

## 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: 17PL10125

RIVER EDGE VILLAGE (formerly OCEAN VIEW GEORGE) (FINAL –47.00 ACRES)

Located west of CR 33 and north of FM 43.

Applicant: Saratoga Oaks Apartments, LLC

Engineer: Texas Geo Tech Land Surveying and Engineering

The applicant proposes a Phase I Final plat for 47 acres in order to develop 62 half-acre units for a residential subdivision.

### GIS

1. The plat closes within acceptable engineering standards. **INFORMATIONAL**
2. Label the street parallel to FM 43 being bisected by River Edge Drive. **DONE**

### LAND DEVELOPMENT

1. Saratoga Oaks Apartments LLC has forfeited existence due to tax forfeiture as per Secretary of State. Provide alternative documentation for ownership. **DONE**
2. Provide the plat in Landscape format with a scale of 1"=100'. **DONE**
3. Requesting the scale to be 1"-100' for clarity with the plat layout in landscape position. **DONE**
4. On Vicinity map, label CR 26; Show road labels larger. **DONE**
5. Label all DE's as Private DE's. **DONE**
6. Provide square footages for all lots. **DONE**
7. Add to Note 2, "...for this subdivision." **DONE**
8. Correct misspelling on Note 3. **DONE**
9. As per Note 9, the offsite Detention Basin and the 20' DE on Lot 4 should be included with this Final Plat or boundary shown with documentation for a separate instrument. **RELOCATED THE PRIVATE 20' D.E.**
10. On Note 9, provide the Lot number of the private street. **DONE**
11. Provide line types scaled to show dashed for Easements, phantom for Yards, and centerlines for street centerlines. **DONE**
12. Due to linotypes shown not to scale, it is difficult to tell on which Lot the 20' DE is in since it is not centered between the Lots 2 and 3, Block 2. **DONE**
13. Double lot line between Lot 1 and 2, Block 2. **FIXED**
14. Provide a Block 2 label within plated area. **DONE**
15. Remove line at corner of Tulips Lane and Atlantic View Street at curve. **DONE**
16. If a proposed plat identifies improvements as private, provision shall be made for the establishment of a home owners association or other entity in accordance with the requirements of Subsection 8.1.8, Home Owners Associations, for the proper and continuous operation, maintenance and supervision of such improvements.(UDC 8.1.7) **H.O.A. DOCUMENTS**
17. Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8) **H.O.A. DOCUMENTS**

#### LAND DEVELOPMENT (Cont.)

18. The final plat shall make reference to recorded restrictive covenants which shall provide for the perpetual maintenance of private streets by a home owners association and state that the City has no obligation or intention to ever accept such streets as public right-of-way. The restrictive covenants shall be recorded prior to issuance of the first building permit for the subdivision. (UDC 8.2.1.J) **H.O.A. DOCUMENTS**
19. The final plat shall contain language whereby the home owners association agrees to release, indemnify, defend and hold harmless any governmental entity for damage to **NOTE ON THE PLAT**
20. Private streets reasonably used by government vehicles **NOTE ON THE PLAT**
21. Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction **NOTE ON THE PLAT**
22. Water Distribution System acreage fee – 47.0 acres x \$719.00/acre = **\$33,793.00 INFORMATIONAL**
23. Wastewater System acreage fee – 47.0 acres x \$1,571.00/acre = **\$73,837.00 INFORMATIONAL**
24. Water Pro-Rata – 1047.94 LF x \$10.53/LF = **\$11,034.80 INFORMATIONAL**
25. Correct Health certificate to the following: **DONE**  
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.  
  
\_\_\_\_\_  
Lauren Rabe, MPA  
Nueces County Health Department
26. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **INFORMATIONAL**

#### ENGINEERING

1. Address Nueces County comments. **INFORMATIONAL**
2. Provide street x-sections on construction plans. All private streets to meet minimum City standards. Sidewalks are required on residential streets. **DONE**
3. Block 5, lot 1 and Block 7 lot 1 cannot access to residential streets (Pacific View Drive, Atlantic View Street and Pacific View Street). **INFORMATIONAL**
4. Revise note 14 stating "Private Streets shall be maintained by HOA". **DONE**
5. Public Watermain to be looped. **WATERLINE IS LOOP TAPPED AT FM 43 AND AT THE EXISTING WATERLINE ON NATASHIA LANE "LONDON CLUB ESTATES"**
6. All public improvements shall be approved by Development Services. Public Improvements shall comply with City and County standards. **INFORMATIONAL**
7. Additional comments will be issued with the further review. **INFORMATIONAL**
8. Drainage study required per TxDOT comment. Provide a driveway access approval from TxDOT. See below. **INFORMATIONAL**

#### TRAFFIC ENGINEERING

1. Provide a layout of proposed street light locations within the subdivision for approval by Traffic Engineering. **STREET LIGHT LOCATION IS SHOWN ON SHEET 10 IN THE CONSTRUCTION PLANS**

2. Construction plans must show locations of proposed traffic control devices.
3. Street design must conform to City's standards (30 year design life). **DONE**
4. A buffer must be provided for lots abutting FM 43 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 43 or rear service alleys. **NO BUFFER NEEDED, LOTS ARE FACING FM 43**
5. A Street light is required at FM 43. **SEE SHEET 10 CONSTRUCTION PLAN**
6. Provide a temporary turnaround for Atlantic View Street and Pacific View Street. **DONE**
7. The City's Urban Transportation Plan designates FM 43 as A3 arterial (130' ROW and Co Rd26 as F1 freeway (400' ROW). **THE URBAN MASTER TRANSPORTATION PLAN Co Rd 26, WE SET THE R.O.W. AS PER = LONDON CLUB ESTATES VOL. 67, PAGES 285-288 M.R.N.C.T.**
8. Proposed driveway access to a TXDOT road shall conform to TXDOT access management standards. A permit is required by TXDOT for access onto the FM 43 frontage road. **INFORMATIONAL**
9. Recommend installation of speed humps for traffic calming measures in accordance with the guidelines in the City's Residential Traffic Management program. **INFORMATIONAL ( PRIVATE STREETS DEVELOPER DOSNT WANT SPEED HUMPS )**

#### 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 have a fire flow at any single fire hydrant will not be less than 750 gpm at 20 psi residual gpm at 20 psi residual. **INFORMATIONAL**

#### GAS

1. No comment.

#### PARKS

1. **Park Development Fee** (\$200 per unit) – (\$200) x (62 units) = **\$12,400.00** **INFORMATIONAL**
2. **Community Enrichment Fund:** Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 62 unit = **0.62** acre of land dedication.

In lieu of land dedication, \$62,500 x .62 = **\$38,750** is due unless fair market value/purchase information is provided. **INFORMATIONAL**

#### REGIONAL TRANSPORTATION AUTHORITY

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

#### NAS-CORPUS CHRISTI

1. No comment.

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. Comment from Preliminary Plat review: No Driveway Access will be granted until a drainage study has been provided. Stormwater detention will be required on site. No discharge to the TxDOT ROW will be granted due to the increase in residential developments on FM 43.  
**INFORMATIONAL**

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. **INFORMATIONAL****

LAND DEVELOPMENT

1. The property is Outside the City Limits and does not have a zoning designation.  
**INFORMATIONAL**