

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: 17PL1122

RODD VILLAGE BLOCK 2, LOT 11 (REPLAT – 3.508 ACRES)

Located south of Yorktown Boulevard between Bay Drive and Malamute Road.

Applicant: Hooten Family Trust; Thomas Nathan Clark
Engineer: Bass & Welsh Engineering.

The applicant proposes to combine for 5 lots into 1 lot for a commercial development.

GIS

1. The plat closes within acceptable engineering standards.
2. Label the right of way widths of all streets shown on the plat. DONE.

LAND DEVELOPMENT

1. On the platted area remove "Rodd Village" and relocate the Block, lot, sqft and acre to the center. DONE.
2. On the owner's certificate block show and label Thomas Nathan Clark title. HE HAS NO TITLE ACCORDING TO DEED. Did not comply: Read the Second Amendment to Hooten Family Trust that was submitted. I READ THIS AMENDMENT. THE PLAT IS CORRECT AS IS. THOMAS NATHAN CLARK IS A CO-OWNER OF THE LAND ACCORDING TO THE DEED. HE IS ALSO A SUCCESSOR TRUSTEE BUT ONLY IN THE EVENT PREDECESSOR TRUSTEES (TWO BEFORE HIM) DO NOT SERVE AS TRUSTEE. HE WILL ONLY EXECUTE FOR HIMSELF.
3. On the Planning Commission certificate block replace "Julio Dimas, CFM" with "William J. Green." DONE.
4. Revise the legal description to read: "Being a replat of a 3.508 acre..." DONE.
5. On the plat Notes justify all sentences to the right and correct the receiving water on Note 4. DONE.
6. Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land. DONE.
7. **Water Distribution System acreage fee – 3.51 acres x \$1,439.00/acre = \$5,050.89**
8. **Wastewater System acreage fee – 3.51 acres x \$1,571.00/acre = \$5,514.21**
9. **Water Pro-Rata – 345.29 LF x \$10.53/LF = \$3,635.90 (Bay Drive)**
10. **Wastewater Pro-Rata – 455.33 LF x \$12.18/LF = \$5,545.92 (Yorktown Boulevard).**
11. Prior to recordation show and label on the plat the recorded document number for the closed 15' U.E. OK.
12. 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. Add the following note to the Plat document "Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances." DONE. Addressed
2. Add the following note to the Plat document "No direct access is allowed to Yorktown Boulevard and Malamute Drive." DONE FOR MALAMUTE DRIVE. Addressed
3. Curb return Radii must be 20-30'. NOT ADDRESSED. DONE (PLAT CORNER RADII CHANGED PER JALAL).
4. The City of Corpus Christi Water Distribution System Standards requires city Fire Hydrant every 300 feet as measured along dedicated streets in all mercantile and industrial areas and flow 3000 gpm at 20 psi residual pressure. NOT ADDRESSED. FIRE HYDRANTS WILL BE SHOWN IN CONSTRUCTION PLANS AND DESIGNED TO ACHIEVE APPROPRIATE PRESSURES.
5. Public Improvement Plans, construction and acceptance are required prior to the plat being recorded. NOT ADDRESSED. OK.
6. Verify the distance between the lot line and the Center line; the City records show this distance is greater than 65' and the City doesn't want to relinquish its ROW to the Developer, please indicate the actual distance which is greater than 65'. ROW DISTANCES ARE AS INDICATED. Addressed
7. Submit the Utility Easement Closure to the following e-mail address Jorgel@cctexas.com; indicate the recording information on the Plat document. DONE. Addressed
8. Utility Plan: Show all onsite and offsite Utilities (Gas, Wastewater and Stormwater), label them, indicate the type and size and indicate if they are public or private. DONE. Addressed
9. SWQMP: Add a note to indicate how you are going to limit the outflows to pre-development conditions for the 100 year storm; also indicate what provisions will be taken to prevent the stormwater from adversely impacting the existing properties to the south of the project. DONE. SEE SWQMP NOTES. NOT ADDRESSED; revise the 2nd note using the following "Stormwater from this site shall not adversely impact the existing properties to the south." 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. Addressed
2. The City's Urban Transportation Plan designates Yorktown Boulevard as A3 arterials (130' ROW). Addressed

FLOODPLAIN

1. No comment.

FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant shall be located every 300 feet as measured along dedicated streets in all mercantile and industrial areas and flow 3000 gpm at 20 psi residual pressure.

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." DONE.

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.