

PLAT REVIEW COMMENTS (3/7/19) Applicant Response 01 (4/10/19) DS 1st Rev Review (4/18/19)

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: 19PL1011

VIOLET ROAD RV RESORT (FINAL – 6.46 ACRES)
Located south of IH 37 and west of Violet Road.

Zoned: RV

Owner: Violet Road RV Resort, LLC
Engineer: JKS Engineering Co., LLC

The applicant proposes to develop a RV Park.

GIS								
No.	Sheet	Comment	Applicant Response 01 (4/10/19)	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	The plat closes within acceptable engineering standards.	Great!	Correct				
2	Plat 1	The plat name is unacceptable, Violet Road Resort is acceptable. Place Block number before Lot number on the plat title.	Done	Correct				
3	Plat 1	Reference to Map Records Nueces County Texas as M.R.N.C.T. and Deed Records Nueces County Texas as D.R.N.C.T.	Done	Correct				
4	Plat 1	Remove the owner's name, document number and redundant acreage label from the platted area.	Done	Correct				
5	Plat 1	Label the complete and correct legal description of the adjacent properties.	James Stark & Mary Taylor property descriptions revised	Correct				
6	Plat 1	The lot to the northeast being a .738 acre tract is not overlapping or encroaching onto the submitted plat. The tract is exclusively out of Shell Road Poultry Acres, Lot 3 as stated in doc. #2002049132 DRNCT and not Lot 5, revise accordingly.	We respectfully disagree. Deed metes & bounds descriptions conflict and maps from TxDOT & Nueces Co Surveyor indicate the location of the NE line of Lot 5 has long been in dispute. We removed the overlap note.	Correct to remove the overlap note and agree there's a conflict. Point being, the adjacent lot is only out of Lot 3 according to the legal description.				
7	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	Correct				
8		New comment		All lot lines shall be solid lines.	See attached.	Addressed.		
9	Plat 1	New comment		Additional street dedications from existing streets will be hatched in light gray.	See attached.	Addressed.		

LAND DEVELOPMENT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide road suffixes for the Location Map for the main roads. Provide "Hwy" label for Interstate 37.	Done	Addressed.				
2	Plat 1	Update the City Planning Commission Certificate, see below.	Done	Addressed.				
3	Plat 1	Remove the Engineering Services certificate for the City of Corpus Christi.	Done	Addressed.				

4	Plat 1	Provide a 15' UE along the Violet Road frontage.	Done	Addressed.				
5	Plat 1	Remove plat note 5 and 6	Done	Addressed.				
6	Plat 1	Add the following "Yard Requirement" standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change. Informational: Lot width in this case to be measured at the Y.R	Done	Addressed.				
7	Plat 1	Update note 2 to the following: The receiving water for the storm water runoff from this property is the Nueces Bay. The TCEQ has classified the aquatic life use for the Nueces Bay as "exceptional" and "oyster waters". TCEQ also categorized the Nueces Bay as "contact recreation" use.	Done	Addressed.				
8	Plat 1	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication.	Done	Addressed.				
9	Plat 1	Remove contours from plat. Only required in A & B flood plains.	Done	Addressed.				
10	Plat 1	Verify proposed Public water and wastewater lines are within a total of 15' wide Utility Easement. Adjacent public easements can be used to provide the 15'.	Done	Addressed.				
11	Plat 1	Provide width of DE at rear of property. Label as "Private".	Done	Addressed.				
12	Plat 1	Water Distribution System acreage fee – 6.46 acres x \$1,439.00/acre = \$9,295.94	will be paid after plat is recorded	Prior to recordation.				
13	Plat 1	Wastewater System acreage fee – 6.46 acres x \$1,571.00/acre = \$10,148.66	will be paid after plat is recorded	Prior to recordation.				
14	Plat 1	Remove owners contact information from plat.	Done	Addressed.				
15	Plat 1	Need determination of whether rear pipeline easement is Martine Street Right-of-Way	The 50' pipeline ROW is not Martine Street. It is owned in fee by DOW Seadrift.	Addressed.				
16	Plat 1	Update the Owner's certificate to include the Jennifer Rowlett as Managing Partner for JK- South Texas Holdings, LLC and provide Kyle and Charmaine Rowlett as Managing members for K&C South Texas Holdings, LLC.	documentation proving Calvin Rowlett's unilateral signatory power has been provided to Mark Orozco	Addressed.				

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20__.

