

COMMENTS RESOLUTION

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: 18PL1082

AVANTI AT GREENWOOD, BLOCK 1, LOTS 1 & 2 (REPLAT – 5.84 ACRES)

Located north of Saratoga Boulevard and east of Greenwood Drive.

Zoned: RM-1

Owner: Our Savior Lutheran Church of Corpus Christi, Texas

Surveyor: Frontier Surveying Company

The applicant proposes to plat the property to subdivide the property into two lots. One for a multifamily development.

| GIS | | | | |
|-----|--------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | The plat closes within acceptable engineering standards. | No action needed | Addressed |
| 2. | Plat 1 | Label the complete and correct legal description of the adjacent properties. | Completed | Addressed |
| 3. | Plat 1 | Provide a north arrow on the location map. | Completed | Addressed |
| 4. | Plat 1 | The street name on the location map is incorrectly named N Padre Island Dr. Change it to S. Padre Island Dr. | Completed | Addressed |

| LAND DEVELOPMENT | | | | |
|------------------|--------|---|--|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Remove elevation contours within and outside the plat boundaries. Only required for Floodplain A & B. | A portion of the property is in Zone AE according to the preliminary FEMA map. | Addressed |
| 2. | Plat 1 | On plat, provide the recordation | Completed | Addressed |

| LAND DEVELOPMENT | | | | |
|-------------------------|--------------|--|---------------------------|--|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| | | information (Volume and Page) (i) for 80' Drainage ROW label, and (ii) for 75' Drainage Easement label. | | |
| 3. | Plat 1 | Provide for establishment of a property owners' association in accordance with UDC 8.1.7 and 8.1.8 to operate, maintain, supervise such improvements. | Completed | Documents shall be reviewed and approved by City Attorney prior to recordation of plat, per UDC 8.1.8.C. |
| 4. | Plat 1 | The final plat shall refer to recorded Restrictive Covenant or Agreement between owners which shall provide for the perpetual maintenance of the private street and ownership. The note shall state that the City has no obligation or intention to ever accept such streets as public right-of-way. The Restrictive Covenant or Agreement shall be recorded prior to issuance of the first building permit for the subdivision. (UDC 8.2.1.J) | Completed | Addressed |
| 5. | Plat 1 | Add a note on the plat stating that the owners of the Private Street (Lot 1 & 2 owners) agree 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 within a Public Easement. | Completed | Addressed |
| 6. | Plat 1 | On Development Services Engineer certificate, correct to William J. Green, P.E. | Completed | Addressed |
| 7. | Plat 1 | Remove the Director of Development Services certificate and provide a Planning Commission certificate as shown below. | Completed | Addressed |

| LAND DEVELOPMENT | | | | |
|------------------|--------|---|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 8. | Plat 1 | Provide legal description for north adjacent property. | Completed | Addressed |
| 9. | Plat 1 | Explain reason for note 3 on plat. INFORMATIONAL: Deed(s) proving ownership required prior to plat recordation. All owners shall sign plat prior to recordation. | Note revised. | Addressed |
| 10. | Part 1 | Water Pro-Rata – 374.32 LF x \$10.53/LF = \$3,941.59 | No action needed | Addressed |

Land Development #7 (cont'd):

State of Texas
 County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20____.

 Nina Nixon-Méndez, F.A.I.C.P.
 Secretary

 Eric Villarreal, P.E.
 Chairman

| ENGINEERING | | | |
|--|--|--|--|
| Public Improvements Required? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | *See Informational Note at end of document | |
| <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s) | <input checked="" type="checkbox"/> Wastewater <input checked="" type="checkbox"/> Manhole(s) | <input type="checkbox"/> Stormwater | <input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Sidewalks |

Refer to UDC Section 3.8.3.D Waivers if applicable.

| ENGINEERING | | | | |
|-------------|-------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat | Provide 15-foot utility easement along Greenwood Dr. per UDC 8.2.3 | Completed | Addressed |

