

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: 18PL1073

AZALI ESTATES UNIT 1 (FINAL – 43.190 ACRES)

Located east of Yorktown Boulevard and west of Cayo Del Oso.

Zoned: RS-4.5, RM-1, RM-2 and CG-2

Owner: Dorsal Development, LLC

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to obtain building permit for a future residential, apartment and commercial development.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	OK	Corrected
2.	Plat	Label a match mark or continuation label on each page of the plat.	Done.	Corrected
3.	Plat	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.	Corrected
4.	Plat	The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T., correct and revise.	Done.	Corrected

Plat Review Comments

Friday, July 20, 2018/Staff Resolution Friday, August 17, 2018

5.	Plat	The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T., correct and revise.	Done.	Corrected
6.	Plat	The street dedication along Yorktown Blvd. will be lightly graphically hatched.	Done.	Corrected

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat 1	Cross hatch 25' Street dedication all along Yorktown Boulevard.	Done.	Addressed		N/A
2.	Plat 1	Show and label the continuation 15'Y.R/U.E for Block 2, Lots 1 & 46 along Yorktown Boulevard.	Done.	Addressed		N/A
3.	Plat 1	Show and label 20' Y.R, Block 5, Lot 30 along Karo Drive (UDC 4.3.3)	Done (Sheet 3).	Must be shown on Sheet 1	Done on Sheet 1.	Addressed
4.	Plat 2	Show and label the continuation 10'U.E along the rear of Block 8, Lots 1-6.	Done.	Addressed		N/A
5.	Plat 2	Show and label the 10'Y.R/U.E Block 2, Lot 24 along Parham Drive.	Done.	Along Parham Drive change 10' Y.R to 20'Y.R (UDC 4.3.3) and replace U.E with 5'EE for Block 1, Lot 23 and Block 8, Lot 1	Done.	Addressed
6.	Plat 2	Show and label utility easement dedicated by separate instrument along north side of Block 8, 3 and east of Block 4	Done.	Addressed		N/A

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
7.	Plat 2	Identify the dash lines between the rears of Block 4, Lots 9 & 1.	Done.	Addressed		N/A
8.	Plat 2	Identify the dash lines between the rears of Block 5, Lots 1 & 30.	Done.	Must be shown on Sheet 2	Done on Sheet 2.	Addressed
9.	Plat 2	Provide a temporary turnaround on all dead-end streets.	Done.	Addressed		N/A
10.	Plat 2	Revise Secretary name "Nina Nixon-Mendez, FAICP"	Done.	Addressed		N/A
11.	Plat 2	In Note 8, include "Lot 30" referencing the open space regulation.	Done.	Addressed		N/A
12.	Plat 3	Show and label 20' Y.R, Block 5, Lot 30 along Karo Drive (UDC 4.3.3)	Done (sheet 3).	Addressed		N/A
13.	Plat 3	Cross hatch 25' Street dedication all along Yorktown Boulevard.	Done.	Addressed		N/A
14.	Plat 2	Add a plat note: "No private driveway access onto Yorktown Boulevard Blocks 1 & 2."	Done.	Addressed		N/A
15.	Plat 2	Add a plat note:" No private driveway access onto Karo Drive Block 5, Lot 30.	Done.	Addressed		N/A
16.	Plat	Water Distribution System acreage fee – 43.19 acres x \$719.00/acre = \$31,053.61	OK.			Prior to recordation
17.	Plat	Wastewater System acreage fee – 43.19 acres x \$1,571.00/acre = \$67,851.49	OK.			Prior to recordation

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
18.	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to plat recordation.	OK.			N/A
19.	Plat	Prior to recordation, show the recorded document number for all utility easement dedicated by separate instrument.	OK.			N/A
20	Additional comment	The rear easements of Block 1, Block 2, Block 3, Block 5 and Block 8 should be 15 feet per UDC.8.2.3.A.4 Recommend Block 1 and Block 8 to be 10 feet the rest should comply with 15 feet UE.	Done.			Addressed

