

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: 18PL1043

KENLEY ESTATES (FINAL – 13.636 ACRES)

Located east of Flour Bluff Drive between Grand Canal Drive and Glenoak Drive.

Applicant: LOWM, Inc., A Texas Corporation
Engineer: Hanson Professional Services, Inc.

The applicant proposes to plat the property in order to construct 24 lots for single-family residential development.

GIS

1. The plat closes within acceptable engineering standards. *Okay.*
2. Label the right of way widths and centerline dimensions for all streets shown on the plat. *Okay.*
3. Label Grand Canal Dr including the right of way width, centerline and centerline dimension. *Okay.*
4. The drainage easements and the detention ponds are to be shown and labeled on the plat. *Okay.*

LAND DEVELOPMENT

1. On Sheet 1 of 2 show and label the certificate block for Nueces County Health Department. *Added. Acknowledged. .. add this throughout.*
2. On the location map label all street names correctly. *Okay. Correct spelling errors.*
3. On the Engineering certificate block replace Ratna Pottumuthu, P.E., LEED AP with "William J. Green, P.E" *Okay. Acknowledged.*
4. On the Planning Commission certificate block replace "William J. Green, P.E" with "Nina Nixon-Mendez, FAICP Secretary" *Okay. "Secretary" is duplicated. Remove Secretary after the FAICP Okay. Acknowledged.*
5. Remove general Note 6 referencing public open space. *Okay. Acknowledged.*
6. Clear the spacing in Note 7 referencing the receiving waters. *Okay. Acknowledged.*
7. Correct and revise the total residential lots on Note 9.1.1. *Okay. Acknowledged.*
8. On the plat title Include the legal description for Sheet 2 of 2 *Okay. Acknowledged.*
9. Change the 10' U.E. to 15' U.E along Flour Bluff Drive (UDC 8.2.3.A.2). *Okay. Acknowledged.*
10. Show and label 25' Y.R. for lots 1 & 23. *Okay. In addition, Lots 1 & 22 revise "15' Y.R" to "15' Y.R/U.E" along Flour Bluff Drive. Okay. Acknowledged.*
11. On the curve table change Curve# C1 & C9 from 10.00' to 15.00' *Okay. Acknowledged.*
12. On the Notes replace "Property Owners Association/Owners to "Home Owners Association/HOA" *Okay. Acknowledged.*
13. Note 9.1.3 remove the reference "Utility" (there no private utilities) and On Lot 24 replace "utility easement" with "private drainage easement." *Okay. Acknowledged.*
14. Label the street name along the south abutting property Vol 68, Page 341 *Okay. Acknowledged.*

LAND DEVELOPMENT (cont.)

15. 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
a. Private streets reasonably used by government vehicles
b. Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction. *Okay. Note A on Plat complies, but correct spelling of "reasonably".*
16. Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8) *Okay.*
17. Water Distribution System acreage fee – 13.64 acres x \$719.00/acre = \$9,807.16 *Okay.*
18. Wastewater System acreage fee – 13.64 acres x \$1,571.00/acre = \$21,428.44 *Okay. We will request a waiver for variance. (See response to comment 6 under additional comments.)*
19. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. *Okay.*

ENGINEERING

1. Show and label a typical cross section of proposed streets. *Okay. Put on utility plan. Acknowledged.*
2. Provide CL distance of proposed Schell Drive from East ROW of Flour Bluff Drive to radii center of proposed cul-de-sac. *Provided. We are requesting a waiver. CL distance not shown on plat. Please provide.*
3. Provide radius dimension of proposed Schell Drive cul-de-sac. *Okay. Shown on plat. Not shown on plat. Please provide.*
4. Public improvement plans and construction are required. *Okay.*

Additional Comments

1. Cul-de-sacs length shall comply with UDC Section 8.2.1.G. A waiver will be required if the cul-de-sac length exceeds 1000 ft (See Traffic Engineering #7) *We are requesting a waiver. Acknowledged.*
2. Minimum width of travel lane shall be not less than 20' on both sides for fire access. Reduce the width of the median. Increased to 20' from face of curb to face of curb. Median width decreased. *Acknowledged.*
3. EE and UE shall not overlap. *Okay. Changed to 5' EE and 15' UE behind that. Acknowledged.*
4. Private utilities are not allowed in Public Utilities. Private storm sewer and public watermain easements cannot overlap. Moved water utility to within the 15' UE. Added 25' UE for water crossing Schell Drive. *Acknowledged.*
5. Revise dimension text of the cul-de-sac to the same size as the rest of the dimensions. *Revised. Acknowledged.*
6. Waiver to wastewater construction shall be required as wastewater is reasonably available within 1000 ft from the property. *We are requesting a waiver. Acknowledged.*
7. Info: Public water main to be looped with the 8" watermain on Glenoak Drive through the easements between Dulak Subdivision and Rolan Tract. *We have agreed on a water layout with Engineering. Acknowledged.*
8. Info: Revise FH locations to be at the lot lines instead of in the center of the lots to reduce the conflicts with driveways and to provide clearance around FH for parking. *Moved fire hydrants over to left to lot line. Acknowledged.*

