

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: 18PL1065

SWAN VILLAGE – PHASE I (FINAL – 44.90 ACRES)

Located west of CR41 and south of FM 2444

Zoned: OCL

Owner: GTHH Development, LLC

Engineer/Surveyor: J. Perales Civil Engineering and Planning Services/Texas Geo Tech Land Surveying

The applicant proposes to plat the property to develop a single family residential development.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	INFORMATIONAL	Addressed.
2.	Plat 1	Remove the words “fee Simple” from the owner’s statement.	DONE	Addressed.
3.	Plat 1	The legal description is incorrect, correct and revise.	DONE	Addressed.
4.	Plat 1	The total platted area in note 4 is incorrect.	DONE	Addressed.
5.	Plat 1	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	Addressed.
6.	Plat 1	Show the alignment of Arash Dr. including the centerline dimension and street width north of FM 2444.	Alignment of existing (north) and proposed (south) sections of Arash Drive is based on property lines/boundaries.	Not Addressed. The alignment is shown and noted as having a misalignment of 14.03’.

			Calculated alignment offset from north to south of FM 2444 is 7.85'	Addressed (As per revision plat dated 10/12/18)
7.	Plat 1	The intersection of FM 2444 and Papa Mori Dr. is lacking corner radii, a separation island and the proper street width, correct and revise.	Street corner radius on adjoining property has been removed. Papa Mori right of way has been increased to allow construction of the radius with the property frontage. The separation between Promenade Creek Drive and Papa Mori Drive is the maximum possible within property boundaries. Access to FM 2444 is under TxDOT administration. An access permit has been granted by TxDOT for Papa Mori Drive.	Not Addressed. Additionally, the street corner radius is shown on property owned by others at FM 2444. The alignment of Papa Mori Dr. with Promenade Creek Dr. is not within City's design standards. Compliance is required as subdivision will require a water contract with the City. Addressed (As per revision plat dated 11/12/28)
8.	Plat 1	All streets shown on the plat will have a unique name with suffix that is acceptable to the City of Corpus Christi.	DONE	Addressed.
9.	Plat 1	All interior lots will be dimensioned, correct and revise.	All interior lot information has been updated.	Not Addressed. Addressed (As per revision plat dated 11/12/18)
10.	Plat 1	The preliminary plat Swan Village Phase 1 was approved by the planning commission on 01/10/2018. Any revisions to the preliminary Swan Village requires planning commission approval prior to submitting the final plat Swan Village Phase One. This plat is contingent on the approval of the resubmitted preliminary plat.	The street alignment at the northern end of the property has been revised to flatten the proposed horizontal curves in this area.	Not Addressed. Not informational, the radical turn and intersection at Papa Mori Dr. and FM 2444 is not within safe design standards. Addressed (As per revision plat dated 11/12/18)

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Provide printed name of Lien Holder.	DONE	Addressed.
2.	Plat 1	Private street Lot 1 to be darkened and closer to block label.	DONE	Addressed.
3.	Plat 1	On plat note # 9, Correct the block and lot numbers for the private street and drainage. Remove redundant plat notes	DONE	Addressed.

