

PLAT REVIEW COMMENTS (4/9/19) 1st rev Review (4/19/19)															
Urban Engineering Responses 3-22-19 Urban Engineering Responses 4-8-19 / City Responses 4-19-19															
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: 19PL1028															
DEL MAR SOUTH CAMPUS, BLOCK 1, LOT 1 (FINAL – 51.12 ACRES)															
Located west of Rodd Field Road and north of Yorktown Boulevard.															
Zoned: FR															
Owner: Del Mar College District															
Engineer: Urban Engineering															
The applicant proposes to plat the property to develop a college campus.															
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	Add the following in the notes referring to the referenced drainage easement: The developer has granted and conveyed, and by these presents does hereby grant and convey unto the City of Corpus Christi, a municipal corporation duly incorporated under and by virtue of the laws of the State of Texas, it's successors and legal representatives, the free and uninterrupted use, liberty, privilege and easement, of going in, over, under and along the certain tract of land called a Drainage Easement and labeled as such. Together with the free ingress, egress and regress to and for the City for the purpose of maintaining a public drainage facility, and for the purpose of maintaining, servicing, repairing and inspecting said public drainage facility under, on and along said tract.	See Preliminary Plat response; we feel this is a duplication of effort and unnecessary. Additionally it creates a potential conflict between previously recorded easement document language and plat note.	Incorrect, add the requested note.											
3	Plat	Yorktown Blvd. is a proposed 130' A3 arterial right of way requiring additional street dedication. The City of Corpus Christi's Traffic Engineering and Development Services Engineering Departments will need to make a final determination on this. Not providing this dedication will create a bottleneck on Yorktown Blvd. from Yorktown Mini Storage to Malamute Dr. The additional 25' dedication is beneficial for public transportation routes now and will be necessary for future development	Yorktown Blvd. is a fully developed street section recently constructed by the city in the bond program. The city, at that time, required the dedication of additional right of way as needed. Therefore, we do not believe the property owner should be responsible for additional dedication beyond what the city already required.	Incorrect, add the requested street dedication.	Additional dedication has been provided as requested	Addressed per senior staff and management 4/19/2019.									
4	Plat	Rodd Field Rd. is a proposed 130' A3 arterial right of way. Verify Rodd Field Road's street dedication corresponds with the City's Rodd Field Rd. Expansion Project No. E15112.	It does	Correct											
5	Plat	Label the complete and correct legal description of the adjacent properties. See V68/P291-292.	Correction has been made	Correct											
6	Plat	The site within the location map does not match the submitted plat.	Correction has been made	Correct											
LAND DEVELOPMENT															
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution									
1	Plat 1	Plat notes 1 and 6 are missing from the plat notes.	Correction has been made	Addressed.											
2	Plat 2	Payment of street light fees are to be required at time of plat recording.	Understood	Prior to recordation.											
3	Plat 2	Place Yorktown Boulevard label above the street centerline.	Revision has been made	Addressed.											
4	Plat 2	Provide centerline for Drainage Right of Way Easement. Label as Master Channel 31.	Correction has been made	Addressed.											
5	Plat 2	Correct 15' UE to 10' UE on adjacent property at northeast. Label 20' UE by separate instrument.	Corrections have been been made	Addressed.											
6	Plat 2	Label the Linear Parks on adjacent north property.	Labels have been added	Addressed.											
7	Plat 2	Yorktown Blvd is a planned A3 Arterial with 130-foot right-of-way per Urban Transportation Plan. Dedicate additional right-of-way. See also Regional Transportation Authority Comment #1."	Additional dedication has been added where needed.	Not Addressed.	Additional dedication has been provided as requested	Addressed per senior staff and management 4/19/2019.									

