

# 5/08/19 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: 19PL1004

THE PRESERVE AT MUSTANG ISLAND UNIT 2 (FINAL – 27.74 ACRES)  
Located east of State Highway 361 and north of Zahn Road.

Zoned: RM-AT/PUD

Owner: Coastal Bend Bays & Estuaries Program & Tortuga Dunes Holding Company, LLC  
Engineer/Surveyor: Hanson Professional Services Inc.

The applicant proposes to plat the property to subdivide land into 7 lots, of which 2 lots will be combined lots from a prior plat and made into a conservation area, and another lot will serve as a private street with access easement.

GIS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat does not close within acceptable engineering standards. All perimeter bearings and dimensions must be labeled.	LABELED	The plat does not close within acceptable engineering standards. It shall be closed within 1:10,000, is currently 1:1974.	Corrected	The plat does not close within acceptable engineering standards. It shall be closed within 1:10,000, is currently 1:2096.	ADDRESSED	Corrected
2	Plat	The plat will display the ownership of each corresponding lot in the ownership certificate.	ADDRESSED	Correct				
3	Plat	Label the complete and correct legal description of the adjacent properties.	LABELED	Correct				
4	Plat	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.	LABELED	Correct				
5	Plat	The location map is not reflective of the entire final plat, correct and revise.	REVISED	Correct				
6	Plat	Include the projection in General Note #2.	INCLUDED	Correct				
7	Plat	The legend is incomplete and without order, correct and revise.	REVISED	Correct				

LAND DEVELOPMENT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Nueces County Certificate block correct and revise the format.	REVISED	Addressed				
2	Plat	On the Building Official certifice block, change "Building Official" to "Planning Commission" and replace the signature line "City Building Official" with "Nina Nixon-Mendez, FAICP Secretary" and add signature line for "Eric Villarreal P.E. Chairman"	CHANGED	Only place FAICP after Mendez	Revised	Addressed		
3	Plat	On the Engineering certificate block replace "Ratna S. Pottumuthu, P.E., LEED AP Major Project Engineer" with "William J. Green, P.E. Development Services Engineer"	CHANGED	Addressed				
4	Plat	On the ownership certificate blocks. Show and label Lot and block.	LABELED	Addressed				
5	Plat	On the plat show and label one-foot contours or spot elevations: General Note 1: Flood Zones, V21, V13, A11, & A13	ADDED	Addressed				
6	Plat	The receiving water note is missing from the General Notes. Correct and revise.	ADDED	Not Address: The receiving water is Laguna Madre Basin and not Corpus Christi Bay. Correct and Revise.	Revised	Addressed		
7	Plat	Add a Note to the plat: On-street parking on streets and hammerheads with less than 50-foot wide access easement is prohibited. No-parking signage required.	ADDED	Addressed				
8	Plat	Show and label the found monuments on the plat.	LABELED	Addressed				

9	Plat	Revise Note 3 to identify lot and block for designated Coastal Barrier Resource Act	REVISED	Addressed				
10	Plat	Revise Note 2 to reference Volume and Page for The Preserve at Mustang Island Unit 1.	REMOVED	Addressed				
11	Plat	Add a 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.	ADDED	Addressed				
12	Plat	Show and label the ownership names for the remainder of 146.71 acre Tract and Bryan William Survey 606 218.934 acre Tract	LABELED	Addressed				
13	Plat	Identify "conservation area" on the platted and unplatted areas .	LABELED	Addressed				
14	Plat	Add a note to the plat reference the Lot and block of Conservation areas.	ADDED	Addressed				
15	Plat	Correct and revise the U.E and Y.R along all Blocks 2 & 19 (reference Vol 67, Pgd 186-188).	REVISED	Label 5'YR/U.E along Rum Cay Court as shown in Vol 67, Pgs 186-188	Added	Addressed		
16	Plat	Add the following note to the plat: Property must comply with TxDOT's Traffic Access Management Plan	ADDED	Addressed				
17	Plat	Add a note to the plat: The total platted area contains x.xx acres of land.	ADDED	Addressed				
18	Plat	On the legend, define "CBBEP" .	ADDED	Addressed				
19	Plat	Add Notes 7 & 8 reference on Vol. 67, Pages 186-188 to the current plat.	ADDED	Addressed				
20	Plat	Label public access easement on top of Lot 1R, Block 19, label as non-buildable lot, per UDC 8.2.1.J. Per UDC 8.2.1.J.2, add Note: "All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a 'private street.' "	LABELED	Addressed				
21	Plat	Label Block 2, Lot 8 from the Preliminary Plat	LOT 8 IS NOW PART OF LOT 6	Addressed				
22	Plat	UDC 8.2.1.J.14: Add Note to plat: "The owners of property in this subdivision shall be responsible for private improvements, including but not limited to, streets, facilities, and easements. This subdivision contains private improvements, including but not limited to, streets, facilities and easements that have not been dedicated to the public or accepted by the City of Corpus Christi or any other local government agency as	ADDED	Addressed				
22	Plat	(cont'd from previous): public rights-of-way. The City of Corpus Christi has no obligation, nor does any other local government agency have any obligation, to maintain, repair, install or construct private improvements within the subdivision. The obligation shall be the sole responsibility of the owners of property in this subdivision."	ADDED	Addressed				
23	Plat	Label the public access easement widths and centerline dimensions for all streets shown on the plat, including but not limited to Rum Cay Ct. In the event a public access easement varies, provide and label the dimensions at a given point.	LABELED	Addressed				
24	Plat	Change plat into Landscape format.	CHANGED	Addressed				