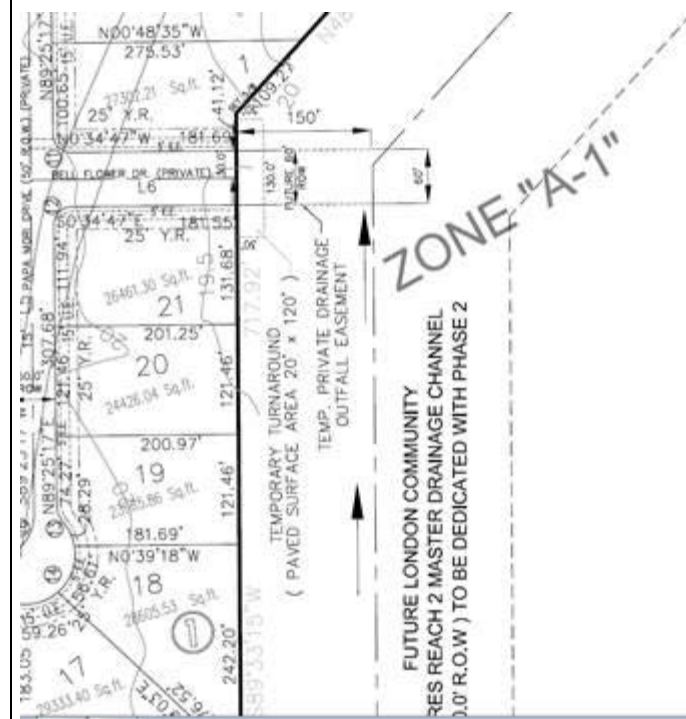
LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		pertaining the private detention basin.		
4.	Plat 1	Include labeling at top left of plat within plat border.	DONE	Addressed.
5.	Plat 1	Correct the orientation of North arrow on plat.	DONE	Addressed.
6.	Plat 1	Correct the total square footage of street dedication on Note # 4 for both streets. Provide the square footage for the FM 2444 street dedication.	Total square footage of street dedication has been corrected. (71,507.81 s.f.)	Not Addressed. Total square footage not correct. Addressed (As per revision plat dated 11/12/18)
7.	Plat 1	50' YR to be dashed along FM 2444	DONE	Addressed.
8.	Plat 1	Provide a 15' UE along FM 2444. Provide a 10' UE along Arash Drive.	DONE	Addressed.
9.	Plat 1	Provide a half street distance for Arash Drive.	DONE	Addressed.
10.	Plat 1	15' UE not labeled on Block 3 for Mama Fefi Drive and Papa Mori Drive.	DONE	Addressed.
11.	Plat 1	Curve data number are duplicated and with some unreadable.	DONE	Addressed.
12.	Plat 1	Provide YR and UE labels at cul de sacs and street curves.	DONE	Addressed.
13.	Plat 1	Correct the dimension locations for Lot 1 & 2, Blk 1 at the street curve.	DONE	Addressed.
14.	Plat 1	Lot 1 block 3 is missing frontage dimension.	DONE	Addressed.
15.	Plat 1	Remove Note # 13.	DONE	Addressed.
16.	Plat 1	Label 20' Private DE on Lots 4, 5, 11, & 12, Block 3	Nueces County has required 30' wide private drainage easements. "Private" label has been added where required.	Not Addressed. "Private" label missing Addressed (As per revision plat dated 11/12/18)
17.	Plat 1	Provide a 25' YR for Lot 26 along entrance to Papi Mori Drive.	DONE	Addressed.
18.	Plat 1	Provide a copy of the HOA document for legal approval of UDC policies on HOA and City of Corpus Christi.	DONE	Addressed.
19.	Plat 1	Water Distribution System acreage fee – 47.00 acres x \$719.00/acre = \$33,793.00	INFORMATIONAL	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
20.	Plat 1	Wastewater System acreage fee – 47.00 acres x \$1,571.00/acre = \$73,837.00	INFORMATIONAL	Addressed.
21.	Plat 1	Provide a reference document # or HOA name reference on a plat note to tie this plat to the Home Owners Association. Provide a draft copy for department review for the inclusion of city's standard language required in UDC Section 8.1.8.	Name of proposed HOA has been added to the Plat in note No. 13. HOA name in restrictive covenant documents has been corrected. Copy of recorded HOA document will be submitted prior to recordation of plat.	Not Addressed. Name of HOA or document number not provided as a plat note. Legal has approved HOA document as to form. (Spellcheck document) Name on table of contents on document needs to be corrected. Addressed (As per revision plat dated 11/12/18) Prior to recordation of plat, provide a recorded HOA document.

