

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: 18PL1129

SARATOGA DOWNS UNIT 3 (FINAL – 20.437 ACRES)

Located east of Greenwood Drive and east end of Kentucky Derby Drive.

Zoned: RS-4.5 & RS-6

Owner: LKM Homes, Inc

Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to plat the property in order to construct 119 single family lots for future residential development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	NOTED	Correct		
2.	Plat	Dimension the street dedication on Martin Street including the street centerline dimension and label the street name.	DONE	Correct		
3.	Plat	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	Partially incorrect, one reference is missing. Provide a legend for the abbreviations.	DONE	Correct
4.	Plat	Label the right of way widths and centerline	DONE	Correct		

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		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.				
5.	Plat	Martin St. is a proposed 60' C1 collector right of way.	NOTED	Correct		
6.	Plat	Remove all punctuation from street names.		Correct		
7.	Plat	Man O War Drive is a duplicate street name and not allowed.	FIXED	Correct		
8.	Plat	All lots are to include the bearings and dimensions.	DONE	Correct		
9.	Plat	Label the complete and correct legal description of the adjacent properties and include property boundaries.	DONE	Incorrect	DONE	Correct
10.	Plat	Additional street dedications from existing streets will be hatched in light gray.	DONE	Correct		
11.	Plat	The standard plat notes are missing from the plat.	ADDED	Correct		
12.	Plat	The plat requires the projection/basis of bearings.	ADDED NOTE # 4	Correct		
13.	Plat	Note the Right of Way referenced document #2016014047, filed in the D.R.N.C.T. is an easement and not specifically located on the plat, correct and revise. An action to vacate this easement is	CORRECTED	Make a comment in the plat general notes to the effect this plat dedicates that portion of Right Of Way easement as described in document 2016014047 D.R.N.C.T., hereby	DONE	Correct

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		expected.		vacating document 2016014047 D.R.N.C.T.		
14.	Plat	An action to vacate the Temporary right of Way filed as 2016014048 in the D.R.N.C.T. is expected.	NOTED	Make a comment in the plat general notes to the effect this plat renders the Temporary Right Of Way as described in document 2016014048, D.R.N.C.T. null and void, hereby vacating document 2016014048, D.R.N.C.T.	ADDED	Correct
15.	Plat	The legal description is incomplete, see recorded documents 2018049023 and 2018017216 as filed in the D.R.N.C.T.	CORRECTED	Incorrect and inconsistent from page one to page two.	DONE	Correct

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	Provided documentation showing who is authorized to sign on behalf of LKM Homes, LLC.	PROVIDED	LKM Homes, Inc. was provided. Authorization for LKM Homes, LLC. was not provided (see submitted warranty deeds).	PLEASE SEE ATTACHED ARTICLES	Addressed: All deeds corrected to LKM Homes, Inc 4-02-19
2.	Sheet 2 of 2	Southeastern portion of plat is zoned RS-6, but has lots less than 50 foot width (in noncompliance with UDC 4.3.3.) Please resolve.	WE CHANGED THE LOTS SQ. FOOTAGE.	Addressed.		
3.	Sheet 1 of 2	On the owners certificate block show and label the person	DONE	Include LKM Homes, Inc. to the ownership block (see submitted	DONE	Addressed 4-02-19

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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		name and title along the signature line.		warranty deeds).		
4.	Sheet 2 of 2	The general notes are missing on the plat. For further review show and label the general notes on the plat.	ADDED	On both plat sheets remove the Note 7, referencing open space regulation.	DONE	Addressed
5.	Sheet 2 of 2	Show and label the square footage for each lot.	DONE	Addressed		
6.	Sheet 2 of 2	At the east side of the property line label and cross hatch street dedication, delineate the entire right-of-way width and half-distance to the centerline dimension. Label street name and 10' U.E (UDC 8.2.1.D). (Reference recorded plat Vol 68, Pgs 576 & 577).	DONE	Did not comply: Label 10' U.E (UDC 8.2.1.D) along Martin Street for each block.	ADDED	Addressed
7.	Sheet 2 of 2	Relocate the recorded information reference "75' AEP Easement Vol 405, Page 570" the text is overlapping.	DONE	Addressed		
8.	Sheet 2 of 2	Identify the dash lines and block number on the west side of "Saratoga Downs Unit II A, Vol 48, Page 177."	DONE	Addressed		
9.	Sheet 2 of 2	Identify the dash lines along the west side of Block 1, Lots 40 & 34 and Block 2, Lots 21 & 26	DONE	Not addressed: identify the U.E and Y.R.	DONE	Addressed 4-02-19