Nina Nixon-Méndez, F.A.I.C.P.
Secretary

Eric Villarreal, P.E.
Chairman

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Wastewater	Yes	
Storm water		Private

Fire Hydrants	Yes	
Manhole	Yes	
Sidewalks	Yes	
Streets	Yes	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	No
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DEVELOPMENT SERVICES ENGINEERING								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Title Sheet And Utility Sheet	Public Improvement Plans: Provide public improvements plans for Church Road and Violet Road (Violet Road needs parallel 8" Water including FH next to the Driveway), Wastewater, Fire Hydrants, 300' spacing, 6", sidewalks.	Done	Prior to recordation: Public improvement plan review, approval, construction, and acceptance.				
2	Utility Sheet	8" Water line is required; looping is required; show and label the 15' wide UE's over the Water line.	Done	Utility Plan: Addressed. Prior to recordation: Public improvement plan review, approval, construction, and acceptance.				
3		Submit "Pollution Prevention Plan" PPP.	Done	Informational				
4	SWQMP	Add the receiving water note.	Done	Addressed				
5	Fire	Provide a turnaround abutting Church Road since you are having a gated community; provide a FH on Violet Street next to the driveway	Note that the RV Park WILL NOT be gated. In lieu of a turnaround abutting Church Rd., a 26' fire lane ingress/egress easement will be provided through the development, connecting Church Rd. to Violet Rd. FH on Violet St. Access into the site will be provided via Violet Rd. and Church Rd. at all times, with no gate. FH next to driveway provided	Addressed				
6	Plat, SWQMP, Utility plan	All UE's must be 15' wide	Done	Addressed				
7	Utility Sheet , Plat document and PI Plans	UE's and DE's can't overlap; DE's including detention Area must indicate "Privately maintained".	Done	Addressed				

UTILITIES ENGINEERING (WATER AND WASTEWATER)								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	Done. Water main now looped with Violet Rd. and Church Rd.	Prior to recordation: Public improvement plan review, approval, construction, and acceptance.				
2	Plat	No wastewater construction is required for platting.	Great!	Addressed				
3	Plat	Provide an additional 5' UE along the north side of the property, and increase the width of the UE on the south side to provide a 15' UE. Relocate boundary of Private DE 5ft or acquire 5' UE by separate document on adjacent property.	Done	Addressed				
4	Plat	Provide additional 5' UE to provide a total 15' UE on the west side of the property for the sewer main that exists there.	Done	Addressed				

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

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

FIRE DEPARTMENT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Informational: WATER DISTRIBUTION SYSTEM STANDARDS Fire flow at 1500 gpm with 20 psi residual Fire hydrants to be located every 300 feet apart.	Ok	Informational				
2	Utility Plan	Informational: SECTION D103 Access roads minimum of 20 feet width. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders	Ok	Informational				
3	Plat	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).	Ok	Informational				
4	Plat	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.	The RV park will include a fire lane accessible from both Violet Rd and Church Rd., and a fire lane along the middle of the site extending to the fire hydrant located within the western portion of the site.	Informational				
5	Plat	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.	Done	Informational				

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

PARKS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	no response	Addressed.				

REGIONAL TRANSPORTATION AUTHORITY								
No.	Sheet	Comment	Applicant Response	Staff Resolution	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."	OK	Addressed.				

NAS-CORPUS CHRISTI								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Located approximately 6.3 miles NW of Corpus Christi International Airport. Located under the approach to runway 13. Will be subject to aircraft overflight. May be subject to aircraft noise. Interceptor channel must be designed and maintained to drain within 48 hours of a rain event.	Channel will drain within 48 hours of a rain event	Prior to recordation: Public improvement plan review, approval, construction, and acceptance.				
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CORPUS CHRISTI INTERNATIONAL AIRPORT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 6.3 miles NW of Corpus Christi International Airport. Located under the approach to runway 13. Will be subject to aircraft overflight. May be subject to aircraft noise. Interceptor channel must be designed and maintained to drain within 48 hours of a rain event.	Channel will drain within 48 hours of a rain event	Prior to recordation: Public improvement plan review, approval, construction, and acceptance.				

AEP-TRANSMISSION								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat & Utility Plat	Informational: 24 hr Parking prohibited for high loads at ingress/egress due to overhead Transmission lines.	OK	Informational				

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

TXDOT								
No.	Sheet	Comment	Applicant Response	DS Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	TxDOT R.O.W. needs to be identified as FM 24 on all Plats, Permits and Access documents.	Done	Addressed on plat. Informational comment for permits and access documents.				
2	Plat	TxDOT Approval is required for Entrance. Based upon current access availability, this site is eligible for up to one (1) access location. Access is contingent upon the Owner or their Agent meeting or exceeding TxDOT Access Management, Roadway Design, and Drainage requirements.	TxDOT notes added to plat, TxDOT Permits to be obtained	Prior to recordation: DS Engineering will verify with Public Improvement plans required for recording.				
3	Plat	This may require the submittal of Drainage and Traffic Impact Study (TIA).	Ok	Prior to recordation.				

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

Fire Department

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).

2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

Response for Fire Department 1-4 "Note that the RV Park WILL NOT be gated as per response to DS Engineering #5"