

## 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: 18PL1064**

**OAK TERRACE ESTATES BLOCK 1, LOT 7 (FINAL – 1.0 ACRE)**

Located north of Compton Road and east of Flour Bluff Drive

Zoned: RS-22

Owner: Suncrest Construction, Inc.

Engineer: Voss Engineering, Inc.

The applicant proposes to plat the property to develop a commercial project.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	ok	Correct
2.	Plat	It is recommended the plat be called Oak Terrace Unit 1, Block 2, Lot 7.	revised	Correct
3.	Plat	Compton Rd. is a C1 60' ROW.		Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Show and label Private Drainage Easement by Separate Instrument (2009016082) along adjacent north and west boundary.	added	Correct.
2.	Plat	10' Utility Easement as per this plat at rear is not required and should not be in a Pipeline Easement. Public Utilities can be	removed	Correct.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		placed in the public UE on the north boundary if need to.		
3.	Plat	Correct Note 1 to indicate it meets the minimum requirement.	Revised	Correct.
4.	Plat	Change Planning Commission Secretary from William J. Green to Nina Nixon-Mendez, F.A.I.C.P. as Secretary on the Planning Commission certificate	revised	Correct.
5.	Plat	Correct the Development Services Engineer certificate to William J. Green, P.E	revised	Correct.
6.	Plat	Water Distribution System acreage fee – 1 acre x \$719/acre = <b>\$719.00</b> Wastewater System acreage fee – 1 acre x \$1,571.00/acre = <b>\$1,571.00</b>	ok	Correct. Will pay prior to recording
7.	Plat	Pro-Rata Fee: Water: \$10.53 x 178.85 feet = <b>\$1,883.29</b>	ok	Correct. Will pay prior to recording.

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Storm Water	<input type="checkbox"/> Streets
<input type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Manhole(s)	Exist inlet in frontage& was denoted on utility plan	<input checked="" type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	N/A	Public improvements for sidewalk (RS-22 frontage) are required along Compton Road ROW.	Submitted waiver request	Correct. Acknowledge fee payment and request Waiver

2.	UDC 8.5.	Water Distribution System acreage and pro-rata and Wastewater System acreage fees required.	ok	Correct. Will pay prior to recording
3.	Plat	Confirm 10-foot UE dedication is permissible for use within 30-foot easement (Doc 906703).	Removed the ue	Correct. UE not required.
4.	Plat	Delineate AICUZ boundary (NW corner).	Boundary is outside platted area	Correct. Verified

<b>TRAFFIC ENGINEERING</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	ok	Correct. At time of Building permit

<b>FLOODPLAIN</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

<b>FIRE DEPARTMENT</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

<b>GAS</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

<b>PARKS</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		<p>Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.</p> <p>a. 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</p>	ok	Correct. Will pay prior to recording

		application date). The fair market value may not exceed \$62,500.00 per acre (UDC8.3.6)  b. <b>Community Enrichment Fund fee</b> = (0.01 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .01 acres = <b>\$625</b> c. <b>Park Development Fee</b> (\$200 per unit) = \$200 x 01 units = <b>\$200.00</b>		
--	--	--	--	--

<b>REGIONAL TRANSPORTATION AUTHORITY</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.		Correct. Informaional

<b>NAS-CORPUS CHRISTI</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located approximately 0.67 mile SSW of Truax Field. A portion of the property is located in APZ 2. Entire property should be treated as if it is in APZ 2.		Correct. Informational

<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located approximately 0.67 mile SSW of Truax Field. A portion of the property is located in APZ 2. Entire property should be treated as if it is in APZ 2.		Correct. Informational

<b>AEP-TRANSMISSION</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment		

<b>AEP-DISTRIBUTION</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment		

<b>TXDOT</b>				
--------------	--	--	--	--

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment		

<b>NUECES ELECTRIC</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment		

**INFORMATIONAL**

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.

<b>LAND DEVELOPMENT</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	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	Correct. Will pay prior to recording

<b>ENGINEERING</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Doc# 1999044398	Restrictions and Limitations Oak Terrace Acres noted for reference.	Wrong subdivision	Correct.