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LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
10.	Sheet 2 of 2	Identify the dash lines for Block 2, Lots 11 & 12, Block 3, Lots 1 & 23 along Belmont Park Drive.	DONE	Not addressed: identify the U.E.	DONE	Addressed 4-02-19
11.	Sheet 2 of 2	Identify the dash lines for Block 1, Lots 47, 26 and 27, Block 3, Lots 11 & 12 and Block 2, Lot 49 along east end abutting property line.	DONE	Not addressed: identify the U.E and Y.R. (See also Land Development Comment #6).	DONE	Addressed.
12.	Sheet 2 of 2	Identify the dash lines along the abutting property to the north "Los Encinos School Tract, Vol 68, Page 577"	DONE	Addressed		
13.	Plat	Water Distribution System lot fee – 119 lots x \$182/lot = \$21,658.00	NOTED	Prior to recordation	NOTED	Prior to recordation
14.	Plat	Wastewater System lot fee – 119 lots x \$393.00/lot = \$46,767.00	NOTED	Prior to recordation	NOTED	Prior to recordation
15.	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	NOTED	Prior to recordation	NOTED	Prior to recordation
16.	Plat	Replace the width of 5 foot utility easement between Block 2, Lots 24 & 25 with 20 foot drainage easement.	DONE	Label as 20' D.E.	ADDED	Addressed
17.	Sheet 1 of 2	Complete the lienholder's certificate.	DONE	Addressed		
18.	Sheet	Surveyor's Certificate:	DONE	Addressed		

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LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	1 of 2	change "HE" to "THE".				
19.	Sheet 2	Call out the width of Block 1, Lot 1.	DONE	Addressed		
20.	Sheet 2	Clarify the distances between the points, including but not necessarily limited to: points 5, 6, and 7 in Block 1, Lots 2, 4, 5, and Block 2, Lots 2 and 4, summarized in the curve table. There need to be more points labeled and dimensioned. Confirm the lot widths are sufficient after clarification of these distances. Add additional curves to the curve table.	DONE	Not addressed. Provide the bearings and dimensions for all lots, complete with curve data.	DONE	Addressed
21.	Sheet 2	Use uppercase typeface for the Martin Street right-of-way descriptions.	DONE	Addressed		
22.	Sheet 2	What is the thin lot between Lot 12 and 13 Block 1 for? Explain.	DELETED	Addressed		
23.	Sheet 2	Explain the proposed UE between Lots 23 and 24, Block 2. If not needed for utilities, remove and adjust lot line.	WE NEED A DRAINAGE EASEMENT	Not addressed. The proposed UE between Lots 23 & 24 is removed from plat. Provide easements on plat as shown in utility plan.	DONE	Addressed
24.	Sheet 1 and	Prior to recordation: If half-street request is				

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LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	2	approved by Planning Commission, add a General Note to the plat stating that adjacent landowners shall be responsible for construction of remaining width of Martin Street per UDC and design standards.				

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver? ☐ Yes ☒ No List Waivers:

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat 1	Add plat note Driveway access into Martin St. are prohibited.	ADDED NOTE # 8	Noted. Correct plat note 8) spelling of Martin Street.	FIXED	Addressed 3/28/19
2.	Plat 2	Revise from 10 feet to 15 feet radius at the intersections with Martin St.	DONE	Not Addressed. Curve table indicates 10-foot radii for Curve (9).	DONE	Addressed 3/28/19
3.	Utility Plan	Provide street section and a view section for the hammerhead at the end of Man O' War Dr.	DONE / WITH CONSTRUCTION DRAWINGS	Prior to recordation: subject to public improvement plan review.		
4.		Public Improvements are required for water, waste water, storm water, street light, street construction and sidewalks. Public improvements shall be completed and accepted prior recordation of plat.	DONE / WITH CONSTRUCTION DRAWINGS	Prior to recordation: subject to public improvement plan review.		
5.		Right of way dedication and construction of Martin St. shall comply with the provisions of section 8.2.1.F. Half	DONE / WITH CONSTRUCTION DRAWINGS	Regarding Martin St., Half streets shall be prohibited except when approved by Planning Commission. Based		

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		Streets of the UDC if full right of way dedication and construction of Martin St. is not anticipated by this plat.		on plat and public improvement plans, Applicant plans to dedicate less than full right-of-way, and plans to construct less than full pavement width. Applicant shall make request to Planning Commission per UDC 8.2.1.F. Staff recommends approval of half street request under UDC 8.2.1.F., finding (i) that it is essential to the reasonable development of the subdivision, in conformity with the other requirements of the UDC, (ii) that it is necessary for a reasonable an orderly street system, and (iii) that it will be practical to require dedication of the other half when the adjoining property is platted.		
6.	SWQMP	Not approved, revise the collection and conveyance of storm water runoff thru closed system in Secretariat Dr.	DONE / WITH CONSTRUCTION DRAWINGS	Prior to recordation: subject to public improvement plan review, approval, construction and acceptance.		

