## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 7-25-19
TRC Comments Sent Date: 8-19-19
Revisions Received Date (R1): 8-21-19
Staff Response Date (R1): 8-28-19
Revisions Received Date (R2): 9-16-19
Staff Response Date (R2): 9-23-19

Planning Commission Date: 9-4-19 tabled to 9-18-19; tabled again to 10-2-19

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: 19PL1076

## CROSSWIND ESTATES UNIT 2 (FINAL - 5.77 ACRES)

Located south of Yorktown Boulevard and east of Cimarron Boulevard.

Rezoning requested: RS-4.5 (PUD) Plat for the PUD is contingent on approval of PUD rezoning by City Council.

Owner: MPM Development, LP Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to develop a single family Planned Unit Development (PUD).

GIS	s					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1 Plat	The plat closes within acceptable engineering standards.	OK.	Correct			
	Airking Dr. and Crosswind Dr. does not meet the minimum street width design standards set forth by the					
2 Plat	City of Corpus Christi, see the Unified Development Code.	Because this is a PUD.	Correct, now it is.			
3 Plat	Note the purpose of the Public Access Easement located on Block 1, Lot 17.	DONE.	Correct			
	The plat is not labeled as a designated PUD. A PUD requires a zoning application including all criteria as set	Pud zoning application				
4 Plat	forth in the Unified Development Code.	was submitted to city	Correct			
	Block 1, Lot 17 is divided by a public access easement creating a possible safety hazard. Note the public					
5 Plat	access easement is incorrectly dimensioned.	Dimensions corrected.	Correct			
		OK. Will Put in				
6 Plat	Safety Bollards are required on Airking Dr. adjacent to the linear park to the west.	construction plans.	Correct			
7 Plat	Label Airking Dr. adjacent to the linear park.	Done.	Correct			
	Note the dedication of the linear park as a public linear park and the adjacent drainage easement on the					
8 Plat	plat, and add dedication language to the Owner's Certificate.	Done.	Correct			
9 Plat	A scale bar and fractional scale are required on the plat.	Done.	Correct			

LAND	AND DEVELOPMENT						
No. S	heet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
		The PUD rezoning application shall have: 1) Narrative Document with revised deviations table (see below),					
		renumbered exhibits, and add dedication of land for public linear park and drainage listed amenity, and		Not Addressed. The 20'			
		delete "No thru traffic" (Airking Dr. will extend to Bill Witt Park); 2) Location Map, renumber as "Exhibit 1";	Rezoning application was	Garage YR for the south			
		3) Metes and Bounds Property Description "Exhibit 2"; 4) Sketch for Rezoning Exhibit 3"; 5) Re-label plat as	amended pursuant to	properties along Airking Drive			
		Master Site Plan and Plat "Exhibit 4"; 5) two (2) Typical Residence Site Plans, one plan for the side of the	mark-up sent me by Greg	will be required.			
		street that has sidewalk, "Exhibit 5"; and one plan for the side of the street that does not have sidewalk,	except kept 15' YR's both	Staff resolves that no			
		"Exhibit 6", both showing a plan view of a typical house, driveway, sidewalk, and utilities, 6) a section view	sides of street and did not	extension to Bill Witt Park will			
		(cross-section view) showing both sides of the street and the different Yard Requirements for house and	extend street to connect	be required. The dead end			
		garage on the sidewalk side of the street, and 7) the Plat. Staff recommendation on Plat would be	to park as we desire no	meets IFC Appendix D for		Addressed. 16.5 YR	
1		conditional approval, conditioned on City Council approval of the PUD rezoning, and any remaining	thru traffic	turnarounds.	Updated	acceptable.	
		(Cont'd from previous): Staff recommendation on Plat would be conditional approval, conditioned on City					
		Council approval of the PUD rezoning, and any remaining conditions in the TRC Plat Review Comments				Conditional based on City	
1 (	Cont'd)	document.				Council approval of PUD.	
		PUD changes after PC approval of plat may warrant Plat to be resubmitted to Planning Commission for					
2 li	nfo	approval.	Ok.	Prior to recordation.			
3 P	lat 1	Remove plat note #6.	Done.	Addressed.			

