shall be provided with a 120 ft. hammerhead, 60 ft. "Y".

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.