

## 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: 18PL1100

SOUTH CLARKWOOD ACRES, BLOCK 1, LOT 2 (FINAL – 15.874 ACRES)

Located east of Clarkwood Road (FM 2292) and north of Donna Avenue.

Zoned: RV

Owner: YIU, Inc.

Engineer: Voss Engineering

The applicant proposes to plat the property to obtain a building permit for Recreational Vehicle Park.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	ok	Correct	
2.	Plat	Reference the documents for the drainage easement to the east and add the text Clarkwood Ditch.	revised	Correct	
3.	Plat	Provide a complete copy of V1420/P367 DRNCT and V1482/P290 DRNCT. They are pertinent to the required plat notes for the drainage easement to the east known as the Clarkwood Ditch. Additional comments may be forthcoming once the requested documents are reviewed.	V.1420, P.367 does not apply to the property. Both deeds provided.  Added as General Note #10	Since the 35' DE/ROW Easement is within the platted boundary then add the following note: The developer has granted and conveyed, and by these presents does hereby grant and convey unto the City of Corpus Christi, a municipal corporation duly	Correct

				incorporated under and by virtue of the laws of the State of Texas, it's successors and legal representatives, the free and uninterrupted use, liberty, privilege and easement, of going in, over, under and along the certain tract of land called a Drainage Easement and Right of Way, labeled as such. Together with the free ingress, egress and regress to and for the City for the purpose of maintaining a public drainage facility, and for the purpose of maintaining, servicing, repairing and inspecting said public drainage facility under, on and along said tract.	
4.	Plat	The vicinity map will be labeled with State Highway 44 and South Clarkwood Rd.	revised	Correct	

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Show and label the square footage on the platted area.	added	Addressed
2.	Plat	Revise Note 6 to include street dedication.	revised	Addressed
3.	Plat	Show and label a 15' U.E along South Clarkwood Road (FM 2292). (UDC 8.2.3.A.2)	added	Addressed
4	Plat	Remove "owner" from under Conrad YUI signature line.	revised	Addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
5.	Plat	Add the following note to the plat: Property must comply with TxDOT's Traffic Access Management Plan	added	Addressed
6.	Plat	Water Distribution System acreage fee – 15.87 acres x \$1,439.00/acre = <b>\$22,836.93</b>	ok	Prior to recordation
7.	Plat	Wastewater System acreage fee – 15.87 acres x \$1,571.00/acre = <b>\$24,931.77</b>	ok	Prior to recordation
8.	Plat	Wastewater Pro-Rata – 560.96 LF x \$12.18/LF = <b>\$6,832.49</b>	ok	Prior to recordation
9.	Plat	Water Pro-Rata – 560.96 LF x \$10.53/LF = <b>\$5,906.91</b>	ok	Prior to recordation
10.	Plat	RV zoning minimum front Y.R. is 20 feet. May change the front Y.R. to 20' or, change footnote 1 to state: "Yard requirements as depicted are a <del>requirement of the Unified Development</del> <del>Code</del> and subject to change, as the zoning may change."	Revised to the 20 foot Y.R.	Addressed

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Wastewater <input type="checkbox"/> Manhole(s)	<input type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Sidewalks

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Provide 5' U.E. along the south boundary of the property.	added	Concur
2.	Plat	Revise from 10' U.E. in the rear to a 15'.	revised	Concur
3.	Plat	Dedicate 35' D.E./ROW for the drainage easement be the same along the property boundary along the existing ditch.	In place already via deed (& provided)	Concur

4.	Plat	South Clarkwood Road is a proposed "A3" Primary-Arterial Divided Street with a 130' right-of-way. Cross-hatch and dedicate additional 15'ROW.	Revised for dedication	Concur
5.	Utility Plan	Provide size of existing utilities along S. Clarkwood Rd. on the utility plan.	revised	Concur
6.	Utility Plan	Missing gas line within the property boundaries on Utility plan and provide an easement around the gas line not less than 15 feet.	added	Concur
7.	SWQMP	Missing storm water calculations on the SWQMP. The calculation shall be use per rational method. Provide calculations pre-development and post development for 5 yr., 25 yr. and 100 yr. storm event for the tract.	Existing and proposed calculations were already on the Plan. Fyi, please keep the eyes open	Concur
8.	SWQMP	Provide existing ditch cross section on the SWQMP.	added	Concur
9.	Plat	Public Improvements are required to be completed prior recordation for: <ul style="list-style-type: none"> <li>a. Fire hydrants shall be spaced 300 feet on center along S Clarkwood Rd. (FM 2292)</li> <li>b. Sidewalk along S Clarkwood Rd. (FM 2292)</li> </ul>	A. Asking for City quote for fire hydrant B. Waiver letter attached	A. Quote to be provided upon completion of Public Improvements plan review and approval.  B. Waiver request noted
10.	Plat	Proposed driveway and drainage into S. Staples St. (FM 2292) shall be permitted through the Texas Department of Transportation (TXDOT).	ok	Concur

**TRAFFIC ENGINEERING**

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

**FLOODPLAIN**

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

<b>FIRE DEPARTMENT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Hydrant location not to be more than 300 ft. hose lay to any portion of any residential building and is to comply with the City of Corpus Christi Water Standards (1500 GPM, with 20 psi residual pressure).	ok	
2.	Plat	INFORMATIONAL NOTE: 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.	ok	

<b>GAS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Provide 10' U.E. on the North property line 10 U.E. of Lot 2, Block. 1	added	Addressed

<b>PARKS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Add the following standard "Public Open 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."	Added, via note #9	Addressed

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

<b>NAS-CORPUS CHRISTI</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Located approximately 0.4 miles W of Corpus Christi International Airport. May be subject to aircraft overflight and noise. Airspace studies may need to be filed.	na	

<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Located approximately 0.4 miles W of Corpus Christi International Airport. May be subject to aircraft overflight and noise. Airspace studies may need to be filed.	na	

<b>AEP-TRANSMISSION</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.	na	

<b>AEP-DISTRIBUTION</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.	na	

<b>TXDOT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Access must comply with TxDOT's Access Management Policy. Engineered drainage plan will need to be submitted, and will be subject to no net increase on flow to State right of way from current condition, and collected/metered flow into State storm drainage system. Access and drainage plans required at time of access permit request.	Acknowledged for that time of request, if necessary	At the time of drive/access permit request contact:  Armando Bosquez, P.E. Assistant Area Engineer Texas Department of Transportation Corpus Christi Area Office (361) 808-2208 armando.bosquez@txdot.gov

<b>NUECES ELECTRIC</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
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.