Provide a plat note indicating that the Crosswinds Unit 2 is part of a Planned Unit Development (PUD) as per				
2 Ordinance No.	Done.	Addressed.		
2 Orumance No	Done.			
Add a plate and what is the Deviation Table from the DUD Nametics Developed listing the deviation from				Addressed, 16.5 YR
	5			
·	Done.	south frontage.	Updated	acceptable.
Remove the YR from the plat and replace with a Plat note stating that: Yard Requirements: For Block 1				
Blocks 2 and 3 (south side of Airking Dr.,) and for any lots that abut sidewalk, the front Y.R. for the house				
front is 15 feet and the front Y.R. for the garage front is 20 feet (whether attached or not attached to the		No Addressed. Provide a 20'		
house), to mitigate encroachment on sidewalk by vehicles parked on driveways. See PUD Ordinance No.	Not done. Desire to keep	Garage YR for Airking Drive		Addressed. 16.5 YR
1	front 15' Yrs throughout.	south frontage.	Updated	acceptable.
1 Rename the Plat title to "Crosswind Estates Unit 2 PUD"	Done.	Addressed.		
1 Update the DS Engineering certificate with Gabriel Hinojosa, P.E. as Development Services Engineer.	Done.	Addressed.		
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			1	
2 Lots 3 thru 6, Block 3 will require a minimum 10 OE.	Done.	Addressed.		
	_			
	Done.	Addressed.		
Provide a 20' DE for stormwater pipe crossing Linear Park.	Done.	Addressed.		
		Extension of Airking Drive		
		reinstated. See LD comment		
		#22 below. The dead end		
Airking Drive shall be extended to the property line of Bill Witt Park. Remove the Public Access Fasement. 5'	Not done. Desire no thru			
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A S Walk Education of the Portion of Education of Educati	ti di ilici	tarriar carras.		To be addressed prior to
Water Distribution System let foe 26 lets v \$193.00/let =\$6 EE2.00				recording.
2 Water Distribution system for fee = 30 lots x \$182.00/fot = \$0,332.00				To be addressed prior to
2 Westward Curton Let for 25 Let v 6202 00 (let 644 440 00				•
				recording.
	_			
AND EASEMENTS" to "STREETS, EASEMENTS, PARK LAND, AND DRAINAGE".	Done.	Addressed.		
				Not Addressed. Cross
Relocate the 8' Tied Sidewalk/Bike path to the west side of Bill Witt Drive. Rationale: This is in line with				Section dimensions not
2 existing Hike/Bike Master Plan's current alignment of the Bear Creek Trail.			Done.	consistent.
2 Label any linear park areas			Done.	Addressed.
				-
			Not Done. The connecttion	
			to park is provided by Bill	
			Witt Drive and was	
		1	51110 0110 1105	1
			previously agreed not to	
1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Add a plat note that is the Deviations Table from the PUD Narrative Document, listing the deviations from the Unified Development Code.  Remove the YR from the plat and replace with a Plat note stating that: Yard Requirements: For Block 1 (north side of Airking Dr.), the front Yard Requirement (Y.R.) for the house and the garage is 15 feet. For Blocks 2 and 3 (south side of Airking Dr.,) and for any lots that abut sidewalk, the front Y.R. for the house front is 15 feet and the front Y.R. for the garage front is 20 feet (whether attached or not attached to the house), to mitigate encroachment on sidewalk by vehicles parked on driveways. See PUD Ordinance No.  Rename the Plat title to "Crosswind Estates Unit 2 PUD"  Update the DS Engineering certificate with Gabriel Hinojosa, P.E. as Development Services Engineer.  Show the bearing and distance correctly to scale for the flares of the Public Access Easement  Provide the centerline for Drainage easement with dimension to Linear Park.  Recommend using a 5' UE at rear of Lots on Block 2.  Lots 3 thru 6, Block 3 will require a minimum 10' UE.  Provide a 10' UE at rear of Lots on Block 1 for gas and other private utilities placed at rear of properties.  Verify Linear Park existing sidewalk is to be clear of Airking Drive right of way.  Crosswind Drive to have taper similar to other side of right of way.  Label 10' YR for Lots along Crosswind Drive.  Provide a 20' DE for stormwater pipe crossing Linear Park.  Airking Drive shall be extended to the property line of Bill Witt Park. Remove the Public Access Easement, 5' x 5' Walk Easement, and that portion of Lot 17 crossing Airking Drive.  Wastewater System lot fee – 36 lots x \$393.00/lot = \$14,148.00  In the Owner's Certificate and dedication language, add park land and drainage, like so: change "STREETS AND EASEMENTS" to "STREETS, EASEMENTS, PARK LAND, AND DRAINAGE".	Add a plat note that is the Deviations Table from the PUD Narrative Document, listing the deviations from the Unified Development Code.  