

PLAT REVIEW COMMENTS

COMMENT 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: 18PL1072

EPIC Y-GRADE SUBDIVISION OCL (PRELIMINARY – 297.69 ACRES)

Located east of Callicoate Road and west of Violet Road.

Current: Outside city limits (OCL)

Owner: Epic Y Grade Logistics

Engineer: Munoz Engineering

The applicant is proposing to preliminary plat the property to construct 4 lots for light industrial use outside city limits.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Closure is not checked on preliminary plats.	N/R	Corrected
2.	Plat	Label the UTP amendment ordinance number on the plat.	NOTE ADDED	Ordinance No. 031499 See attach Corrected
3.	Plat	Label and lightly hatch the approved street dedications.	INDICATED	Corrected
4.	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.	INDICATED	Corrected

Plat Review Comments

Friday, September 07, 2018/Updated Wednesday, September 26, 2018/Updated Friday September 28, 2018

5.	Plat	Label the complete and correct legal description of the adjacent properties.	INDICATED	Include the complete legal description on the property owned by 4 J Land, LTD and Equistar Chemicals to the east. Corrected
6	Additional Comment	Label the block number on each lot.	ADDED	Corrected
7.	Additional Comment	The lot numbers are not sequential, provide an explanation.	CORRECTED	Corrected
8.	Additional Comment	The curve table is incomplete, correct and revise.		Corrected
9.	Additional Comment	No line table data found, remove if not used.		Corrected

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Add an additional plat note referencing proposed zoning.	NOTE ADDED	Addressed
2.	Plat	Note 1 Include the word "dedication".	WORD ADDED	Addressed
3.	Plat	Remove Note referencing yard requirement, annexation and zoning.	REMOVED	Additional: Remove Note 10: referencing Open Space Regulation. Addressed.
4.	Plat	Recommend removal of signature blocks; this is typically required during the final plat recordation.	REMOVED	Addressed
5.	Plat	Show and label the minimum yard requirement setback for existing and proposed streets See County subdivision regulations and platting requirements (Chapter VI; Division 2 Lots: VI-2.3)	INDICATED	Addressed
6.	Plat	Show and label the right of way widths and centerline dimensions for all streets shown on the plat. Show full right-of-way dedication within the property boundaries	INDICATED	Addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		for Yellow Oak and Southern Oak. See County subdivision regulations and platting requirements (Division 3. 3.1.1(g) in Table VI-1)		
7	Plat	Show and label corner Clip or Radius. See County subdivision regulations and platting requirements (Division 3: Table VI-3)	INDICATED	Addressed
8.	Plat	Show and label the acreage for each lot.	INDICATED	Addressed
9.	Plat	On the plat show and label the proposed phasing and scheduling of development. (UDC Section 3.7 Master Preliminary Plat)	INDICATED	Not addressed additional information for scheduling needed. 2 nd Revision phasing sheet needs to be added as Sheet 2 of 2 of the Preliminary Plat. Remove prior ghosted phase labels on Sheet 1. Addressed
10.	Plat	Add a note to the plat: Prior to connecting to public water, each lot must have an approved and recorded O.C.L water contact.	NOTE ADDED	Addressed

NUECES COUNTY PUBLIC WORKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Add owners name and contact information.	ADDED	Addressed
2.	Plat	Add two benchmarks.	ADDED	Addressed
3.	Plat	Add field note description and label Point of Beginning.	INDICATED	Label Point of Beginning for fieldnote description. (see property deed)
4.	Plat	Tie-in and label original survey corner.	INDICATED	Tie-in and label original Lot corner. (see property deed)
5.	Plat	Dimension width of F.M. 1694	INDICATED	Addressed
6.	Plat	Label property corner monuments.	INDICATED	Label property corner monuments. (see property deed)
7.	Plat	Add contours and topography.	ADDED	Addressed
8.	Plat	Label adjacent property owners.	INDICATED	Addressed

