## 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: <u>19PL 1027</u>

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 Re
		The plat closes within acceptable engineering				
1	Plat	standards.	Understood	Correct		
		Label South Creek Dr. adjacent to Block 9, Lot 25 to				
2	Plat	differentiate it from North Creek Dr.	Correction has been made	Correct		
		Label the recorded volume and page of Willowood				
3	Plat	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		

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



4/25/2019

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

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

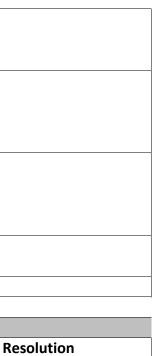
DEVELOPMENT SERVICES ENGINEERING				
Action	Yes	No	Understood	
Public Improvements Required?	Yes			
Water	Yes			
Wastewater	Yes			
Stormwater	Yes			
Fire Hydrants	Yes			
Manhole	Yes			
Sidewalks	Yes			
Streets	Yes			

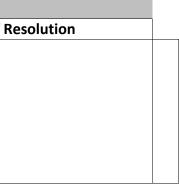
Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	

## DEVELOPMENT SERVICES ENGINEERING

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





4/25/2019

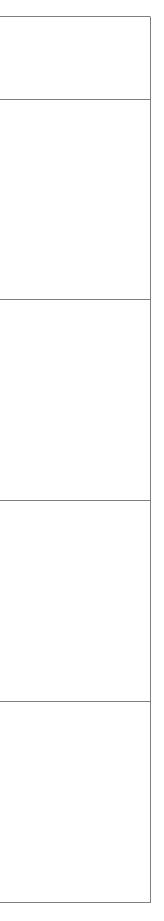
	Provide 25 year and 100 year storm events for the			
2 SWQMP	pre-development and post-development.	already shown	Addressed 3/28/19	
	Public Improvements are required for water, waste			
	water, storm water, sidewalk, streets, street			
	signage & street lights. Dead end mains are not			
	permitted. Public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

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

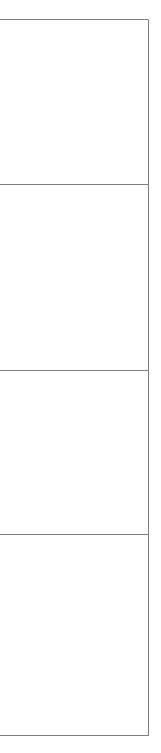
FIRE	- INFORMA	TIONAL, REQUIRED PRIOR TO BUILDING PERMIT				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Re
		WATER DISTRIBUTION SYSTEM STANDARDS				
		Fire Hydrant flow				
		RESIDENTIAL:				
		Fire flow at 750 GPM with 20 psi residual				
		Fire hydrants to be located every 600 feet apart.				
		IFC 2015 APPENDIX D				
		FIRE APPARATUS ACCESS ROADS				
		SECTION D102				
		REQUIRED ACCESS				
	L Plat		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		

## Resolution

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 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.		Informational	
TABLE D103 4	onderstood/informational		
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". 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	
	<ul> <li>weight of fire apparatus is require to be in place prior to "going vertical" with the structure</li> <li>SECTION D103</li> <li>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</li> <li>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.</li> <li>TABLE D103.4</li> <li>REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS</li> <li>Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum.</li> <li>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".</li> <li>TURNAROUNDS REQUIRED</li> <li>0-150 20 none required</li> <li>151-500 20</li> <li>120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1</li> <li>S01-750 26</li> <li>120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1</li> <li>SECTION D106</li> <li>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</li> </ul>	<ul> <li>weight of fire apparatus is require to be in place prior to "going vertical" with the structure</li> <li>SECTION D103</li> <li>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</li> <li>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.</li> <li>TABLE D103.4</li> <li>REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS</li> <li>Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum.</li> <li>C) Per IFC 2015, Appendix D, section D103, table D103.4. Dead end fire apparatus access roads in excess of 150 fet. "Y".</li> <li>Understood/Informational</li> <li>TURNAROUNDS REQUIRED</li> <li>0-150 20 none required 151-500 20</li> <li>120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1</li> <li>S01-750 26</li> <li>120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1</li> <li>SECTION D106</li> <li>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</li> </ul>	weight of fire apparatus is require to be in place prior to "going vertical" with the structure SECTION D103       Understood/Informational       Informational         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       Informational       Informational         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       Understood/Informational       Informational       Informational         Clear LF 2015 Appendix D. Section D03. table D103.4. Dead end fire apparatus access roads in excess of 150 ft. shall be provided with a 120 ft. harmerhead, 60 ftor. "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       Informational       Informational



			1
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. 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	Understood/Informational	Informational	
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	



a single publi and all dwelli with an appro accordance w 903.3.1.3 of t	re are more than 30 dwelling units on c or private fire apparatus access road ng units are equipped throughout oved automatic sprinkler system in vith Section 903.3.1.1, 903.3.1.2 or he International Fire Code, access ections shall not be required.			
		Understood/Informational	Informational	
apparatus ac fire apparatu	er of dwelling units on a single fire cess road shall not be increased unless s access roads will connect with future , as determined by the fire code		Informational	
access roads distance apar the length of dimension of measured in	oteness. Where two fire apparatus are required, they shall be placed a it equal to not less than one-half of the maximum overall diagonal the property or area to be served, a straight line between accesses. wise approved by the Fire Marshal.	Understood/Informational	Informational	
Unless other	wise approved by the Fire Marshal.	Understood/Informational	Informational	

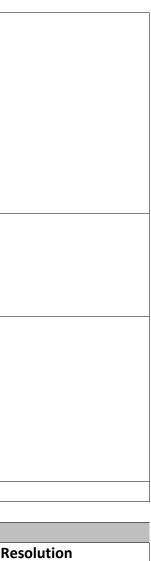
FLOO	FLOODPLAIN					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Re
1	Plat	No comment.	Understood			

## TRAFFIC ENGINEERING

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

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

PAR	(S					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Re



## Resolution

Resolution

4/25/2019

	Parkland Dedication Requirement and Park		
	Development Fees apply. Parks Department will		
1 Plat	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	2	
	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

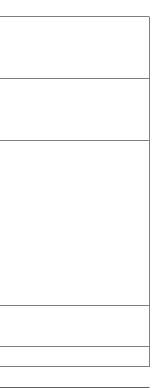
REG	ONAL TRAN	SPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Re
		This final plat is not located along an existing or				
1	Plat	foreseeably planned CCRTA service route.	Understood	Informational		

NAS-CORPUS C	HRISTI				
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Re
1 Plat	No comment.	Understood			

<b>CORPUS CHRISTI</b>	INTERNATIONAL AIRPORT				
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Re
1 Plat	No comment.	Understood			

Α	EP-	<b>TRANSMISSION</b>					
Ν	о.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Re
	1	. Plat	No comment.	Understood			

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



## Resolution

Resolution

## Resolution

## Resolution

TXD	ОТ					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	1 Plat	No comment.	Understood			
NUE	CES ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
-	1 Plat	No comment.	Understood			

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Re
1	L 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.