Remove the YR from the plat and replace with a Plat note stating that: Yard Requirements: For Block 1 (north side of Airking Dr.), the front Yard Requirement (Y.R.) for the house and the garage is 15 feet. For Blocks 2 and 3 (south side of Airking Dr.), and for any lots that abut sidewalk, the front Y.R. for the house front is 15 feet and the front Y.R. for the garage front is 20 feet (whether attached or not attached to the house), to mitigate encroachment on sidewalk by vehicles parked on driveways. See PUD Ordinance No.  Rename the Plat title to "Crosswind Estates Unit 2 PUD"  Done.  Update the DS Engineering certificate with Gabriel Hinojosa, P.E. as Development Services Engineer.  Show the bearing and distance correctly to scale for the flares of the Public Access Easement  Done.  Provide the centerline for Drainage easement with dimension to Linear Park.  Done.  Lots 3 thru 6, Block 3 will require a minimum 10' UE.  Done.  Provide a 10' UE at rear of Lots on Block 1 for gas and other private utilities placed at rear of properties.  Verify Linear Park existing sidewalk is to be clear of Airking Drive right of way.  Crosswind Drive to have taper similar to other side of right of way.  Done.  Crosswind Drive to have taper similar to other side of right of way.  Done.  Airking Drive shall be extended to the property line of Bill Witt Park. Remove the Public Access Easement, 5' Not done. Desire no thru x 5' Walk Easement, and that portion of Lot 17 crossing Airking Drive.  Wastewater System lot fee — 36 lots x \$182.00/lot = \$6,552.00  Wastewater System lot fee — 36 lots x \$393.00/lot = \$14,148.00  In the Owner's Certificate and dedication language, add park land and drainage, like so: change "STREETS AND EASEMENTS" to "STREETS, EASEMENTS, PARK LAND, AND DRAINAGE".  Done.	Add a plat note that is the Deviations Table from the PUD Narrative Document, listing the deviations from the Unified Development Code.  Remove the VR from the plat and replace with a Plat note stating that: Yard Requirements: For Block 1 (north side of Airking Dr.), the front Yard Requirement (YR.) for the house and the garage is 15 feet. For Blocks 2 and 3 (south side of Airking Dr.), and for any lots that abut sidewalk, the front YR. for the house front is 15 feet and the front YR. for the place is 15 feet. For Block 1 (north side of Airking Dr.), and for any lots that abut sidewalk, the front YR. for the house front is 15 feet and the front YR. for the place is 15 feet. For Block 1 (north YR.) for the place and the garage is 15 feet. For Block 1 (north YR.) for the place is 15 feet. For Block 2 and 3 (south side of Airking Dr.), and for any lots that abut sidewalk, the front YR. for the house front 15 Yrs throughout.  No Addressed. Provide a 20' hard the place is 15 feet. For Block 1 (PR) front 15 Yrs throughout.  No Addressed. Provide a 20' hard the fact that the place is 15 feet. For Block 1 (PR) front 15 Yrs throughout.  No Addressed. Provide a 20' hard the place is 15 feet. For Block 1 (PR) front 15 Yrs throughout.  Addressed. Done. Addressed.  Done. Addressed.  Addressed. Done. Addressed.  Provide a 10' UE at rear of Lots on Block 2. Done. Addressed.  Provide a 10' UE at rear of Lots on Block 1 for gas and other private utilities placed at rear of properties.  Verify Linear Park existing sidewalk is to be clear of Airking Drive right of way. Done. Addressed.  Verify Unear Park existing sidewalk is to be clear of Airking Drive right of way. Done. Addressed.  Verify Thor Tot sall ong Crosswind Drive. Done. Addressed.  Verify Thor Tot sall ong Crosswind Drive. Done. Addressed.  Verify Thor Tot sall ong Crosswind Drive. Done. Addressed.  Water Distribution System lot fee —36 lots x \$182.00/lot =\$6,552.00  Wastewater System lot fee —36 lots x \$393.00/lot =\$14,148.00  In the Owner's Certificate and declicati	Add a plat note that is the Deviations Table from the PUD Narrative Document, listing the deviations from the Linfied Development Code.  According to the Unified Development Code.  Remove the Viff from the plat and replace with a Plat note stating that: Yard Requirements: For Block 1 (north side of Airking Dr.), the Front Yard Requirement (Y.R.) for the house and the garage is 15 feet. For Slocks 2 and 3 (south side of Airking Dr.), and for any lost shat abut sidewalk, the Front YR. For the house front is 15 feet and the front YR. For the house front is 15 feet and the front YR. For the house front is 15 feet and the front YR. For the house front is 15 feet and the front YR. For the house front is 15 feet and the front YR. For the house, but the foreign of the front YR. For the house, but the foreign of t

