

## 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: 17PL1085

#### ROLLING ACRES UNIT NO. 3 (FINAL – 9.944 ACRES)

Located south of Up River Road and west of WagonWheel.

Applicant: MVR Construction Company, a Texas corporation

Surveyor/Engineer: Brister Surveying/ J. Perales Civil Engineering and Planning Services

The applicant proposes to plat the property in order to construct 42 41 single-family residential development.

#### GIS

1. The plat closes within acceptable engineering standards.
2. The legal description is incomplete, correct and revise.
3. Up River Rd. is a designated 60' C1 right of way. The dedication shown is approximately 30' and Up River Rd. is labeled as an 80' right of way. Verify the plat as shown is correct, otherwise, correct and revise. **FIXED**
4. The corner radius at the intersection of Up River Rd. and Kamelia Ln. is to be a minimum 15', correct and revise. **FIXED**

#### LAND DEVELOPMENT

1. The legal description on Sheets 1 of 2 and 2 of 2 don't match. Correct and revise. **FIXED**
2. On the owner's certificate block show and label person's name and title for required signatures. **Reference your application submittal. FIXED**
3. On the Planning Commission certificate block replace "Philip J. Ramirez A.I.A., Leed, AP" with "Eric Villarreal, P.E." and replace "Daniel McGinn, A.I.C.P" with "William J. Green, P.E" **FIXED**
4. On the Notes Sheets 1 of 2 and 2 of 2 don't match. Correct and revise. **FIXED**
5. Remove Notes 3, 4 and 6 from Sheet 2 of 2 and justify all sentences to the right. **FIXED**
6. Show and label the utility easement along the west side of the abutting property "Vantage at Up River Road Vol 68, Pages 552-553." **FIXED**
7. Along Kamelia Lane change "10' YR/U.E" to "25' Y.R and 5'EE" for Block 2, Lot 3 and Block 3, Lot 1. **FIXED**
8. Remove the continuation of 35' Y.R along the rear of Block 2. **FIXED**
9. Add a note to the plat to state: "Private driveway access onto Up River Road and WagonWheel Drive is prohibited." **FIXED**
10. **Water Distribution System lot fee – 41 lots x \$182/lot = \$7,462.00**
11. **Wastewater System lot fee – 41 lots x \$393.00/lot = \$16,113.00**
12. **Wastewater Pro-Rata – 409.95 LF x \$12.18/LF = \$4,993.19**
13. **Water Pro-Rata – 782.96 LF x \$10.53/LF = \$8,244.57**
14. Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.

15. 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. SWQMP: No mitigations were provided due to the 100 year storm increase in flows; please provide mitigation; show how the 100 year storm water from the surrounding areas are going to affect the project and provide mitigation as necessary; show how the 100 year storm water from the site is going to affect the surrounding areas and provide mitigation as necessary; please provide justification to all your recommendations. (This comment must be addressed before this preliminary plat is scheduled for the City Planning Commission). **FIXED**
2. Informational: Provide grading spot elevations 25' beyond the plat limits along with the Public Improvements Plans. **FIXED**
3. Utility Plan: Show street light locations on this Plan. **FIXED**
4. Dead-end water mains greater than 99 feet are not allowed. **FIXED**
5. Public Improvement Plans and construction and acceptance are required for all public streets and all public utilities; public Streets includes sidewalks, street lights within the subdivision and along Up River Road and speed bumps and speed signs along Kamelia Lane; public utilities include Storm water / Water (including FIRE hydrants) / Wastewater prior to recording the Plat. **FIXED**
6. Submit public improvement plans to the following e-mail address  
**Publicimprovements@cctexas.com.**
7. Indicate the name of the E-W street. **FIXED**
8. Provide a permanent cul-de-sac or hammerhead at the South west corner of the site. **FIXED**
9. Provide calming devices on Kamelia Lane such as speed pumps and reduced speed signs. **FIXED**

#### TRAFFIC ENGINEERING

1. Provide a layout of proposed street light locations within the subdivision for approval by Traffic Engineering. **FIXED**
2. Add notes to the plat to prohibit driveway access onto Up River Road and WagonWheel Drive. **FIXED**
3. Proposed driveway access to a public City street shall conform to access management standards outlined in Article 7 of the UDC. **FIXED**

#### FLOODPLAIN

1. No comment.

#### FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant will be Located every 600 feet as measured along dedicated streets in residential areas and flow 750 gpm's at 20 psi residual.

#### GAS

1. Provide 7.5' U.E. at the rear of Lots 1,2 &3, Block 2 and 7.5' U.E. at the rear of Lots 1,2 &3, Block 3. **FIXED**

PARKS

1. Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.
  - a. Community Enrichment Fund fee = (0.42 41 acre) x (Fair Market Value or Actual Purchase Price)
  - b. 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)
  - c. Park Development Fee (\$200 per unit) = \$200 x 42 41 units = ~~\$8,400.00~~ \$8,200.00

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located approximately 4.8 miles NW of runway 13 at Corus Christi International Airport. May be subject to aircraft overflight and noise.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 4.8 miles NW of runway 13 at Corus Christi International Airport. May be subject to aircraft overflight and noise.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. AEP is requesting the first 5' off the ROW of every block and lot to be a 5' EE. **FIXED**

TXDOT

1. Non-TxDOT ROW; no comments.

NUECES ELECTRIC

1. No comment.