

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.

Comment Resolution Submitted with Revisions: November 30, 2017

Please be advised that it has been determined that Block 1, Lot 26R need not be included in the resubdivision portion of this plat and therefore, will remain as Block 1, Lot 26, Cayo Del Oso Subdivision, Section 1.

Project: 17PL1135

CAYO DEL OSO SUBDIVISION SECTION 2, BLOCK 1, LOTS 27-41, BLOCK 7, LOTS 2-9
CAYO DEL OSO SUBDIVISION, SECTION 1, RESUBDIVISION NO. 1, ~~BLOCK 1, LOTS 26R~~, BLOCK 7,
~~LOT 1R (FINAL - 5.815 ACRES)~~ **(FINAL - 5.541 ACRES)**

Located south of Oso Parkway and east of Rodd Field Road.

Applicant: Palm Land Investment, Inc. and Southside Ventures III, L.P.
Engineer: Urban Engineering-Victoria

The applicant proposes to plat the property in order to construct ~~25~~ **24** lots for single-family subdivision.

GIS

1. Remove the color background from the location map. The location map is not legible.
OK
2. The plat closes within acceptable engineering standards.
Corrected. Plat has been revised.
3. All of the streets shown on the plat will be labeled and dimensioned, correct and revise.
Corrected. Plat has been revised.

LAND DEVELOPMENT

1. Show and label the legal description on page 1 of 2.
OK
2. Remove General Note 1-3 Owner/Developer/Engineer/Surveyor and Note 7 referencing the zoning from the plat. This information is typically use only on preliminary plats.
OK
3. On the Planning Commission certificate block change "Philip J. Ramirez" to "Eric Villarreal, P.E." and "Julio Dimas, CFM" to "William J. Green, P.E."
OK
4. Show and label one-foot contours or spot elevations on the plat (Flood Zone B).
OK
5. On the north arrow remove the prevailing breeze.
OK
6. Along Oso Parkway on ~~Lot 26R, Block 1 you may remove the 5'EE and label as 10'Y.R./U.E and~~
Lot 1R, Block ~~1~~ **7** remove the 5'EE and label as 20'Y.R./U.E (see below Gas comments).
OK

7. **Water Distribution System lot fee – ~~25~~ 24 lots x \$182.00/lot = ~~\$4,550.00~~ \$4,368.00**
OK
8. **Wastewater System lot fee – ~~25~~ 24 lots x \$393.00/lot = ~~\$9,825.00~~ \$9,432.00**
OK
9. Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.
OK
10. Prior to recordation, show the document number for utility and electrical easements dedicated by separate instrument.
OK
11. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
OK

ENGINEERING

1. Public Improvement Plans and construction and acceptance are required prior to recording the Plat.
OK
2. Utility Plan: Show and label the layout of proposed street light locations on the Utility plan for approval by Traffic Engineering.
Street light locations will be shown on the final construction drawings after working with AEP.

TRAFFIC ENGINEERING

1. No comment.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. ~~Change 10 Y.R. to 10' Y.R./U.E. on Lot 26R, Block 1 and~~ Provide 10' U.E. on Lot 1R, Block 7.
OK

PARKS

1. Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.
OK
2. Community Enrichment Fund fee = (~~0.25~~ 0.24 acre) x (Fair Market Value or Actual Purchase Price)
OK
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)
OK. Settlement statement will be provided.

4. Park Development Fee (\$200 per unit) = \$200 x ~~25~~ 24 units = ~~\$5,000.00~~ **\$4,800.00**
OK

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located approximately 2.3 miles WNW of NALF Waldron. May be subject to aircraft noise.
OK

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 2.3 miles WNW of NALF Waldron. May be subject to aircraft noise.
OK

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.