ZONING- PUD						
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1 PUD-Plat	Rename the Plat title to "Crosswind Estates Unit 2 PUD"	Done.	Addressed.			
			Not Addressed. The 20'			
			Garage YR for the south			
	Provide a Plat note indicating the YR is 15 ft YR for house and garage for Block 1 (north side of Airking Drive),	Not done. Desire to keep	properties along Airking Drive			
2 PUD-Plat	and a 15' YR for building and a 20' YR for garage for Blocks 2 and 3 (south side of Airking Drive).	front 15' Yrs throughout.	will be required.	Updated	Addressed.	
	The PUD rezoning application shall have: 1) Narrative Document with revised deviations table (see below),		Not Addressed. The 20'			
	renumbered exhibits, and add dedication of land for public linear park and drainage as a listed amenity, and	Rezoning application was	Garage YR for the south			
	delete "No thru traffic" (Airking Dr. will extend to Bill Witt Park); 2) Location Map, renumber as "Exhibit 1";	amended pursuant to	properties along Airking Drive			
	3) Metes and Bounds Property Description "Exhibit 2"; 4) Sketch for Rezoning Exhibit 3"; 5) Re-label plat as	mark-up sent me by Greg	will be required.			
	Master Site Plan and Plat "Exhibit 4"; 5) create two (2) Typical Residence Site Plans, one plan for the side of	except kept 15' YR's both	Staff resolves that no			
	the street that has sidewalk, "Exhibit 5"; and one plan for the side of the street that does not have sidewalk,	sides of street and did not	extension to Bill Witt Park will			
	"Exhibit 6", both showing a plan view of a typical house, driveway, sidewalk, and utilities, 6) a section view	extend street to connect	be required. The dead end			
	(cross-section view) showing both sides of the street and the different Yard Requirements for house and	to park as we desire no	meets IFC Appendix D for			
3 PUD	garage on the sidewalk side of the street, and 7) the Plat.	thru traffic	turnarounds.	Updated	Addressed.	

