

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: 17PL1133

PRIOUR TRACT LOT J (FINAL – 0.739 ACRES)

Located east of 19th Street and north of Comanche Street.

Applicant: Jesse Morales
Surveyor: Tradewinds Consulting Group

The applicant proposes to plat the property in order to obtain a building permit for commercial use.

GIS

1. The plat closes within acceptable engineering standards.
2. The legal description is incorrect, refer to the actual legal description that includes the abstract and survey along with the commonly known description.(added Survey No. 483) per legal description according to Deed.
3. Cross hatch the 7' street dedication.(complete)
4. Change the Lot from J to F.(complete)

LAND DEVELOPMENT

1. Revise the legal description to read: "Being a Final plat of..."(complete)
2. On the owner's certificate block show and label Jesse Morales title as "owner".(complete)
3. Correct and revise the overlapping between Land Surveyor certificate block and Notes.(complete)
4. On Note 4 and on the plat the acreage/sqft is incorrect. Correct, revise and label both total acreage and square footage on the platted area.(complete)
5. Correct and revise the receiving water Note 5 to read: "The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".(complete)
6. Remove "Widgeon Drive" and centerline dimension from the plat.(complete/changed to 19th)
7. If applicable show and label Lien Holder certificate block.(n/a)
8. On the Planning Commission certificate block remove the reference "The Chairman of Development Services/" and change "Julio Dimas, CFM" to "William J. Green, P.E."(complete)
9. Show and label the street name and ROW centerline dimension along the south property line.(complete)
10. Show and label a 20' Y.R along the street frontage (UDC table 4.5.3).(complete)
11. Show and label a 10'U.E along the street frontage (UDC 8.2.3.A.2).(complete)
12. Shade or cross-hatch the 7' street dedication.(complete)
13. **Wastewater Pro-Rata – 80.00 LF x \$12.18/LF = \$974.40**
14. **Water Pro-Rata – 80.00 LF x \$10.53/LF = \$842.40**
15. **Water Distribution System acreage fee – 0.74 acres x \$1,439.00/acre = \$1,064.86**
16. **Wastewater System acreage fee – 0.74 acres x \$1,571.00/acre = \$1,162.54**

LAND DEVELOPMENT (cont.)

17. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

ENGINEERING

1. On the utility plan provide the location of the existing fire hydrant.(complete) was already shown across street to the south of the property.

TRAFFIC ENGINEERING

1. No comment.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

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."(complete)

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is located along but not immediately adjacent to any stops served by bus Routes 21 or 21s and should not adversely impact CCRTA bus route services.

NAS-CORPUS CHRISTI

1. No comment.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.