A		B	C	D	E	F	G	H	I	J	K	L	M	N	O
41	8	Plat2	Convey a public access easement by separate instrument along the western boundary of future Lot 2, and complete improvements (bridge and trail) during Phase 1 development. (Note: this is so that we are consistent with Preliminary Plat Land Development Comment #9).	The property owner is not pursuing final plat of lot 2 at this time and therefore improvements required for lot 2 will not be installed as part of lot 1 development nor can they be required. In addition, we believe the timing to be inappropriate since its dedication and construction at this time will not connect to Del Mar College and provide no benefit. The more reasonable and appropriate course of action is to wait until later phases of Del Mar College development when the trail dedication and construction adjoins Del Mar development plans and provides wanted connectivity.	Not Addressed.	See attached	Prior to recordation: Submit public access easement application to ContractsandAgreements@cctexas.com. The trail and bridge to be constructed by completion of Phase I or as agreed to by separate Inter-Local Agreement. All public infrastructure associated with Lot 1, Block 1 to be completed in Phase I.								
42	9	Plat 2	15-foot U.E. running east-west for the wastewater should extend to the back (west) of Lot 1 so that when Lot 2 is developed, the master planned wastewater line can be extended to Lot 2 in the future. See DS Engineering #4.”	Correction has been made	Addressed.										
43															
44	DEVELOPMENT SERVICES ENGINEERING														
45	Action			Yes	No										
46	Public Improvements Required?			Yes		Understood									
47	Water			Yes		Understood									
48	Wastewater			Yes		Understood									
49	Storm water				No	Understood									
50	Fire Hydrants			Yes		Understood									
51	Manhole			Yes		Understood									
52	Sidewalks			Yes		Understood									
53	Streets				No	Understood									
54															
55	Refer to UDC Section 3.8.3.D Waivers if applicable.														
56															
57	Applicant Response on Waiver:														
58															
59	DEVELOPMENT SERVICES ENGINEERING														
60	No.	Sheet	Comment	Applicant Response		Staff Resolution	Applicant Response	Staff Resolution							
61	1 & 2	Utility Plan 1	Revise Utility Plan Identify developer required public infrastructure along Yorktown Blvd.	Public improvement plans for utilities have been submittetd by LNV Engineering		Noted, plans under review. Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative.									
62	2 & 2	Utility Plan 1	Revise Utility Plan Identify developer required public infrastructure along Rodd Field Rd. and city installed infrastructure per Bond 2018 design.	See attached Sheets from Rodd Field Road project		Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative									
63	3 & 2	Utility Plan 1	Revise Utility Plan Identify developer required public infrastructure for city waste water master plan.	See comment above		Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative									
64	4 1&2	Utility Plan	Prior to recordation Public Improvements are required for the following: 1. Water main of minimum 8” and fire hydrants shall be spaced 300 feet on center along Rodd Field Rd. and Yorktown Blvd. 2. Wastewater shall be per city Master Plan (Oso W.R.P. Service Area Sub Basing SPA 30). Extend wastewater and U.E. to the west lot line of Lot 1. See also Land Development Comment #9.” Public Improvements shall be completed and accepted prior to plat recordation.	Understood -see above		Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative									
65	5 Plat 2		“Yorktown Blvd. is a planned A3 Arterial with 130-foot right-of-way per Urban Transportation Plan. Dedicate additional right-of-way. See also Regional Transportation Authority Comment #1.” (Note this is also in the Preliminary Plat DS Engineering Comment #1 [except for the Regional Transit Authority comment reference]).	See responses to GIS comment #3		Addressed.									
66	6 P 1 & 2	SWQM	Provide 25 year and 100 year storm events for the pre-development and post-development. Sign and seal by professional license engineer of record.	See previously submitted SWQMP		Addressed with Preliminary Plat submission.									
67	7 Informa	tional	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood		Informational.									
68	8 Informa	tional	Prior to recordation: Sidewalk is required, including sidewalk along Yorktown Blvd from Bay Drive, going east, and along the Yorktown Blvd / Rodd Field Rd curve, to connect to the sidewalk along Rodd Field Road planned per City bond project E15112.	These improvements are part of the Rodd Field Road project plans		A waiver request is being submitted	Waiver request noted. See attached Memo on requirements.								
69															