	1		1	Not Addressed. The 20'		
		to the Full-like Toward Davidson and a view for late with aid well, all and an idea of a side on the		Garage YR for the south		
		In the Exhibit 5, Typical Residence plan view for lots with sidewalk, show the lot and residence on the south	Desire 451 formation	S .		
		side of the street. Show a 20-foot garage YR/setback, and show the sidewalk. In Exhibit 6, Typical Residence	·	properties along Airking Drive		
4	PUD	plan view for lots without sidewalk, show a 15-foot YR/setback for both house and garage.	throughout	will be required.	Updated	Addressed.
				Not Addressed. The 20'		
		Add a section view showing both sides of Airking Dr., the 20-foot garage YR and a 15-foot house front YR on		Garage YR for the south		
		the sidewalk side, and a 15-foot house and garage front YR for the non-sidewalk side, along with street and	Desire 15' front yr	properties along Airking Drive		
5	PUD	utilities.	throughout	will be required.	Updated	Addressed.
		Revise the Deviations Table as follows: 1) Create three (3) rows for Minimum Front Yard Requirement: (a)				
		Minimum Front Yard Requirement: House (20 ft / 15 ft); (b) Minimum Front Yard Requirement: Garage				
		with Sidewalk (20 ft / 20 ft); (c) Minimum Front Yard Requirement: Garage without Sidewalk (20 ft / 15 ft).		Not Addressed. The 20'		
		Show 20-foot garage front YR for that side of the street that has sidewalk; 2) change "Minimum Street Yard"		Garage YR for the south		
		to "Minimum Yard Requirement"; 3) change "Minimum Street Yard (Corner) to "Minimum Side Yard	Desire 15' front yr	properties along Airking Drive		
6	PUD	Requirement (Corner)".	throughout	will be required.	Updated	Addressed.
		Revise the Deviations Table, Minimum Side Yard Requirement (Corner): UDC: 10 ft (when back-to-back with				
		another corner lot (UDC 4.2.8)), 20 ft (all other corner lots) / PUD: 10 ft. Insert this Deviations Table into				
7	PUD	the PUD Narrative Document.	Done.	Addressed.		
						Not Addressed. Cross
		Relocate the 8' Tied Sidewalk/Bike path to the west side of Bill Witt Drive. Rationale: This is in line with				Section dimensions not
8	PUD	existing Hike/Bike Master Plan's current alignment of the Bear Creek Trail.			Done.	consistent.
9	PUD	Label any linear park areas			Done.	Addressed.
10	PUD	Extend Airking Drive to property line of the development			Not Done. See above.	Correct. Addressed as is.
		Public Access easement shall be constructed to support the 75,000 lbs. of imposed load as required by the				
		Fire Department and shall be responsibility of the owner of lot 17 to maintain, as well as the 5'x5' public			Will shown in construction	
11	PUD	access pathway entrance. (Should also be a note on the plat)			plans. Added note	Prior to Plat Recordation
					Will show in construction	
12	PUD	Public access easement on Lot 17 shall be striped "No parking/fire lane."			plans.	Prior to Plat Recordation

