

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: 18PL1050

TRAIL BLAZER ADDITION, BLOCK 1, LOT 5 (FINAL – 13.150 ACRES)

Located south of Yorktown and west of Waldron Road.

Applicant: Randall and Debora M. Arnold
 Engineer: Voss Engineering, Inc.

The applicant is proposing to the plat in order to obtain a building permit for single-family residential use.

GIS

- ✓ 1. The plat closes within acceptable engineering standards.

LAND DEVELOPMENT

- ✓ 1. Show and label the certificate block for Nueces County Health Department. — *Added*
- 2. Show and label the recording information along the abutting property to the east (Reference Vol. 67, Page 456). — *ADDED*
- 3. Revise Note 8 to read: "If the property were to be subdivided, compliance with the public open space regulations will be required as applicable." — *Revised*
- ✓ 4. Water Distribution System acreage fee – 13.15 acre x \$719.00/acre = \$9,454.85 ~
- ✓ 5. Wastewater System acreage fee – 13.15 acre x \$1,571.00/acre = \$20,658.65 ~
- ✓ 6. Water Pro-Rata – 369.25 LF x \$10.53/LF = \$3,888.20 ~
- OK 7. 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

Public Improvements Required?		<input checked="" type="checkbox"/> Yes	
		<input type="checkbox"/> No	
<input type="checkbox"/> Water	<input checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets
<input type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Manhole(s)		<input checked="" type="checkbox"/> Sidewalks

- ✓ 1. Wastewater construction is required, per UDC 8.1.4.C. Applicant may request a waiver from waste water construction per UDC 8.2.7. Written letter request is required for Planning Commission consideration of the waiver, per UDC 3.8.3.D.
- 2. Acreage fee for waste water exemption, per UDC 8.5.2.G, is subject to city council action and the request has to be made by the developer/owner.

TRAFFIC ENGINEERING

- OK 1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.
- OK 2. The City's Transportation Plan designates Waldron Road as an A1 arterial (95' ROW) (INFORMATIONAL).

FLOODPLAIN

- 1. No comment.

FIRE

- 1. Per Appendix D of IFC 2015, ensure the access road for the fire apparatus is capable of supporting the imposed load of a fire apparatus weighing up to 75,000 lbs. - *Concrete driveway to be installed*
- 2. **INFORMATIONAL NOTE:** A fire apparatus access road shall extend to within 150 ft. of the building.

GAS

- 1. No comment.

PARKS

- 1. No comment.

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

- 1. No comment received.

CORPUS CHRISTI INTERNATIONAL AIRPORT

- 1. Located approximately 0.5 SSE of NALF Waldron. Located under the approach to runway 35. Site should be analyzed as if APZ 1 for runway 35 existed. Located between the 60 and 65 DNL noise contour zones. Depending on structure height and the height of construction equipment Form 7460 may need to be filed with FAA. New wildlife attractants (ponds, drainage ditches) should not be built in this area.

AEP-TRANSMISSION

- 1. No comment received.

AEP-DISTRIBUTION

- 1. No comment received.

TXDOT

- 1. No comment received.

NUECES ELECTRIC

1. No comment received.

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.

INFORMATIONAL LAND DEVELOPMENT

1. The property is zoned "FR" Farm Rural District.