

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: 18PL1102

THE LAKES AT NORTHWEST UNIT 2 (FINAL – 22.23 ACRES)

Located west of FM 1889 and south of Northwest Boulevard (FM 624).

Zoned: RS-6

Owner: AI Development

Engineer: Hanson Professional Services, Inc.

The applicant proposes to plat the property to develop a 72-unit residential subdivision.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	The plat does not close within acceptable engineering standards.	Added missing bearing/distance to boundary.	Addressed.
2.	Plat	West River Dr. is the street name, "West" is not a directional name, correct and revise.	Changed to West River Dr.	Addressed.
3.	Plat	Rename Naz Lake Loop to Naz Lake Drive and label all three street segments.	Changed to Naz Lake Drive.	Addressed.
4	Plat	All streets and right of ways are to be correctly named in accordance with City policies	Okay.	Addressed.
5	Plat	The lot dimensions and curve data are required to determine whether the plat is in compliance, correct and revise.	More data added to curve table.	Addressed.
6	Plat	The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T.	Revised text.	Addressed.

7	Plat	The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T.	Revised text. Adjusted.	Not addressed. The referenced document number's source, D.R.N.C.T. is missing in the legal description. Addressed by GIS
8	Plat	Correct note # 2 to include the Texas South Zone 4205.	Revised text.	Addressed.
9	Plat	A corner radius intersecting a city designated collector requires a minimum 15' radius and is up to the discretion of the TRC to increase the minimum radius greater than 15', correct and revise.	Changed at C52.	Addressed.
10	Plat	The plat is not aligned with the current Urban Transportation Plan (UTP) requiring an amendment to the UTP before this plat can be approved.	The street layout was approved with the preliminary plat. See comment resolution discussion from preliminary plat on UTP.	Addressed. Reviewed engineering preliminary plat comments, noted approved by engineering. GIS comment withdrawn.
11	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.	Okay.	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The Plat title should read, "The Lakes at...."	Revised title to read like Unit 1. Removed comma.	Not addressed. Remove the comma on the title. Addressed.
2.	Plat 1	On owner's certificate, correct to "President and Director of AI Development" and correct "owners" to "owner"	Revised.	Addressed.
3.	Plat 1	On Planning Commission certificate and Nueces County Clerk certificate, correct "Unit 6" to "Unit 2"	Revised.	Addressed.
4.	Plat 3	Missing bearing on Block 14, Lot 2	Adjusted.	Addressed.
5.	Plat 2 & 3	Provide YR's for Lots 8 & 9, Blk 14. Move YR label on Lot 6 to Lot 7. Provide YR label for Block 15, Lot 12.	Okay.	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
6.	Plat 2 & 3	Double label of DE between Lot 5 & 6, Blk 14	Adjusted.	Addressed.
7.	Plat 2 & 3	DE at rear of lots in Block 14 should be Private. Label as Private DE.	Adjusted.	Addressed.
8.	Plat	Water Distribution System acreage fee – 22.23 acres x \$719.00/acre = \$15,983.37	Okay.	Addressed.
9.	Plat	Wastewater System acreage fee – 22.23 acres x \$1,571.00/acre = \$34,923.33	Okay.	Addressed.
10.	Plat 2 & 3	Side Y.R.s for Block 13, Lots 12, 16, 17, 21, 22, 26; and Block 15, Lots 1, 24, and 28, should be 25' per UDC 4.2.10.	<p>The lot fronts the knuckle, which has a 25' YR. The side corner has a 10' YR. UDC 4.2.10 states that the side corner is at 10' Y.R.</p> <p>The lots do not front Lake Athens. Driveways are prohibited onto Lake Athens. See note 9. The side yard faces Lake Athens.</p>	<p>Not addressed. Lot 12 and 26, Block 13 to have 25' YR. Lot 28 and Lot 2, Block 14 to have 25' YR</p> <p>Not Addressed. REVISED 3/27/2019: Lot 26 Block 13 and Lot 28 Block 14 require 25' side Y.R. because they are adjacent to property unplatted, not included in this plat, not subject to Plat Note 9, and future orientation of that property is unknown at this time. Remaining lots previously listed in this comment are deemed compliant with 10' side yard because they are either back-to-back corner lots per UDC 4.2.10 or are adjacent to back yards.</p>

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

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The proposed collector streets do not	The street layout was approved with the	Addressed. Per approved preliminary

		comply with the Urban Transportation Plan	preliminary plat. See comment resolution discussion from preliminary plat on UTP.	plat, W River Dr. geometric alignment will serve as the north-south collector (C-1) in conformance with the Urban Transportation Plan.
2.	Plat 1	Rear and sides utility easement shall be 15 feet per UDC 8.2.3.	Added 7.5' UE by separate instrument to north and north east boundary (our owner owns this property.) Added existing 10' UE that exists at adjacent property to south.	Addressed. Noted and concur.
3.	Plat 2	Provide detail designs of the detention pond.	To be provided with construction drawings	Addressed. Noted.
4.		Nueces County Water Control & Improvement District #3 is the water provider. Provide a letter from the water provider stating the water will be provide for the proposed development and the fire flow shall meet the minimum requirements 750 GPM @ 20 psi.	Will be provided when the NCWCID #3 sends us the letter. See attached letter that they have already sent us stating that they will provide us the water. See attached letter and flow test from NCWCID#3.	Addressed. Provide NCWCID #3 letter, approved district design plans and schedule for construction of proposed water improvements. Financial security for deferment will be required prior plat recordation. Noted: Provide courtesy copy of District approved construction drawings. Also provide certification that minimum fire flow requirements are met. 3/5/2019
5.		Waste Water shall comply with City Master Plan	Okay.	Addressed. Noted.
6.		The waste water outfall for this subdivision will outfall into an existing lift station. Provide calculation of the existing lift station has capacity for this development.	The city is responsible for making sure that its lift stations are adequately sized. Provided calculations for existing lift station. It has enough capacity for Unit 2.	Not Addressed. 10/15/18 Noted. 3/5/2019
7.		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Okay.	Addressed. Noted.
8.	Plat 2 & 3	No driveway access onto Lake Athens Avenue for Blocks 14 and 15.	Revised general notes.	Addressed.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Proposed driveway access to a public City Street shall conform to access	Okay.	Addressed.

		management standards outlined in Article 7 of the UDC		
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FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Okay.	Addressed.

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Hydrant location not to be more than 600 ft. hose lay to any portion of any residential building and is to comply with the City of Corpus Christi Water Standards (750GPM, with 20 psi residual pressure).	Okay. Hydrants to be shown in construction drawings.	Addressed.
2.	Plat 1	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.	Okay. Our property has 5 knuckles.	Addressed.

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Request 10' U.E. by separate instrument North side of Lake Athens Ave. Lot 12, Blk. 13 to West River Dr. and 7.5' U.E. to the North of lots 25,24,23,20,19,18,15,14 & 13, Blk. 13 by separate instrument.	We are providing 7.5' UE by separate instrument along the outer boundary of Block 13.	Addressed. Provide on plat prior to recording.

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Park Development Fee (\$200 per unit), therefore (\$200) x (72 units) = \$14,400.00	Okay.	Addressed.
2.	Plat 1	Community Enrichment Fund: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 72 unit = 0.72 acre of land dedication.	Okay.	Addressed.

		In lieu of land dedication, \$62,500/acre x .72 acres = \$45,000 is due unless fair market value/purchase information is provided.		
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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.	Okay.	Addressed.

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

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

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

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

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	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	Okay.	Addressed.

		plans required at time of access permit request.		
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NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Okay.	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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
Okay.