TRAFFIC ENGINEERING

1. The City's Transportation Plan designates Flour Bluff Drive as an A1 arterial (95' ROW). *Okay. We show 47.5' of street dedication from the centerline to our lot line. Acknowledged.*
2. The private street is required to match the one of the applicable local street dimensional standards listed in UDC Section 8.2.1.B. The 50' ROW section fits L-1A standards: 50' ROW, 28' back of curb to back of curb, 5' sidewalk on both sides. The 70' ROW section is similar to the 50' section but it has a 20' median in the middle and is 14' back of curb to back of curb each way. See utility plan for cross sections. *Acknowledged.*
3. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. *Okay. This comment remains as informational.*

Footnote 8.1.2. acknowledged. Page 2 of 5

4. The street name blade shall clearly identify the street as private. The abbreviation "PVT" can be added at the end of the street name. Show on public improvement plans submitted to the City.

Okay. *Required prior to recordation.*

Required prior to recordation

TRAFFIC ENGINEERING (CONT.)

5. Provide a street lighting layout for the subdivision for review by Traffic Engineering. The City is not responsible for maintenance and operation of any street lights on private streets. Okay. *A*
6. This subdivision abuts a proposed arterial street. To ensure protection of residential properties, provide one of the following (per UDC Section 8.2.1.E.):
- Marginal access streets;
 - Reverse frontage containing non-access restrictions along rear property lines with a street buffer in accordance with Subsection
 - 7.3.6 contained in a non-access reservation along the rear property lines;
 - Rear service alleys; or
 - Such other treatment as may be necessary to protect residential properties and separate traffic. Driveway access onto Flour Bluff Drive from Lots 1 and 22 is prohibited as per 8.1.2. in our General Notes. Also, Lots 1 and 22 are going to be detention ponds and so the lots bordering Flour Bluff Drive will not have houses on them. *Acknowledged.*
7. Per UDC Section 8.2.1.G., a maximum cul-de-sac length is 800 feet but can be 1,000 feet if it has an island. The proposed street section does not meet either criteria. There is 752' from the edge of pavement at the median island to the center of the cul-de-sac. See utility plan dimensioning at centerline. Per Land Development, the proposed street section does not meet criteria. Per UDC Section 8.2.1.G. Please provide a waiver request letter; letter must also detail the reason for the waiver needed for this project. Waiver requests are email to PlatApplication@cctexas.com Attention to Senior Planner Greg Collins Will provide waiver. *Acknowledged.*
8. Verify that the minimum lot width (100') is met for Lots 11 & 13. Removed one lot so that the cul-de-sac lots have 100' width. *Acknowledged.*

FLOODPLAIN

1. No comment; Floodplain comment is accurate. Okay.

FIRE

1. No comment. Okay.

GAS

1. No comment. Okay.

PARKS

1. Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land. Okay.
- a. Community Enrichment Fund fee = $(0.21 \text{ acre}) \times (\text{Fair Market Value or Actual Purchase Price})$ Okay. *20*
- b. The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC8.3.6) Okay.
2. Park Development Fee (\$200 per unit) = $\$200 \times 21 \text{ units} = \$4,200.00$ Okay. *20*

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located adjacent to Runway 17 Clear Zone @ NOLF Waldron. Will be subjected to aircraft noise and overflight. **Okay.**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located just to the East of the CZ for runway 17 at NALF Waldron. May be subject to aircraft overflight and noise. Land use should be carefully considered. **Okay.**

AEP-TRANSMISSION

1. No comment. **Okay.**

AEP-DISTRIBUTION

1. AEP is requesting the first 5' of the property off of the right of way to be an Electrical Easement to place AEP equipment. **Okay.**

TXDOT

1. No comment. **Okay.**

NUECES ELECTRIC

1. No comment. **Okay.**

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. Informational: The property is zoned "RS-22" Single-Family 22 District. **Okay.**