P	PLANNING/Environment & Strategic Initiatives (ESI)						
N	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	1	Plat	No comment.		Addressed.		

DEVELOPMENT SERVICES ENGINEERING					
Action	Yes	No			
Public Improvements Required?	Yes				
Water	Yes				
Fire Hydrants	Yes				
Wastewater	Yes				
Manhole	Yes				
Stormwater	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 Resolution		
			Prior to recordation:				
			Developer's design of public				
			improvements to be				
			considered during public				
			improvement plan submittal,				
	The proposed sidewalk along Airking Drive must connect to the existing sidewalk on Bison Drive. Required		review, approval and				
1	Prior to recordation.	OK.	acceptance.				
			Prior to recordation:				
			Developer's design of public				
			improvements to be				
			considered during public				
			improvement plan submittal,				
	Provide the Public Improvement Plans for the impacted area in the Linear Park; this item is required prior to		review, approval and				
2	Plat Recordation.	OK.	acceptance.				

		Public improvement plans and construction and acceptance will be required. Public improvments must include Street, sidewalks along one side of Airking Dr., Water mains including Fire Hydrants, Water main looping, wastewater mains, stormsewer system, speed bumps, reduced speed signs, and safety Bollards on Airking Dr. adjacent to the linear park. Submit public improvement plans to		Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal,		
3		Public improvements@cctexas.com for review and approval. Public improvements must be approved; this item is required prior to Plat Recordation.	No speed bumps no speed signs by developer.	The state of the s		
	Utility			Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal,		
	Plan / Traffic	Provide a layout of proposed street lights locations within the PUD for approval by Traffic.	Will include with construction plans	review, approval and acceptance.		
	Utility Plan /					
	Traffic	Public access easement on Lot 17 shall be striped "No parking/fire lane."			See above yellow	Prior to Plat Recordation
6	Plat/Utility	Public Access easement shall be constructed to support the 75,000 lbs. of imposed load as required by the Fire Department and shall be responsibility of the owner of lot 17 to maintain, as well as the 5'x5' public access pathway entrance. (Should also be a note on the plat)			See above yellow	Prior to Plat Recordation
		NEERING (WATER AND WASTEWATER)				
	Sheet	Comment		Staff Resolution	Applicant Response	Staff Resolution
	Plat	Water construction is required for platting (no dead-end mains will be permitted).  Wastewater construction is required for platting.	Ok Ok	Prior to recordation.		
	Diet		UK	Prior to recordation.		
	Plat	The state of the s				
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2 UTIL	l .	NEERING (STORMWATER)  Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
UTIL No.	ITIES ENGIN	NEERING (STORMWATER)	Applicant Response	Staff Resolution Addressed.	Applicant Response	Staff Resolution
UTIL No.	Sheet Plat	NEERING (STORMWATER) Comment No comment.	Applicant Response		Applicant Response	Staff Resolution
UTIL No. 1	Sheet Plat	NEERING (STORMWATER)  Comment  No comment.  EERING		Addressed.		
UTIL No. 1	Sheet Plat FFIC ENGIN	NEERING (STORMWATER)  Comment  No comment.  EERING  Comment	Applicant Response	Addressed.  Staff Resolution	Applicant Response  Applicant Response	Staff Resolution
UTIL No. 1	Sheet Plat	NEERING (STORMWATER)  Comment  No comment.  EERING		Addressed.		
UTIL No. 1 TRAI No.	Sheet Plat FFIC ENGIN	NEERING (STORMWATER)  Comment  No comment.  EERING  Comment		Addressed.  Staff Resolution		
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UTIL No.  1 TRAINO.  1 FLOC No.  1 FIRE No.	FIC ENGIN Sheet Plat FIC ENGIN Sheet Plat DDPLAIN Sheet Plat DDPLAIN Sheet Plat	NEERING (STORMWATER)  Comment No comment.  EERING  Comment No comment.  Comment No comment.  ECOMMENT No comment No comment Comment No comment	Applicant Response  Applicant Response	Addressed.  Staff Resolution Addressed.  Staff Resolution Addressed.	Applicant Response  Applicant Response	Staff Resolution Staff Resolution
UTIL No.  1 TRAINO.  1 FLOC No.  1 FIRE No.	Sheet Plat  FFIC ENGIN Sheet Plat  DDPLAIN Sheet Plat  DEPARTMI Sheet	NEERING (STORMWATER)  Comment No comment.  EERING  Comment No comment.  Comment No comment.  Comment  No comment.  Comment No comment.  Real Comment No comment.  ENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT  Comment WATER DISTRIBUTION SYSTEM STANDARDS RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and	Applicant Response  Applicant Response	Addressed.  Staff Resolution Addressed.  Staff Resolution Addressed.  Staff Resolution	Applicant Response  Applicant Response	Staff Resolution Staff Resolution
UTIL No. 1  TRAF No. 1  FLOC No. 1  FIRE No. 1	Sheet Plat  FFIC ENGIN Sheet Plat  DDPLAIN Sheet Plat  DEPARTMI Sheet	NEERING (STORMWATER)  Comment No comment.  EERING  Comment No comment.  Comment No comment.  Comment  No comment.  Comment No comment.  Real Comment No comment.  ENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT  Comment WATER DISTRIBUTION SYSTEM STANDARDS RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and	Applicant Response  Applicant Response	Addressed.  Staff Resolution Addressed.  Staff Resolution Addressed.  Staff Resolution Prior to recordation.	Applicant Response  Applicant Response	Staff Resolution Staff Resolution
TRAINO.  1  FLOC No.  1  FIRE No.  1	Sheet Plat Sheet Plat FFIC ENGIN Sheet Plat DDPLAIN Sheet Plat DEPARTMI Sheet	NEERING (STORMWATER)  Comment  No comment.  EERING  Comment  No comment.  Comment  No comment.  LOMBERING  COMMENT  No comment.  COMMENT  No comment.  ENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT  COMMENT  WATER DISTRIBUTION SYSTEM STANDARDS  RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational  IFC 2015 Sec. 503.2.1 Dimensions-Fire apparatus access roads shall have an unobstructed width of not less	Applicant Response  Applicant Response	Addressed.  Staff Resolution Addressed.  Staff Resolution Addressed.  Staff Resolution  Prior to recordation. To be required at Site Development / Building	Applicant Response  Applicant Response	Staff Resolution Staff Resolution