NUECES COUNTY PUBLIC WORKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
9.	Plat	Show Alignment dedication of RA-1 Street Section for Yellow Oak Avenue and Southern Oak Avenue. Construct to LS-1 Section for Yellow Oak Avenue and Southern Oak Avenue.	INDICATED	Addressed
10.	Plat	Label width of proposed streets.	INDICATED	Addressed
11.	Plat	Label 50' building lines.	INDICATED	Addressed
12.	Plat	Add acreage of lots.	INDICATED	Addressed
13.	Plat	Label Lot 3 as Lot 1, Block 3	INDICATED	Not Addressed See additional comment #24
14.	Plat	Label Lot 4 as Lot 1, Block 2	INDICATED	Not Addressed See additional comment #24
15.	Plat	Add a radius of Southern Oak Road at F.M. 1694	ADDED	Addressed
16.	Plat	Add recording information to the 100' AEP Easement.	REMOVED: NOT RECORDED AT THIS TIME	Addressed
17.	Plat	Add survey lot lines.	ADDED	Addressed
18.	Plat	Add bearing, distance and curve data to all street right of way lines.	ADDED	Addressed
19.	Plat	Add existing utilities.	ADDED	Addressed
20.	Plat	Add proposed street cross sections.	ADDED	Addressed
21.	Plat	Label size of proposed wastewater lines.	INDICATED	Addressed
22.	Plat	Remove certifications.	REMOVED	Addressed
23.	Plat	Add Surveyors seal and signature.	ADDED	Addressed
24.	Additional Comment	Correct lot and block numbers.	INDICATED	
25.	Additional Comment	Add original lot lines.	INDICATED	
26.	Additional Comment	Provide preliminary drawings of proposed drainage conditions.	WILL BE PROVIDED IN SWQMP	
27.	Additional Comment	Provide detention/retention pond for 10-year storm with 30 minute retention.	STORM WATER FLOWS REDUCED, WILL BE PROVIDED DURING FINAL PLAT	
28.	Additional Comment	Provide calculations for road side ditches.	WILL BE PROVIDED DURING FINAL PLAT	
29.	Additional	Provide calculations that prove	STORM WATER FLOWS REDUCED	

NUECES COUNTY PUBLIC WORKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
	Comment	existing structures can handle the proposed capacity.		
30.	Additional Comment	Existing area is known for flooding, provide calculations for this additional flow.	STORM WATER FLOWS REDUCED	
31.	Additional Comment	Add cross-sections for 25 and 100-year flood on detention pond.	WILL BE PROVIDED DURING FINAL PLAT	
32.	Additional Comment	Provide proposed construction plans.	WILL BE PROVIDED DURING FINAL PLAT	

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes at Final Plat <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Wastewater <input checked="" type="checkbox"/> Manhole(s)	<input checked="" type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets <input 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 minimum 15 feet utility easements along the ROW of the future roads UDC 8.2.3.	INDICATED	Addressed
2.	Plat	Provide the proposed boundaries for all the lots.	INDICATED	Addressed per County
3.	Plat	Provide approval from TxDOT for the location of the proposed street and the drainage design.	TxDOT REVIEWED PLAT AND PROVIDED NO COMMENTS. TxDOT HAS BEEN CONTACTED REGARDING DRAINAGE.	Noted
4.	Utility Plan	Provide water service and fire protection for all the lots.	INDICATED	Noted, to be confirmed at Final Design
5.	Utility Plan	Proposed water main must comply with the Water Master Plan for the area	INDICATED	Noted, to be confirmed at Final Design
6.	Utility Plan	Dead end mains are not permitted	INDICATED, MAINS SHOWN AS BEING EXTENDED, DESIGN WILL HANDLE	Noted, to be confirmed at Final Design

			DEAD ENDS	
7.	Utility Plan	Provide waste water service for all the proposed lots.	INDICATED	Noted, to be confirmed at Final Design
8.	Utility Plan	Provide size diameter of the proposed waste water.	INDICATED	Noted, to be confirmed at Final Design
9.	Utility Plan	Proposed waste water must comply with Collection System Master Plan for the area (Allison Master Plan)	INDICATED	Noted, to be confirmed at Final Design
10.	Plat	Provide street cross sections of the proposed streets including but not necessarily limited to Yellow Oak Avenue and Southern Oak Avenue (constructed to LS-1 section).	INDICATED	<p>Replace RA1 Initial with RS1 Standards per Ordinance. For Typical RA1 Cross Section-<i>Initial</i> Construction, use RA1 R-O-W dimension and use RS1 pavement and drainage dimensions in Ordinance 031499, Exhibit C.</p> <p>Addressed.</p> <p>For Typical RA1 Cross Section-<i>Final</i> Construction, use RA1 Standards per same Ordinance. Replace RA1 Final with RA1 Standards per Ordinance.</p> <p>Addressed.</p>
11.	SWQMP	Review of Engineer Pre-Post Drainage Plan requested – SWQMP not approved.	SWQMP REVIEWED	Addressed per County
12.	Plat	Provide turnaround at Yellow Oak.	WILL BE INDICATED DURING FINAL PLAT OF HOW THIS WILL BE HANDLED	Noted, to be confirmed at Final Design.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	The subdivision of the Preliminary plat avoids the construction of proposed master planned streets. This type of subdivision is not recommended.	NOTED	To be Addressed by phasing scheduling.

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Plat Note 2, FEMA Information. Preliminary note should also include the preliminary regulatory floodway. In addition, the preliminary regulatory floodway should be indicated on the preliminary plat.	INDICATED	Addressed

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	a. INFORMATIONAL NOTE: Fire apparatus access roads shall have an unobstructed width of not less than 20 ft. or 26 ft. at hydrant locations exclusive of shoulders, per International Fire Code 2015 and 26' for aerial apparatus access.	NOTED	
		b. b. INFORMATIONAL NOTE: Hydrant location not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (3000GPM, with 20 psi residual pressure).	NOTED	

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.	N/A	

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

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

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

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

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

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

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

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. No comment.