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: 17PL1154

ROYAL CREEK ESTATES UNIT 8 (FINAL – 10.54 ACRES)
Located east of Cimarron Boulevard and north of Oso Parkway.

Applicant: MPM Development, LP
Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property for a single family 36 unit development.

GIS

1. Plat closes acceptably. **OK**

LAND DEVELOPMENT

1. Verify the lot width will be able to accommodate the 150' Driveway spacing as per the Oso Parkway Plan. Provide a plat note that indicates that lots may be required to share driveways to meet the 150' spacing regulation. **NOTE NOT ADDED.**
2. Provide a 5' EE along King Henry Place for Lot 59. **DONE**
3. Remove the all leader notes, labels and line indications to the storm sewer pipes. **THESE NOTES AND LEADERS NEED TO BE SHOWN FOR FUTURE FOUNDATION DESIGN.**
4. Provide a label to the UE at the rear of lots in Block 15 on page 2 of plat. **DONE**
5. Provide a YR label for Lots 28 thru 31, Block 15. **DONE**
6. Provide a UE label for the easement at rear of Lots 30 & 31, Block 15. **DONE**
7. Water Distribution System Acreage fee – 5.54 acres x $719.00/acre =**$7,578.26** **OK**
8. Wastewater System Lot fee – 36 Lots x $393.00/lot = **$14,148.00** **OK**
9. 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 Improvements construction required with the final plat. Public Improvements shall comply with City standards and shall be approved by Development Services prior to the construction. **OK**
2. Match the DE between lot 57, 58 Block 8 to Royal Creek Estates Unit 5. **DONE**
3. Revise the 20 ft DE to 30ft DE between lots 28 and 29 Block 15. **DONE**
4. Verify the need for DE/UE between lots 27, 28 Block 15. **NEEDED. DONE**

TRAFFIC ENGINEERING

1. Propose driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. **OK**

FLOODPLAIN

1. No comment.

FIRE

1. Per the City of Corpus Christi Water Distribution System Standard a city fire hydrant will be located every 600' as measured along dedicated streets in residential areas and flow 750 gpm at 20 psi residual. **OK**
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 ft. or 26 ft. at hydrant locations exclusive of shoulders, per International Fire Code 2015 **OK**

GAS

1. No comment.

PARKS

1. **Park Development Fee** ($200 per unit) – ($200) x (36 units) = **$7,200.00** **OK**

2. **Community Enrichment Fund:** Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 36 units = **0.36** acre of land dedication.

   In lieu of land dedication, $62,500/acre x .36 acres = **$22,500** is due unless fair market value/purchase information is provided. **OK**

REGIONAL TRANSPORATION AUTHORITY

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

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-4.5 Single-Family 4.5