

## 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: 17PL1156

#### VISTA HERMOSA SUBDIVISION PHASE IV, BLK 1, LOTS 2&3 (FINAL – 5.15 ACRES)

Located east of Richter Street and north of Holly Road.

Applicant: ERF Real Estate, Inc.

Engineer: Brister Surveying

The applicant proposes to plat the property in order to subdivide the property into two lots.

#### GIS

1. Plat closes acceptably.
2. Correct acreage on Note #5. **FIXED**
3. Label Block Number. **FIXED**
4. Correct the deed reference after Legal Description under the title block. Verify acreage. **FIXED**
5. Provide and label the street width of Holly Rd. at the two end points, keeping the variable width label on the plat. **FIXED**

#### LAND DEVELOPMENT

1. Provide a larger scaled Vicinity Map or zoom in to have extents at block boundary. **FIXED**
2. Verify the Storm Basin receiving water Note 1. **FIXED**
3. Remove Note 8. **FIXED**
4. Correct Note 5 with correct acreage with street dedication. **FIXED**
5. Change Director of Development Services certificate to a Planning Commission certificate. **FIXED**
6. Correct 2017 dates on all certificates to 2018. **FIXED**
7. Remove spot elevations from plat. Only required in Flood Plains A and B. **FIXED**
8. Provide a 10-foot Utility Easement along Richter Street. **FIXED**
9. Provide a 15-foot Utility Easement along Holly Road. **FIXED**
10. Correct the label for the 10-foot UE along Holly Road as per previous plat with the Document No. shown on the previous plat. **Removed**
11. Verify AEP easement along Holly Road frontage for overhead electrical distribution lines is the 10-foot UE by separate instrument. **Removed**
12. The Final Plat will not be forwarded to Planning Commission until the Rezoning has been approved by the second reading at City Council.
13. Provide letter of authorization for Paul Althiede to serve as sole person to sign on behalf of corporation. Correct the title for Paul Althiede.
14. Water Distribution System acreage fee – 5.15 acres x \$1,439.00/acre = **\$7,410.85**
15. Wastewater System acreage fee – 5.15 acres x \$1,571.00/acre = **\$8,090.65**
16. Water Pro-Rata - 790.00 LF x \$10.53/LF = **\$8,318.70**
17. 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. The receiving water note on the plat document and on the SWQMP must indicate the receiving water Basin is Oso Creek Basin. **fixed**
2. SWQMP: Mitigate the increase in flows for the 100 year.
3. Plat Document: Show the 20' wide Drainage Easement on the property and along Holly. **Easement falls inside Holly right of way.**
4. Existing Utility Plan: Show the correct layout of the storm sewer system; it is longitudinal (along Holly – NOT across Holly); indicate the diameter for the different segments.
5. Proposed Utility Plan: Show the proposed utilities including FH's along Holly Road and show the proposed sanitary sewers and the UE required for the same.
6. Add the following note to the general notes on the Plat "No access allowed to San Javier Street".

### TRAFFIC ENGINEERING

1. City's Urban Transportation Plan designates Holly Road as A1 Minor Arterial (95' ROW)
2. City's Urban Transportation Plan designates Richer Street as C1 Residential Collector (60' ROW)
3. Propose driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.

### FLOODPLAIN

1. No comment.

### FIRE

1. Per the City of Corpus Christi Water Distribution System Standard a city fire hydrant will be located every 300' as measured along dedicated streets in residential areas and flow 1500 gpm at 20 psi residual.

### GAS

1. No comment.

### PARKS

1. Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase." **ADDED**

### REGIONAL TRANSPORTATION AUTHORITY

1. This replat is located along and immediately adjacent to inbound stop #943, served by bus Route 15. Please note that stop #943 is located completely within the Richter Street right-of-way. Also note that should any adjustments be required for this existing ADA compliant bus stop or any of the associated bus stop equipment a future meeting with CCRTA staff to discuss necessary alterations will be warranted.

### 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.