

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.

Comment Resolution (Revised) Submitted: December 18, 2017

Project: 17PL1143

CAYO DEL OSO TOWNHOMES, BLOCK 27, LOT 7 (FINAL – 5.824 ACRES)

Located south of Oso Parkway and east of Rodd Field Road.

Applicant: Palm Land Investment, Inc.

Engineer: Urban Engineering-Victoria

The applicant proposes to plat the property in order to construct a townhome residential development.

GIS

1. The plat does not close within acceptable engineering standards.
OK
2. Close the driveway apron entering from Oso Pkwy as it will be private and not maintained by the City of Corpus Christi.
Maintenance of the pavement between the right-of-way line and the projected curb line on Oso Parkway shall be the responsibility of the property owners thru the developments POA/HOA.

LAND DEVELOPMENT

1. On the owners certificate block revised “dedicate to the use of the public forever” List only the dedicate use that applies to the plat.
OK
2. Remove General Note 3 referencing the current zoning.
OK
3. Along Oso Parkway correct and revise the “10 U.E and 10 Y.R”. to “15’ U.E and 20. Y.R”. per approved preliminary plat 7-12-17.
OK
4. **Water Distribution System acreage fee – 5.82 acres x \$719.00/acre =\$4,184.58**
OK
5. **Wastewater System acreage fee – 5.82 acres x \$1,571.00/acre = \$9,143.22**
OK
6. Prior to recordation, show the document number for the 7.5’ U.E dedicated by separate instrument.
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.
OK

ENGINEERING

1. Public Improvements are require for (water, waste water, storm water and street construction).
OK
2. Easements by separate instruments shall be recorded prior to recording this plat. This include the utility easements for the water, waste water and the drainage easements for the storm water.
OK

TRAFFIC ENGINEERING

1. The City's Urban Transportation Plan designates Oso Parkway a Parkway Collector P1 (80' ROW).
OK
2. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. Provide a temporary turnaround for Oso Parkway if the street segment terminates within plat limits.
OK
3. Public improvement plans must include required traffic control devices (i.e. end of street object markers)
OK

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

1. Any future dwelling units will be subject to the open space regulations during the building phase.
OK

REGIONAL TRANSPORTATION AUTHORITY

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

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.