

## 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: 17PL1139

#### FLOUR BLUFF ESTATES NO. 2, BLOCK 4, LOT 1A & 1B (REPLAT – 0.378 ACRE)

Located east of Military Drive and south of Webb Street.

Applicant: Mike Petty

Surveyor: Tradewinds Consulting Group

The applicant proposes to replat the property in order to subdivide 1 lot into 2 lots.

#### GIS

1. The plat closes within acceptable engineering standards.
2. Provide and label the correct and complete legal description of the adjacent properties (see v68/p842).(COMPLETE)

#### LAND DEVELOPMENT

1. On the owners certificate block label the complete legal name of the owner and title on the signature line.(COMPLETE)
2. Reference the legal description on the certificate blocks to match with the plat title.(COMPLETE)
3. Remove the reference "Development Services" on the Planning Commission certificate block.(COMPLETE)
4. On Notes 4 & 5 remove the dash line from the lots.(COMPLETE)
5. Remove Note 8 referencing the open space regulation the property is currently zoned "RS-6" single-family 6 district.(COMPLETE)
6. Show and label a 10-foot radius at the corner of Webb Street and Military Drive.(COMPLETE)
7. Label both total acreage and square footage on the platted area.(COMPLETE)
8. Show and label a 25' Y.R along both street frontages (UDC table 4.3.3).(COMPLETE)
9. Add the following Total Platted Area" standard note to the plat: "The total platted area contains x.xx acres of land including street dedication."(COMPLETE)
10. **Water Distribution lot fee – 1 lot x \$182.00/lot = \$182.00 (Lot 1B)**
11. **Wastewater lot fee – 1 lot x \$393.00/lot = \$393.00 (Lot 1B)**
12. 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. Utility Plan: Revise the wastewater main diameter on Webb Street from 15" to 8"; revise the water main diameter on Military Drive from 2"WS to 6"CIP; delete the 2"ws located south of proposed lot 1B.(COMPLETE)
2. Wastewater construction will be required for platting, due to the depth of the sewer main.

#### TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.
2. Site development must adhere to visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections.

#### FLOODPLAIN

1. No comment.

#### FIRE

1. No comment.

#### GAS

1. No comment.

#### PARKS

1. Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.
2. Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price)
3. 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 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 (UDC8.3.6)
4. Park Development Fee (\$200 per unit) = \$200 x 02 units = \$400.00

#### REGIONAL TRANSPORTATION AUTHORITY

1. This replat is not located along an existing or foreseeably planned CCRTA service route.

#### NAS-CORPUS CHRISTI

1. No comment.

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 0.7 miles SE of the approach end of runway 31L at Truax Field. May be subject to occasional aircraft overflight and noise.

#### AEP-TRANSMISSION

1. No comment.

#### AEP-DISTRIBUTION

1. No comment.

#### TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.

**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. INFORMATIONAL: Accessory building and structures shall conform to standards outlined in Article 4 of the UDC.