accessible to fire department apparatus by way of an approved fire apparatus. Secretary of the paymone of the department apparatus when the paymone of the p			1		1	1
concrete or other agroved driving surface capable of supporting the imposed load of fire apparatus.  \$62 1 Star form (in supportun access roads held be driggered and multitained to support the imposed loads of fire apparatus and the surface day surface capable of familiary starture.  \$62 2 Star form (in supportun access roads held be driggered and multitained to support the imposed loads of fire apparatus and the surface day starture.  \$63 2 Star form (in supportun access roads held be driggered and multitained to support the imposed loads of fire apparatus and the surface day starture.  \$64 2 Star form (in supportun access roads held be designed and multitained to support the imposed loads of fire apparatus and shall be surfaced as as to provide all weather driving capabilities.  \$65 2 Star form (in supportun access roads held be designed and multitained to support the imposed loads of fire apparatus and shall be surfaced as as to provide all weather driving capabilities.  \$65 2 Star form (in supportun access roads held be designed and multitained to support the imposed loads of fire apparatus and shall be surfaced as as to provide all weather driving capabilities.  \$65 2 Star form (in supportun access roads held to designed and multitained to support the imposed loads of fire apparatus is and shall be surfaced as as to provide all weather driving capabilities.  \$65 2 Star form (in supportun access roads held to support the imposed loads of fire apparatus is an expert to be in place prior to loads of fire apparatus is an expert to be in place prior to loads of fire apparatus is an expert to be in place prior to loads of fire apparatus is an expert to be in place prior to load of fire apparatus is an expert to be in place prior to load of fire apparatus is a support to load of fire		D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be				
Section   Section   Permit stage   Section   Permit stage   Section   Sect				To be required at Site		
S03.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.  No. 2 and include parties. Cauching of the capabilities of the capa		concrete or other approved driving surface capable of supporting the imposed load of fire apparatus		Development / Building		
S93.2 3 Surface. Five apparatus and shall be designed and maintained to support the imposed loads Note: a drivable surface capable of handling the weight of five apparatus is require to be in place prior to "good vertical" with the structure.  9 Part C 2015, Appendix 0, section 100, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  9 Part C 2015, Appendix 0, section 2010, table 2013.4.  9 Part C 2015, Appendix 0, section 2010, table 2013.4.  1 Part C 2015, Appendix 0, section 2010, table 2013.4.  1 Part C 2015, Appendix 0, section 2010, table 2013.4.  1 Part C 2015, Appendix 0, section 2010, table 2013.4.  1 Part C 2015, Control 2013, table 2013.4.  1 Part C 2015, Applicant Response 2014 Resolution 2013.4.  2 Part C 2015, Control 2013, table 2013.4.  1 Part C 2015, Control 2013, table 2013.4.  1 Part C 2015, Control 2013, table 2013.4.  2 Part C 2015, Applicant Response 2014 Resolution 2013, table 2013, tabl	5 Plat	weighing min 75,000 lb(34 050 kg).		Permit stage		
S93.2 3 Surface. Five apparatus and shall be designed and maintained to support the imposed loads Note: a drivable surface capable of handling the weight of five apparatus is require to be in place prior to "good vertical" with the structure.  9 Part C 2015, Appendix 0, section 100, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  8 Part C 2015, Appendix 0, section 2010, table 2013.4.  9 Part C 2015, Appendix 0, section 2010, table 2013.4.  9 Part C 2015, Appendix 0, section 2010, table 2013.4.  1 Part C 2015, Appendix 0, section 2010, table 2013.4.  1 Part C 2015, Appendix 0, section 2010, table 2013.4.  1 Part C 2015, Appendix 0, section 2010, table 2013.4.  1 Part C 2015, Control 2013, table 2013.4.  1 Part C 2015, Applicant Response 2014 Resolution 2013.4.  2 Part C 2015, Control 2013, table 2013.4.  1 Part C 2015, Control 2013, table 2013.4.  1 Part C 2015, Control 2013, table 2013.4.  2 Part C 2015, Applicant Response 2014 Resolution 2013, table 2013, tabl				To be required at Site		
Formal stage   Section   Formal stage   Section   Sect		503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads		· ·		
Note: administrate capable of harding the weight of fire apparatus is require to be in place prior to group vertical" with the structure.	6 Plat					
Plast   Figure vertical* with the structure.	O Flat			-		
Permit Stage				· ·		
30 2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of the apparatus and shall be surfaced so as to provide all weather driving capabilities.  No. Sheet Comment  1 Plat 2  Park Staff Resolution  1 Plat 2  Park U.F. from but 1 to let 17, bit. 1  Done.  Applicant Response Staff Resolution  1 Plat 2  Park Staff Resolution  2 Plat 2  Park Staff Resolution  3 Plat 3 Staff Resolution  4 Applicant Response  5 Staff Resolution  5 U.E. on the Eastside of lot 6, bit. 3 to extend to let 17, bit. 1  Done.  4 Applicant Response  5 Staff Resolution  5 U.E. on the Eastside of lot 6, bit. 3 to extend to let 17, bit. 1  Done.  5 U.E. on the Eastside of lot 6, bit. 3 to extend to let 17, bit. 1  Done.  5 U.E. on the Eastside of lot 6, bit. 3 to extend to let 17, bit. 1  Done.  5 U.E. on the Eastside of lot 6, bit. 3 to extend to let 17, bit. 1  Done.  6 Applicant Response  5 Staff Resolution  1 Plat 2  Park Staff Resolution  2 Plat 2  Park Staff Resolution  3 Plat 3 Staff Resolution  4 Applicant Response  5 Staff Resolution  5 Staff Resolution  6 Applicant Response  5 Staff Resolution  1 Plat 1 No comment  1 Plat 2 No comment  1 Plat 1 No comment  1 Plat 2 No comment  1 Pl	7 81 .					