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

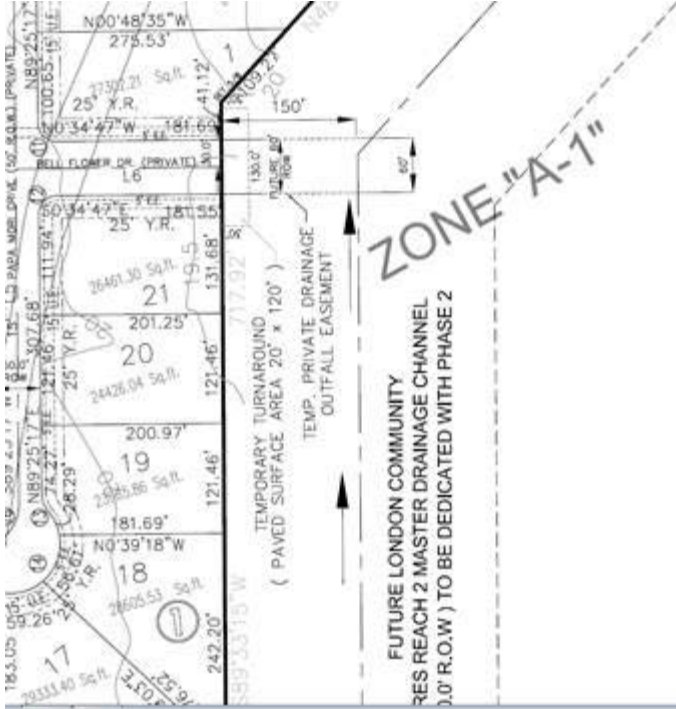
Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	N/A	Provide driveway exhibit approved by TxDOT	DONE	Addressed.
2.	Plat 1	Provide radius of temporary turnaround and shall comply with UDC 8.2.1.G	Temporary turnaround was changed to hammerhead configuration. Response to public improvement plan comments has been provided to address remaining concerns.	Not approved until Stormwater questions are addressed. Comments were sent as part of the public improvements to construct the turnaround. It's not possible due to the ditch. Addressed 11-12-18 per revision dated 11-6-18 Rename Temporary turnaround to Temporary Private Turnaround easement recorded by Doc. # XXX and provide the document number prior of plat recordation. 1-

			CHANGE NOTE AS PER COMMENT	3-2019 Addressed 1-4-18
				
3.	Plat 1	Add note in plat Driveway access onto FM 2444 is prohibited.	Added as Plat Note No. 22	Not addressed.
4.	SWQMP	Missing details of the proposed detention pond.	Detention pond section label has been changed to D-D	Addressed 11-12-18 per revision dated 11-6-18 Not Addressed. Change detention pond cross-section from A-A to B-B.
5.	SWQMP	What is the outfall of the proposed Channel London Community? Minimum Free board shall be not less than 1 feet.	Temporary drainage easement is shown. The proposed London Community	Addressed 11-12-18 per revision dated 11-6-18 Not addressed. Provide temporary drainage easement outfall to OCB-042-102 for detention pond outfall surcharge. Proposed London Community Acres Reach does not have adequate outfall north of Arash Drive.

			Acres master storm water drainage channel reach follows the alignment of an existing drainage channel. The existing channel outfalls to the Oso Creek. The proposed stormwater conveyance/detention system is designed to function with both the existing and proposed drainage channels. The master plan channel right of way dedication and construction will be included in Phase 2 of the development.	Addressed 11-12-18 per revision dated 11-6-18.
6.	SWQMP	Provide 25 feet elevations adjacent to the property boundaries and proposed elevations for the subdivision.	DONE	Addressed. This comment will be part of the subdivision construction plans.
7.	Utility Plan	Dead end mains are not permitted. Fire hydrants shall be located every 300 feet on center.	Dead end main issue corrected. Additional fire hydrant locations have been included in the plans.	Addressed. This comment will be part of the subdivision construction plans.
8.	Utility Plan	Add 15 feet utility easement on the proposed water main that crosses the private streets.	15 foot wide utility easements have been added for water main crossings, for fire hydrant locations, and for service line locations where the water meter cannot be placed adjacent to the proposed water main. Location of	<p><u>Not addressed.</u> Provide easements around the water services lines and the fire hydrants.</p> <p><u>Not addressed.</u> Revise name of fire hydrant easement to utility easement and provide the dimension of the easement per revision dated 11-6-18</p> <p>Addressed 12/31/2018 per revision date 11/28/2018</p>