UTILITIES ENGINEERING (WATER AND WASTEWATER)

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No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Water construction is required for platting. Water construction must conform the to the Water Distribution System Standards, including the requirement of no dead-end mains and the requirement that every street right of way must comply with fire hydrant spacing requirements	DONE / WITH CONSTRUCTION DRAWINGS	Prior to recordation.
2.	Plat	Wastewater construction is required for platting.	DONE / WITH CONSTRUCTION DRAWINGS	Prior to recordation.

TRAFFIC ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1.	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	ADDED NOTE # 9	Required with public improvements, prior to recordation.	NOTED
2.	Plat	Verify Lot 21, Blk 2; Lot 26, Blk 2; meet minimum block width requirements per the UDC.	DONE (FIXED)	Addressed per Land Development review. Lot width is measured at the Y.R. Lot width is 45' based on radii listed in curve table.	NOTED
3.	Plat	Full width street construction for Martin Street is required.	N/A	Full Width Street Construction is applicable per UDC 8.2.1.F. Required with public improvements, prior to recordation.	NOTED
4.	Plat	Provide proposed street light locations.	AEP	Not addressed. Required with public improvements, prior to recordation.	NOTED
5.	Plat	Recommend protection of residential properties along Martin Street. Reverse frontage homes with non-access restrictions along Martin Street will provide for better residential traffic	ADDED A NOTE	Addressed.	

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		management approaching a school zone.			
6.	Plat	Public Improvement Plans are required to show locations of traffic control devices. This includes signage and striping. A school zone will be required along Martin Street beginning 300 feet from the school (Los Encinos Elementary School) boundary. School zone signage will also be required at any street intersecting Martin Street within the 300-foot boundary. All signage and striping must conform to the <i>Texas Manual on Uniform Traffic Control Devices</i> , latest edition.	DONE / WITH CONSTRUCTION DRAWINGS	Required with public improvements, prior to recordation.	NOTED

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Per IFC 2015 Section 503.2 and Appendix D- Minimum road width shall be 20' unobstructed or 26' at fire hydrant locations.	DONE / WITH CONSTRUCTION DRAWINGS	Informational
2.	Plat	Dead ends-Dead end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D 103.4	NOTED / PLAT WITH REVISIONS	Informational
3.	Plat	Hydrant location not to be more than 600 ft. hose lay to any portion of any residential	NOTED	Informational

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		building and is to comply with City of Corpus Christi water Standards (750GPM, with 20 psi residual pressure).		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	Provide 7.5' U.E. lots 15 thru 47, block. 1 and lot 1, block. 1 west side and lot, block. 2 west side 7.5' U.E. cont. to rear of the lots 22 thru 25, block 2	DONE	Not addressed for lots including but not necessarily limited to Lots 27 through 47, Block 1.	ADDED	Addressed 4-02-19
2.	Plat	Provide 7.5' U.E. south side of lot 25, block 2 and cont. to the rear of lots 26 thru 47, block 2.	DONE	Addressed		
3.	Plat	Provide 5' U.E. from lots 1 thru 11, block 2 and from lots 1 thru 11, block 3	DONE	Addressed		
4.	Plat	5' U.E. from lots 22 thru 12, blk. 2 north side of the 75' AEP easement and 5' U.E. from lots 23 thru 12, block 3 south side of the 75' AEP easement	DONE	Addressed		

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	NOTED	Prior to recordation.
2.	Plat	Community Enrichment Fund fee = (1.19 acre) x (Fair Market Value or Actual Purchase Price) 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	NOTED	Prior to recordation.

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		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) b. Park Development Fee (\$200 per unit) = \$200 x 119 units = \$23,800.00		
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REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Informational.

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located approximately 0.70 miles NNW of NALF Cabaniss. Located just west of APZ 1 and APZ 2 for runway 13. Will be subject to aircraft overflight and noise. Would recommend max density of 1-2 Du/Ac	NOTED	Informational.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located just west of APZ 1 and APZ 2 for runway 13. May be subject to aircraft overflight and noise.	NOTED	Informational.

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	AEP-Transmission is not in a position to allow the city to utilize the rear of Blocks 2 & 3 for a 7.5' U.E to install a gas line; mostly due in part to soil disturbance upon instillation of their facilities in close proximity - to two of our structures, also the number of proposed residential gas	AEP – CHANGED ON PLAT	Addressed. See Gas Comments, including Gas Comment #1.

		meters that will be installed within every lot near our centerline. Contact: Nick Curiel- Transmission NCURIEL@AEP.COM D:361.881.5660		
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AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	AEP is requesting the first 5' from the front of the lots off the ROW to be a 5' EE on Martin St, Man O 'War, Kentucky Derby, Secretariat, and Belmont Drive.	DONE	Not addressed: not all street ROW were labeled 5' EE. Correct and revise.	CORRECTED	Addressed

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

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

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.