ENGINEERING			
Public Improvements Required?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Water onsite and offsite on Yorktown Boulevard <input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Wastewater onsite and offsite	<input checked="" type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Sidewalks
<input type="checkbox"/> UE With Plat <input type="checkbox"/> Offsite UE	<input checked="" type="checkbox"/> UE With Plat <input checked="" type="checkbox"/> Offsite UE	<input type="checkbox"/> DE With Plat <input type="checkbox"/> Offsite UE	<input type="checkbox"/> ROW With Plat <input type="checkbox"/> Offsite Temp Cul-de-sac

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Public Improvements Plans and construction are required prior to the final plat recordation; including offsite 12" Water on Yorktown to make water available to the subdivision, true looping is required along Yorktown (2 connection points) and including the construction of the offsite Wastewater line connecting to the lift station.	OK.	Addressed
2.	Plat	Submit a request for Wastewater Master Plan Amendment.	OK.	Addressed
3.	SWQMP	SWQMP: Indicate the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storm for the site, Provide the necessary recommendations / mitigations due to increase in flows and make sure the mitigations conform to the City of Corpus Christi Stormwater Master Plan.	This was done with preliminary plat with which SWQMP was approved. The drainage is into Channel 31 almost at its entry into Oso Bay. There are no mitigations necessary. It is according to master plan.	Addressed
4.	SWQMP	Add the receiving water note to the SWQMP.	This note is shown in the approved preliminary plat.	Addressed

5.	Utility Plan	Utility Plan: Show and label the 36" water line on the west side of Yorktown; verify if the 12" existing Water line shown on Yorktown is existing, please fix the Utility Plan as necessary; the Water line must be looped to the line on Yorktown or provide calculation to show enough circulation exists in the Water line.	Done (existing 42" water line on southwest side of Yorktown Blvd. is shown). Existing 12" in Yorktown as shown was constructed with Starlight Estates Unit 1 and extends to Starry Road. Will provide looping and or calculations as needed with construction plans.	Addressed
6	Utility Plan	Utility Plan: No dead end Water mail is allowed greater than 100 LF; the 12" existing Waterline shown on Yorktown Boulevard doesn't exist, it must be shown as proposed.	OK. 12" as shown does exist. See 5. Above.	Addressed
7	Plat document	Show two shared access areas onsite and butting Yorktown Boulevard the 1 st between lots 28 and 29 and the 2 nd between lots 29 and 30.	Done.	Addressed

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	The City's Urban Transportation Plan designates Yorktown Boulevard as an A3 Arterial (130' ROW).	OK.	Addressed
2.	Plat	Minimum lot width shall be 50 feet.	Zoning allows 45'.	RM-1& RM-2 Minimum lot width shall be 50 feet.
3.	Utility Plan	Utility Plan: Provide the layout of the proposed street light locations within the plat for approval by Traffic Engineering.	Will do with construction plans	Addressed
4.	PI	The PI Plans must show locations of proposed traffic control devices (signs, striping, object markers, etc.). Recommend installation of speed humps for traffic calming measures in accordance with guidelines of Residential Traffic Management Program. The existing layout (straight alignment, block length and wider ROW) encourages speeding through a residential area.	OK.	Addressed

5.	Plat	Streets design must conform to City standards (30-year life).	OK.	Addressed
6.	Plat	A buffer must be provided for lots abutting Yorktown Boulevard 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 Yorktown.	This was not done with approved preliminary plat.	Addressed
7.	Plat	Recommend provisions should be made to mitigate left turning movement onto Minnie Drive or Rocky Drive. This segment of Yorktown Boulevard is a two-lane section of roadway with no shoulder and a speed limit of 45mph. providing a left turn lane for residents is an option to improve safety for this development.	This was not done with approved preliminary plat.	Addressed
8.	Plat	The intersection of Maddie Lane and Minnie Drive is offset. The lots along Block 3, Lot 21 should align with Block 2, Lot 23. STREET WIDTH CHANGES.	No longer offset.	Addressed

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	OK.	
2.		<p>Community Enrichment Fund fee = (0.90 acre) x (Fair Market Value or Actual Purchase Price)</p> <p>a. 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)</p> <p>b. Park Development Fee (\$200 per unit) = \$200 x 90 units = \$18,000.00</p>	OK.	Prior to recordation

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

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

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

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

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

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

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

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.

ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances.
2. Submit public improvement construction plans to the following e-mail address Publicimprovements@cctexas.com.