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. No dead-end mains will be permitted.” (Note: this is so that it is consistent with Preliminary Plat Utilities Engineering Comment #1).	see above			Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative														
2	Plat	Wastewater construction will be required for platting. A wastewater main is required along one entire frontage of the property.	see above			Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative														
TRAFFIC ENGINEERING																				
No.	Sheet	Comment	Applicant Response			Staff Resolution			Applicant Response			Staff Resolution								
1	Plat	This plat is contained within the limits of the City Rodd Field Road Improvement Project (Bond 2014). Refer to plans and coordinate any driveway construction with the City’s Engineering Department.	Understood			Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative. This includes any applicable public infrastructure stated under the recommendations for the Del Mar College Southside Campus Corpus, Christi, Texas Traffic Impact Analysis (TIA).														
2	Plat	Verify proposed driveway on Rodd Field Road does not conflict with proposed location of bus stops or other proposed enhancements shown in the Rodd Field Road Improvement Project (Bond 2014).	Understood			Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative. This includes any applicable public infrastructure stated under the recommendations for the Del Mar College Southside Campus Corpus, Christi, Texas Traffic Impact Analysis (TIA).														
3	Plat	Per the TIA prepared for the Del Mar Campus, improvements are recommended for a driveway along Yorktown Boulevard. These improvements (storage lanes, signs, marking, etc.) shall be included in the Public Improvement plans.	We are pursuing city engineering department to explore potential to add the required turn lanes to the Rodd Field Road project currently under construction. The project limits incorporate two of the three required turn lanes and it makes sense to add this work to that contract to limit disruption to the traveling public and provide a seamless installation of improvements.			Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative. This includes any applicable public infrastructure stated under the recommendations for the Del Mar College Southside Campus Corpus, Christi, Texas Traffic Impact Analysis (TIA).														
4	Plat	Per Del Mar College Southside Campus TIA, Driveway #3 (across from Bay Drive, should provide for a left turn storage lane on Yorktown Boulevard for eastbound traffic (150’). A 150’ right turn lane, in the westbound direction, was recommended, however, coordination with the City’s Engineering Department is required for this right turn lane design. The driveway has to be wide enough to accommodate 2-outbound lanes, a left-turn lane and a shared straight-right lane, and 1-inbound lane. The driveway will be controlled with a STOP sign.	Right turn lane has been added			Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative. This includes any applicable public infrastructure stated under the recommendations for the Del Mar College Southside Campus Corpus, Christi, Texas Traffic Impact Analysis (TIA).														
5	Plat	Per the Del Mar College Southside Campus TIA, Driveway #2 (across form Bichon Drive, should provide for a 150’ right turn lane, in the westbound direction, was recommended. The driveway has to be wide enough to accommodate 2-outbound lanes, a left-turn lane and a shared straight-right lane, and 1-inbound lane. The driveway will be controlled with a STOP sign.	Right turn lane has been added			Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative. This includes any applicable public infrastructure stated under the recommendations for the Del Mar College Southside Campus Corpus, Christi, Texas Traffic Impact Analysis (TIA).														

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
82		6 Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood	Prior to recordation: Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative. This includes any applicable public infrastructure stated under the recommendations for the Del Mar College Southside Campus Corpus, Christi, Texas Traffic Impact Analysis (TIA).										
83															
84	ESI Planning														
85	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response									
86	1	Plat	No comment.	Understood											
87															
88	FLOODPLAIN														
89	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
90	1		No comment.	Understood											
91															
92	FIRE DEPARTMENT														
93	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
94	1		See comments at end.	Comments appear to be informational	Informational.										
95															
96	GAS														
97	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
98	1		No comment	Understood											
99															
100	PARKS														
101	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
102	1		Add the following standard “Public Open Space” standard note: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.”	Note is already shown on plat	Addressed.										
103															
104	REGIONAL TRANSPORTATION AUTHORITY														
105	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
106	1	Plat	This final plat is not currently located along an existing CCRTA service route. However future agency plans include daily service to and from the south side campus. Bus stop locations and RTA equipment placement will be determined as campus development and student enrolment dictates.	Understood	Informational.										
107															
108	NAS-CORPUS CHRISTI														
109	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
110	1		No comment.	Understood											
111															
112	CORPUS CHRISTI INTERNATIONAL AIRPORT														
113	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
114	1		No comment.	Understood											
115															
116	AEP-TRANSMISSION														
117	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
118	1		No comment	Understood											
119															
120	AEP-DISTRIBUTION														
121	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
122	1		No comment	Understood											
123															
124	TXDOT														
125	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
126	1		No comment	Understood											
127															
128	NUECES ELECTRIC														
129	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution								
130	1		No comment	Understood											
131															
132															
133															
134															

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
133	INFORMATIONAL														
134	Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations														
137	for information only.														
138	These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the														
139	Planning Commission for approval.														
140	Additional comments may be issued with the subsequent submittal plans associated with the property development.														
141	LAND DEVELOPMENT														
142															
143	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. Understood														
144	2. Public Educational facilities are exempt from Development Fees. UDC Section 3.8.2.I Understood														
145															
146	FIRE Understood														
147															
148	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Mercantile/Commercial and industrial Areas: Light Mercantile areas shall 1,550 GPM with 20 psi residual Fire hydrant every 300 feet Fire hydrants are to be located 100 feet to FDC and hose lay 300 feet from furthest point of structure.														
149															
150	FIRE APPARATUS ACCESS ROADS SECTION D102 REQUIRED ACCESS 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). 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.														
151	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 D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by														
152	Section D103.6.1 or D103.6.2. D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide. D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.														
153															
154	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure. D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.														
155	D104.3 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 lot or area to be served, measured in a straight line between accesses. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Note: Group B occupancies: a manual fire alarm system shall be install where one of the following conditions exists: 1. Combined occupant load is of all floors is 500 or more. 2. The occupant load is more than 100 persons above the lowest level of exit discharge IFC 2015 sec. 904 Culinary Building or Cafeteria: Type I hoods and approved automatic fire extinguishment system Depending on type of construction and building size and mixed use occupancy: a sprinkler system may be required														