

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: 18PL1014

ROYAL OAK UNIT 2 (FINAL – 21.82 ACRES)

Located south of Leopard Street and west of Rand Morgan Road (FM 2922).

Zoned: RS-4.5.

Applicant: MPM Development, LP

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property in develop 102 single family residential units.

GIS

1. The plat closes within acceptable engineering standards.
2. Royal Oak Unit 2's boundary does not line up with Royal Oak Unit 1's boundary, correct and revise. I CHECKED AND COULD FIND NO ERROR. PLEASE ADVISE.
3. The Drainage Easement Right of Way to the north and west of the plat shall be a dedicated drainage easement with like legal characteristics as the drainage easement described in document 2003045766, filed in the D.R.N.C.T. with a note describing it on the plat. Change the name of the Drainage ROW to Drainage Easement Right of Way. THE DRAINAGE EASEMENT AND ROW TO THE NORTH AND WEST WILL BE AS APPROVED BY THE PLANNING COMMISSION FOR THE UNIT 1 PLAT.
4. Prior to recordation, the property owner will close the drainage easement described in document 2003045766 in accordance with all applicable ordinances and codes and provide the new ordinance number. THIS CLOSURE SHOULD ALREADY HAVE BEEN DONE BY THE CITY COUNCIL. PLEASE SEND ME A RECORDED COPY.

LAND DEVELOPMENT

1. Verify the following lots meet minimum requirements for lot width:
Lot 15, Blk 5; 29, Blk 6; Lot 1, Blk 2; Lot 1, Blk 1; Lot 1, Blk 23; Lot 6, Blk 14. NO SUCH LOTS.
2. Label width of Royal Oak Drive on Sheet 1. DONE.
3. Note 4: clarify which lots. DONE.
4. Note 7: delete "...is a requirement of the Unified Development Code and" (RS-4.5 requires 20' Y.R., not 25'). DONE.
5. Change 2nd Note 5 to Note 6. DONE.
6. Change Utility Plan Note 1; it states Zoning is RS-6 but City GIS shows RS-4.5. DONE.
7. Conform Notes on Utility Plan with Notes on Plat. DONE.
8. City engineer certification: replace "Ratna Pottumuthu" and credentials, with "William J. Green, P.E." DONE.

9. County Clerk certification: Kara Sands title: "County Clerk" DONE.
10. Water Distribution System Lot Fee: 102 Lots x \$182/Lot = **\$18,564.00**
11. Wastewater System Lot Fee: 102 Lots x \$393 = **\$40,086.00**
12. If street lights, confirm payment to AEP/or other electricity provider prior to recordation. OK.
13. Prior to Recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with submittal of the original tracing. OK.

ENGINEERING

1. Public Improvement Plans and construction and acceptance are required for Street (including sidewalks)/ Stormwater / Water (including Fire Hydrants) / Wastewater) prior to recording the Plat. OK.
2. Revise the Water Main on the Utility Plan from 6" to 8" diameter. THEY WERE APPROVED AS 6" WITH PRELIMINARY PLAT.
3. Show on the grading plans, contours 25' beyond the Property limit. 25' BEYOND PROPERTY LIMIT IS DITCH ROW.
4. See Traffic Engineering comments in regard to calming devices and street lighting layouts, address them. NOT RESPONSIBLE FOR CALMING DEVICES OR STREET LIGHTS
5. See TX DOT comments, address them and submit a copy of TX DOT permit.
6. SWQMP: See NAS comments, address them "Drainage ditches need to be designed and maintained to drain within 48 hours of a rain event". DONE.

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. OK.
2. Follow TXDOT Access Management guidelines for FM 2292. Driveway permits are issued by TXDOT for access onto FM 2292. OK.
3. It is recommended that traffic calming measures (e.g, speed humps, speed bumps) be incorporated on long street segments (i.e., Royal Oak Drive, Boscobel Street, and Oak Drive) to mitigate potential traffic issues. The length of the linear alignment along several streets do little to mitigate speeds within a residential neighborhood. TRAFFIC CALMING DEVICES BY RESIDENTS IN FUTURE IF DESIRED.
4. Provide a street lighting layout for proposed locations. NOT REQUIRED.

FLOODPLAIN

1. No comment.

FIRE

1. Hydrant location not to be 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).
2. 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.

GAS

1. No comment.

PARKS

1. Dedication requirement = 1.02 acre. Department will not accept land.

2. **Community Enrichment Fund:** Cash in lieu of land fees should be calculated at 1.02 x value of an acre = total payment. **(1.02 x \$62,500 = \$63,750**, unless fair market value/purchase information is provided.
3. **Park Development Fees:** 102 x \$200 = **\$20,400**

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located approximately 3.7 mile NNW of Corpus Christi International Airport. Will be subject to aircraft overflight and noise. Drainage ditches need to be designed and maintained to drain within 48 hours of a rain event. DONE.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 3.7 mile NNW of Corpus Christi International Airport. Will be subject to aircraft overflight and noise. Drainage ditches need to be designed and maintained to drain within 48 hours of a rain event. DONE.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. TXDOT ROW (FM2292 – Rand Morgan Frontage. Royal Oak Dr. is approximately 280' from Leopard Int. and 310' from proposed Boscobel St. This road was accepted in Variance with a mandatory deceleration lane for Royal Oaks Unit 1.OK.
2. Current Plat info of Royal Oaks Unit 1 / 2 (SWQMP sheet) is incorrect. Plat should show 3 new roads permitted by Variance process with the TXDOT required Deceleration lane. UNIT 1 PLANS WERE CORRECTED TO SHOW THREE STREET CONNECTIONS TO RAND MORGAN ROAD OF WHICH WAS APPROVED BY TXDOT. SEE ATTACHED TXDOT PERMIT.
3. No additional access shall be granted beyond the three (3) streets currently identified for this multi-phased residential commercial development as previously negotiated during the TXDOT Variance Process. OK.
4. No additional storm water runoff shall be accepted into State ROW or facilities as negotiated during the TXDOT Variance Process. OK.

NUECES ELECTRIC

1. No comment submitted.

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

Engineering

1. Residential: Fire Hydrants must be spaced 600' OC with 750 gpm and with 20 PSI residual Pressure.