			<p>water service connections and meters is within the main line easement wherever possible. Service lines beyond the meters are private. This will eliminate the need for City excavation of the street pavement for issues related to these service lines. In addition, these lines will be encased in PVC pipe sleeves to minimize any future private excavation of the street pavement.</p> <p>Areas designated on the plat as fire hydrant easements have been re-labelled as "utility easements". Dimensions of these easements have also been added to the plat.</p>	
9.	Utility Plan	Property is eligible for a wastewater waiver, because it is more than 1000' from the nearest wastewater manhole. Submit a waiver request for the waste water construction if the development wants to be on septic systems and is subject of Planning Commission action. Submit a WW Fee Exemption request for waste water fees and are subject to City Council action.	<p>A check in the amount of \$160.00 is included with the submittal of this response to cover the cost of the wastewater waiver application.</p>	<p><u>Not Addressed.</u> Received request and layout. Pending \$160.00 application fee.</p> <p>Addressed. Received payment for Waiver on 11-27-18. Scheduled to 1/9/19 PC</p>
10.	Utility Plan	Sidewalk construction required along FM 2444. Provide on Public Improvement plans or provide items for waiver	Public improvement plans have been	Addressed. Will be reviewed with the public improvement subdivision construction plans. 12/31/2018.

		with application fee.	updated to include construction of sidewalk and associated ADA ramps along the abutting section of FM 2444.	
11.	Plat 2	<p>Include the entire phase 2 as the temporary private drainage easement. Add recorded by Doc. # XXX and provide the document number prior of plat recordation. 1-3-2019</p> 	CHANGE NOTE AS PER COMMENT	Addressed 1-4-18

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	INFORMATIONAL	Addressed.
2.	Plat 1	Proposed driveway access to a TXDOT road shall conform to TXDOT access management standards. A permit is required by TXDOT for access onto FM 2444.	DONE	Addressed.
3.	Plat 1	The City's Urban Transportation Plan designates Staples Street as an A3 Arterial.	INFORMATIONAL	Addressed.
4.	Plat 1	Provide proposed street light locations within the subdivision.	DONE LOCATION ON THE UTILITY PLAN	Addressed.

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

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

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	INFORMATIONAL	Addressed.
2.	Plat 1	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)	INFORMATIONAL	Addressed.

3.	Plat 1	Enrichment Fund fee = (0.62 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .62 acres = \$38,750	INFORMATIONAL	Addressed.
4.	Plat 1	Park Development Fee (\$200 per unit) = \$200 x 62 units = \$12,400.00	To be paid at plat recordation.	Not Addressed. Will be addressed with payment prior to recording (12-28-18)

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

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximated 3.1 miles S of NALF Cabaniss. Master drainage channel needs to be designed and maintained to drain within 48 hours of a rain event.	INFORMATIONAL	Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximated 3.1 miles S of NALF Cabaniss. Master drainage channel needs to be designed and maintained to drain within 48 hours of a rain event.	INFORMATIONAL	Addressed.

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

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

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No additional drainage will be accepted to TxDOT ROW. All drainage must utilize the London Community Acres Master Drainage Channel. New residential neighborhood in ETJ with new Street Dedication. The development will be required to maintain existing drainage and utilities along TxDOT frontage.	OK	Addressed.

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

NUECES APPRAISAL DISTRICT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	We have the owner listed as GTHH Development LLC per document number 2016025037. The owner is listed correctly on the Preliminary Plat and incorrect on the Plat.	Corrected.	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. The property is Outside the City Limits.
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.