

PLAT REVIEW COMMENTS

COMMENT RESOLUTION 10/31/2017

Project: 17PL1131

GRANGE PARK UNIT 2 (FINAL – 10.47 ACRES)

Located south of Amethyst Drive and east of Slough Road.

Applicant: Grangefield Development, LLC

Engineer: Munoz Engineering

The applicant proposes to plat the property in order construct the final phase of Grange Park Unit 2 Subdivision.

GIS

1. Move direction and distance so they are not overlapped or cut off by the matchline.
 - a. Adjusted
2. Change line width for boundary of the area getting platted.
 - a. Adjusted
3. Change Pennine Way to Los Rancheros Drive where it continues from Rancho Las Brisas Unit 2. Pennine Way will stop at the southern curve.
 - a. Name has been changed

LAND DEVELOPMENT

1. On page 1 on the plat adjust the text size and font to match.
 - a. Text size is common and varies for titles to better indicate information, font for text is same except for logo text and map text which cannot be changed.
2. Show and label the plat title and legal description for page 02.
 - a. Label added to sheets
3. Indicate the purpose for the County Engineer certificate block, if not remove from the plat.
 - a. Removed
4. On the Engineering and Planning Commission certificate blocks show and label the person's name "Ratna Pottumuthu, P.E., LEED AP Development Services Engineer and Eric Villarreal, P.E, Chairman and William J. Green, P.E. Interim Secretary.
 - a. Labels added accordingly
5. Review and correct the wording in Notes 1.
 - a. Note revised
6. Show and label one-foot contours or spot elevations on the plat (Flood Zone A13 & B).
 - a. Contours shown
7. Show and label the curve data table on the plat.
 - a. Curve data added
8. Show and label the found monuments on the plat.
 - a. Monuments shown and labeled
9. Remove the prevailing breeze arrow on corner right top of the plat.
 - a. Removed from sheets
10. Gray out the existing platting area for Grange Park Unit 1 and remove the match line reference shown on the plat.
 - a. Existing has been grayed out, however the match line is required as the area being platted is not able to be shown on a single page
11. Along the north and east property line label the centerline dimension for the "Drainage Channel 31.." and remove "Lot 26."
 - a. Label added

12. Along the north property line of Block 3 label as 50' Linear Park, provide the block number, acres, square foot and continue it along the east property line.
 - a. Label added
13. As shown Volume 68, Pages 651-652 Grange Park Unit 1, Lot 14 also label the block number, acres and square foot for the 50' Linear Park.
 - a. Lot and block indicated, the acreage and square feet do not pertain to this plat and are not indicated.
14. **Water Distribution System acreage fee – 10.47 acres x \$719.00/acre = \$7,527.93**
 - a. okay
15. **Wastewater System acreage fee – 10.47 acres x \$1,571.00/acre = \$16,448.37**
 - a. okay
16. Coordinate with AEP on public street light fees and provided confirmation of payment prior to recordation.
 - a. Coordination will be during final design.

LAND DEVELOPMENT (cont.)

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.
 - a. okay

ENGINEERING

1. Public Improvement Plans and construction and acceptance are required prior to recording the Plat.
 - a. okay
2. Dedicate the UE within Grange Park Unit 1 for the proposed 15" PVC wastewater line required by Master Plan.
 - a. Unable to dedicate within Grange Park Unit 1 by this plat as this plat does not include any portion of the adjacent property.

TRAFFIC ENGINEERING

1. The City's Urban Transportation Plan designates Slough Road (60' ROW).
 - a. Additional ROW is already indicated in previous submission
2. Provide a layout of proposed street light locations within the subdivision for approval by Traffic Engineering.
 - a. This information is indicated on the revised utility plan.
3. Construction Plans must show locations of proposed traffic control devices.
 - a. Okay
4. This subdivision does not have sufficient external access points to the City's existing network. Slough Road is the only existing network providing access to homes.
 - a. This is not able to be addressed by this plat and will not be addressed by this plat.

FLOODPLAIN

1. Plat Note 2 should read as follows:
FEMA INFORMATION EFFECTIVE:
PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485494 0540C, MAP REVISED MARCH 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13 (EL 10) AND FLOOD ZONE B. WITH AN AMENDMENT TO COMMUNITY-PANEL NO. 485494 0540C, BY LETTER OF MAP AMENDMENT (CASE NO: 16-06-3537A) ~~MAP REVISED MARCH 18, 1985, ON AUGUST~~ ~~SEPTEMBER 156, 2016~~ INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE B.
 - a. Adjusted

FIRE

1. Illustrate fire hydrant(s) location(s): Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant will be located every 600 feet as measured along dedicated streets in residential areas and have a fire flow at any single fire hydrant will not be less than 750 gpm at 20 psi residual gpm at 20
 - a. This information is indicated on the revised utility plan.

GAS

1. No comment.

PARKS

1. The City of Corpus Christi, Parks and Recreation Department will accept the land dedication as shown on the plat in lieu of funds.
 - a. Okay
2. Park Development Fee (\$200 per unit) – (\$200) x (37 units) = \$7,400.00
 - a. Okay

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. No comment.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. AEP is requesting a 5' EE on the first 5' off the ROW on Blocks 1 & 2, Lots 14-22, off of Woodhouse Lane. Block 2 Lots 23-31 and Block 3 Lots 15-24 off of Pennine Way. Also on the Southside of Block 1 Lot 22, Block 2 Lots 22 & 23 off of Pennine Way.
 - a. EE along front of lots has been provided. EE along side lots of the roads is not feasible as the lots would be severely encumbered by the 5' EE and a 10' UE.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.