S02.2.3 Surface. Fire apparatus and scores roads shall be designed and maintained to support the imposed loads   Permit stage   Note: a drivable surface as not provided all weath driving capabilities   Permit stage   Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to   To be required at Ste   Permit stage   Permit stag	/ Plat	Per IFC 2015, Appendix D, Section D103, table D103.4.				
Section   Fire apparatus and shall be surfaced so as to provide all weather driving capabilities   Part of the apparatus and shall be surfaced so as to provide all weather driving capabilities   To be required at Ste   Development / Building						
Note: a directle surface capable of handling the weight of fire apparatus is require to be in place prior to government. Floridating provided with the structure.    Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.   Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.   Applicant Response   S						
GAS  No. Sheet Comment    Plat   Spuing vertical* with the structure.   Development, Building	8 Plat					
Safe   Comment						
No. Sheet   Comment   Applicant Response   Staff Resolution   Applicant Response   Sta	9 Plat	"going vertical" with the structure.		Development / Building		
No. Sheet   Comment   Applicant Response   Staff Resolution   Applicant Response   Sta						
1 Part Request 5' UE. on linear park from were the 5' UE. Curve then head north outside of lot 1, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   3 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   4 Part   5' UE. on the Eastside of lot 6, bik. 3 to extend to lot 17, bik. 1 Done.   Addressed.   5 Staff Resolution   Applicant Response   Staff Resolution   Applicant Response   Addressed.   5 Staff Resolution   Applicant Response   Addressed.   Addressed.   Addressed.   5 Staff Resolution   Applicant Response   Addressed.	GAS					
2   Plat    7.5 U.E. From tot 1 to lot 17, bilk. 1   Done (107)   Addressed.		11 11			Applicant Response	Staff Resolution
Section   Sect		Request 5' U.E. on linear park from were the 5' U.E. curve then head north outside of lot 1, blk. 1	Done.	Addressed.		
Section   Sect	2 Plat	7.5 U.E from lot 1 to lot 17, blk. 1	Done (10')	Addressed.		
PARKS No. Sheet Comment 1 Plat 2 Park Development Fees: 36 x 5200 = \$7,200.00. 1 Plat 2 Park Development Fees: 36 x 5200 = \$7,200.00. 2 Plat 2 Park Development Fees: 36 x 5200 = \$7,200.00. 3 Plat 2 Park Development Fees: 36 x 5200 = \$7,200.00. 3 Plat 2 Plat 2 Park Development Fees: 36 x 5200 = \$7,200.00. 3 Plat 2 Pl		5' U.E. on the Eastside of lot 6, blk. 3 to extend to lot 17, blk. 1				
No.   Sheet   Comment   Applicant Response   Staff Resolution   Applicant Response   Staff Resolution			•	*		
No.   Sheet   Comment   Applicant Response   Staff Resolution   Applicant Response   Staff Resolution	PARKS					
Plat 2   Park Development Fees: 36 x \$200 = \$7,200.00.   To be addressed prior to recordation.	No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Plat 2 Park Development Fees: 36 x 5200 = \$7,200.00. Community Enrichment Fund: 1 and dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 2 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 1 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 2 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 2 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 1 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 2 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 2 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 2 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 2 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 2 acres/100 units x 36 units = 0.36 acres of land dedication. Provide cost per acre to determine Therefore, 3 acres of land dedication. Provide cost per acre to determine recordation.  Staff Resolution Applicant Response Staff Re			- фр		- грринали портин	
Community Enrichment Fund: Land dedication required is 1 acree per 100 proposed dwelling units: Therefore, 1 acre/100 units x 36 units = 0.36 acree of land dedication. Provide cost per acree to determine Fee for .36 acrees.  REGIONAL TRANSPORTATION AUTHORITY  No.   Sheet   Comment   Applicant Response   Staff Resolution   Addressed.  NAS-CORPUS CHRISTI  No.   Sheet   Comment   Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.  NAS-CORPUS CHRISTI  No.   Sheet   Comment   Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.    Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.    Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.    Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.    Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.    Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.    Applicant Response   Staff Resolution   Applicant Response   Staff Resolution   Addressed.    Addressed.    Applicant Response   Staff Resolution   Addressed.	1 Plat 2	Park Development Fees: 36 v \$200 - \$7 200 00				
Therefore, 1 acre/100 units x 36 units = 0.36 acre of land dedication. Provide cost per acre to determine recordation.    Plat 2   Fee for .36 acres.   Fee	1 1100 2			recordation.		
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## 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.