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	<b>APPLICANT WILL SUBMIT A WAIVER FOR SIDEWALKS</b>
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<b>Staff Resolution</b>
Waiver for sidewalk east of subdivision entrance (Tortuga Dunes Blvd.) not required because that land is not part of this final plat.

DEVELOPMENT SERVICES ENGINEERING							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat 1 & Plat 2	Proposed easment closure by plat is subject to staff confirmation and approval of abandonment of existing City infrastructure.	ACKNOWLEDGED	Noted			
2	Plat 2	Adjacent tract on preliminary plat, Block 2, Lot 8 is landlocked and less than 5 acres. Provide a shared access for this lot and needs to be platted with this unit. Incorrect information of remainder is on the plat.	LOT 8 WAS COMBINED WITH LOT 6	Not addressed. Lot 7 is landlocked.	Added Easement	Addressed	
3	SWQMP	Storm Water Quality Management Plan not approved. Provide approval for drainage into Block 1, Lots 27 and 45. Missing final outfall of drainage system	SEE GENERAL NOTE #17	Noted			
4	SWQMP	Missing final outfall of drainage system into Block 2, Lots 3 thru 5.	SEE GENERAL NOTE #17	Noted			
5	SWQMP	Missing Private Drainage Easement for the final outfalls.	SEE GENERAL NOTE #17	Noted			
6	Utility Plan	Existing waste water that will be abandoned within the utility easement (that will not be vacated) shall be removed and not abandoned in place.	ACKNOWLEDGED	Noted			
7		Public Improvements are required for sidewalk along Zahn Rd. Demolition of city main water. Public Improvements shall be completed and accepted prior of plat recordation.	ACKNOWLEDGED	Noted		Informational: <del>Noted-sidewalk-wavier-submitted</del> --Waiver not required for sidewalk east of subdivision entrance (Tortuga Dunes Blvd.) because that land is not part of this final plat. Public improvements are not required for sidewalk along Zahn Rd. for same reason.	
8	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	ACKNOWLEDGED	Noted		Prior to recordation: Sidewalks in subdivision are required.	

UTILITIES ENGINEERING (WATER AND WASTEWATER)							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The minimum width of utility easement along the streets is 15', if the private street is not entirely dedicated as a utility easement.	SEE GENERAL NOTES #11	Noted			

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

FLOODPLAIN							
No.	Plat	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Revise plat note 1 to include the approved CLOMR data. Add an additional plat note for the preliminary Flood Insurance data.	REVISED	Address			

FIRE DEPARTMENT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Meeting 1500 GPM with 20 psi residual. If buildings are completely covered with an approved sprinkler system including clubhouse. Hydrants are allowed to be 500 feet apart. However, hydrants are to be located 100 feet to FDC and hose lay 300 from farthest point of structure.	ACKNOWLEDGED	Informational			

2	Plat	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).	ACKNOWLEDGED	Informational				
3	Plat	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	ACKNOWLEDGED	Informational				
4	Plat	Figure D103.1 requires 120 feet hammerhead, 20 feet width, 26 feet entry route and 28 feet radius. Note: due to the minimum standards being applied: No Parking will be enforced in accordance with section D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	ACKNOWLEDGED	Informational				

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

PARKS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following as an additional note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase." .	ADDED	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.	ACKNOWLEDGED	Informational.				

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

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

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

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

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

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

#### 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.

