

PLAT REVIEW COMMENTS

Urban Engineering responses in Red 3-21-19

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: 19PL 1027

WILLOWOOD UNIT 9 (FINAL – 7.71 ACRES)

Located south of Sapamco Creek Drive and east of Devil's Creek Drive.

Zoned: RS-6

Owner: Tierra Motors, LLC

Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 35 lots for single family residential development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Correct		
2	Plat	Label South Creek Dr. adjacent to Block 9, Lot 25 to differentiate it from North Creek Dr.	Correction has been made	Correct		
3	Plat	Label the recorded volume and page of Willowood Unit 8 prior to recording this plat.	Understood	Okay		
4	Plat	Label the complete and correct legal description of the adjacent properties. See V49/P172 M.R.N.C.T.	Correction has been made	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation Willowood Unit 8 will need to be recorded.	Understood	Prior to plat recordation		
2	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to plat recordation.	Understood	Prior to plat recordation		

3	Plat	Prior to plat recordation remove the reference plat: “Preliminary, this document...”	Understood	Prior to plat recordation		
4	Plat	Water Distribution lot fee – 35 lots x \$182.00/lot = \$6,370.00	Understood	Prior to plat recordation		
5	Plat	Wastewater System lot fee – 35 lots x \$393.00/lot = \$13,755.00	Understood	Prior to plat recordation		
6	Plat	Label the lot width at the Y.R. for Block 13, Lots 5 & 6.	Detail has been added	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

DEVELOPMENT SERVICES ENGINEERING			Understood
Action	Yes	No	
Public Improvements Required?	Yes		
Water	Yes		
Wastewater	Yes		
Stormwater	Yes		
Fire Hydrants	Yes		
Manhole	Yes		
Sidewalks	Yes		
Streets	Yes		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Minimum utility easement on side and rear easement shall be not less than 15 feet combined per UDC 8.2.3. on Block 13, Lots 2 & 3.	Easement between Lots 2 and 3, Block 13 have been removed. Easement was originally placed there when electrical was anticipated along the rear of the lots.	Addressed 3/28/19		

2	SWQMP	Provide 25 year and 100 year storm events for the pre-development and post-development.	already shown	Addressed 3/28/19			
3		Public Improvements are required for water, waste water, storm water, sidewalk, streets, street signage & street lights. Dead end mains are not permitted. Public Improvements shall be completed and accepted prior of plat recordation.	Understood	Noted 3/28/19. Prior to recordation.			
4	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	Noted 3/28/19. Prior to recordation.			

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for platting.	Understood	Prior to recordation.		
2	Plat	Wastewater construction will be required for platting.	Understood	Prior to recordation.		

FIRE - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart. IFC 2015 APPENDIX D FIRE APPARATUS ACCESS ROADS SECTION D102 REQUIRED ACCESS	Understood	Informational		
		D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	Understood/Informational	Informational		

		Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to “going vertical” with the structure	Understood/Informational	Informational		
		SECTION D103 D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.	Understood/Informational	Informational		
		TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96’ minimum. C) 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”.	Understood/Informational	Informational		
		TURNAROUNDS REQUIRED 0-150 20 none required 151-500 20 120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1 501-750 26 120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1	Understood/Informational	Informational		
		SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	Understood/Informational	Informational		

		Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.	Understood/Informational	Informational		
		D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.	Understood/Informational	Informational		
		D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	Understood/Informational	Informational		
		SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Understood/Informational	Informational		

		Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.	Understood/Informational	Informational		
		2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Understood/Informational	Informational		
		D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	Understood/Informational	Informational		

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

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

4/25/2019

1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood	Prior to recordation		
		Community Enrichment Fund fee = (0.35 acre) x (Fair Market Value or Actual Purchase Price)	Understood	Prior to recordation		
		a. 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 (UDC 8.3.6)	Understood	Prior to recordation		
		b. Park Development Fee (\$200 per unit) = \$200 x 35 units = \$7,000.00	Understood	Prior to recordation		

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

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

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

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP is requesting the first 5' off the ROW on every lot and block to be a 5, EE to serve the customers by front lot means.	Easements have been revised along ROW	Addressed		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

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

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.