| | | | | |
|----|-------|--|--|--|
| 2. | Plat | Label the Access Easement also as a Private Street. Label this Private Street as a separate lot, e.g., Block 1, Lot 3. | Completed | Will update both the north and south Private Access Easements from a width of 23' and 25' respectively to a min. 26' in width. Verify inside dimensions for Lot 3 with outside dimension. Addressed. |
| 3. | Plat | Provide turnaround for private street; it shall comply with UDC 8.2.1.G. Private street exceeds 150 feet in length. | The fire lane easement to be used for turnaround | Addressed |
| 4. | Plat | Provide 20-foot Y.R. for Lot 2. | Completed | Addressed |
| 5. | Plat | Provide cross section of the private street; it shall meet all the requirements per city standards. | Completed | Will remove the Street Cross Section from plat. Addressed |
| 6. | Plat | Change Utility Easement to Drainage Easement along rear (eastern) lot line of Lot 2. It shall be no less than 15 feet per UDC 8.2.3.B.5. | Completed | Addressed |
| 6. | SWQMP | INFORMATIONAL: <u>Required Prior to Recordation</u> : Missing storm water calculations. The calculation shall be use per rational method. Provide calculations pre-development and post development for 5 yr., 25 yr. and 100 yr. storm events. | Updated SWQMP attached. | Informational |
| 7. | Plat | INFORMATIONAL: <u>Required at the Building Permit/Site Development stage</u> : Fire hydrants shall be located every 300 feet on center on the frontage of Greenwood Dr. | No action needed | Informational |
| 8. | Plat | INFORMATIONAL: <u>Required at the Building Permit/Site Development stage</u> : Water service, fire protection and waste water extension are required for Lot 2. | No action needed | Informational |
| 9. | Plat | Informational: Verify the onsite locations of the utility easement dedications. If the utility infrastructure doesn't align with the easement after recordation, when infrastructure is installed, an easement closure will be required, and new easements shall be dedicated by separate instrument. | No action needed | Informational |

| TRAFFIC ENGINEERING | | | | |
|----------------------------|--------------|--|---------------------------|-------------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC | No action needed | Addressed |
| 2. | Plat 2 | The driveway(s) shall be located where they do not cause queuing of traffic that ends up blocking left turn movements into other developments and/or City streets. | No action needed | Addressed |

| FLOODPLAIN | | | | |
|-------------------|--------------|--|---------------------------|-------------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Add Preliminary Flood Insurance Rate Map note. | See Note 2 on plat. | Addressed |

| FIRE DEPARTMENT | | | | |
|------------------------|--------------|---|--|-------------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Utility Plan | Per the City of Corpus Christi Water Distribution System Standards, a City fire hydrant shall be located every 300 feet as measured along dedicated streets in all mercantile and industrial areas and flow 1500 gpm at 20 psi residual pressure. | No action needed | Addressed |
| 2. | Plat 1 | 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". | The fire lane easement is to be used for turnaround. | Addressed |

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

| PARKS | | | | |
|--------------|--------------|---|---------------------------|-------------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Add the following standard "Public Open | See note 5 on plat. | Addressed |

| | | | | |
|--|--|---|--|--|
| | | Space” standard note: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.” | | |
|--|--|---|--|--|

| REGIONAL TRANSPORTATION AUTHORITY | | | | |
|-----------------------------------|--------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | This replat is located along but not immediately adjacent to any bus stops served by bus Route 19G Ayers/Greenwood and should not adversely impact CCRTA bus route services. | No action needed | Addressed |

| NAS-CORPUS CHRISTI | | | | |
|--------------------|--------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Located approximately 1.0 miles NW of NALF Cabaniss. May be subject to occasional aircraft noise and overflight. | No action needed | Addressed |

| CORPUS CHRISTI INTERNATIONAL AIRPORT | | | | |
|--------------------------------------|--------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Located approximately 1.0 miles NW of NALF Cabaniss. May be subject to occasional aircraft noise and overflight. | No action needed | Addressed |

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

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

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

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

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. Development Fees for this property were previously paid with the previous plat recording, per Planning Commission Meeting Minutes dated 10/15/1986.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
3. Urban Transportation Plan shows Greenwood planned right-of-way of 95 feet. 90-foot right-of-way already dedicated for Greenwood Avenue deemed sufficient because of recent Capital Improvements Planned project completion for this portion of Greenwood Avenue. Urban Transportation Plan should be amended to reflect that it is built.

ENGINEERING

1. Public and private improvements shall be installed at the Building Permit / Site Development stage of development, under the terms of UDC 8.1.10. Financial guarantee requirement per UDC 8.1.10.B.1 to be satisfied by the land owner posting a financial guarantee and executing a standard form agreement, prior to recordation of the plat.

FIRE DEPARTMENT

1. Utility Plan: INFORMATIONAL NOTE: Additional fire hydrants may be needed in the property to meet to the 300' requirement. A fire hydrant is required to be within 100' of a FDC, Fire Department Connection.