

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: 18PL1045

MAHAN ACRES, BLK 6, LOTS 1A & 1B (REPLAT – 0.48 ACRES)

Located north McArdle Road and east of Kostoryz Road.

Applicant: JDF45 Rentals, LLC
Engineer: Voss Engineering

The applicant proposes to plat the property to create two platted lots to build a house on Lot 11B.

GIS

- ✓ The plat closes within acceptable engineering standards.

LAND DEVELOPMENT

- ✓ 1. Correct the 20 Y.R. to a 25' Y.R. on Lot 1B. *- REVIEW*
- ✓ 2. Remove Note 8 from plat. *DONE*
- ✓ 3. Remove "Interim" from title of Secretary on Planning Commission certificate. *DONE*
- ✓ 4. Provide a Private 5' UE adjacent to Lot 2, Block 6 for the private waste water utilities crossing lot lines. *- DONE*
- ✓ 5. Informational: Possible encroachment of south adjacent building into Lot 1A. *- JUST CONCRETE, NOT THIS BLDG.*
- ✓ 6. Water Distribution System acreage fee – 0.35 acres x \$719.00/acre = **\$136.61**
- ✓ 7. Wastewater System acreage fee – 0.35 acres x \$1,571.00/acre = **\$298.49**
- ✓ 8. Wastewater Pro-Rata – 54.88 LF x \$12.18/LF = **\$668.44**
- ✓ 9. Water Pro-Rata - 149.79 LF x \$10.53/LF = **\$1,577.29**
- ✓ 10. 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. PI Plans and Construction for WW for service to Lot 1A. Utility Plan does not show WW service to Lot 1A. *- PRIVATE 5' U.E. FOR S.S. UTILITY*

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 for Lot 1A, Block 6 must adhere to visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections.

FLOODPLAIN

- 1. No Comment; Floodplain comment is accurate.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

1. Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.
 - a. Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .02 acres = **\$1,250**
 - 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 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. No comment.

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. The property is zoned "RS-6" Single Family 6 District.