

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: 17PL1119

C & R GARCIA SUBDIVISION, BLOCK 1, LOT 4 (FINAL – 1.615 ACRES)

Located south of Leopard Street and east of Rand Morgan Road.

Applicant: Carlos and Rhonda Garcia
Surveyor: Tradewinds Consulting Group

The applicant proposes to plat the property in order to develop a homestead.

GIS

1. The plat closes within acceptable engineering standards.
2. The utility easement lines and yard requirement lines are to be dashed lines with each having a unique pattern, correct and revise.(COMPLETE)

LAND DEVELOPMENT

1. On plat title, place subdivision on top and then Block number followed by Lot number. (COMPLETE)
2. Provide the legal description for the north adjacent property. (COMPLETE)
3. Move the north arrow to the north adjacent property (right side). (COMPLETE)
4. Move the graphic scale to the bottom of plated area. (COMPLETE)
5. On owner's certificate, remove "Trustees" (COMPLETE)
6. Provide a centerline line type for Rand Morgan Road. (COMPLETE)
7. Provide a dashed line type for the 15' Utility Easements. (COMPLETE)
8. Provide a phantom line type for the 50' Yard Requirements. (COMPLETE)
9. Remove the 25' Y.R.'s from the plat. (COMPLETE)
10. On the PC certificate, replace Julio Dimas with William J. Green, P.E. as Interim Secretary. (COMPLETE)
11. Water Distribution System acreage fee – 1.61 acres x \$719.00/acre = **\$1,157.59**
12. Wastewater System acreage fee – 1.61 acres x \$1,571.00/acre = **\$2,529.31**
13. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
14. Show and label the yard requirement and utility easements on the south adjacent property as per plat. (COMPLETE)
15. Correct and locate the 15-foot UE's consistent with scale of plat. (COMPLETE)

ENGINEERING

1. Update the Utility plan and the plat to be consistent with the (ROW) of Rand Morgan Rd. / FM 2292. (COMPLETE)

2. Propose future driveway and drainage into Rand Morgan Rd. / FM 2292 shall comply with Texas Department of Transportation standards in addition that a permit is required for the driveway and the drainage. (COMPLETE)
3. SWQMP shall be signed and sealed by a license professional engineer within the state of Texas.

ENGINEERING (Cont.)

4. Public Improvements are required for Waste Water. Public improvements shall meet city requirements. A utility installation request (UIR) permit may be required for construction of utilities within the state ROW with the Public Improvement submittal. Public Improvements need to be complete and accepted (inspected) prior plat recordation.
5. On building permit stage a fire turnaround may be required per IFC 2015 Appendix D with a drive aisle over 150' which is the maximum without the turnaround.

TRAFFIC ENGINEERING

1. Proposed driveway access to Rand Morgan Road, which is a TXDOT maintained roadway, shall conform to TXDOT access management standards.
2. The City's Urban Transportation Plan designates Rand Morgan Road / FM 2292 as A2 arterial (100' ROW).

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

1. **Park Development Fee** (\$200 per unit) – (\$200) x (1 units) = **\$200.00**
2. **Community Enrichment Fund:** Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 1 unit = **0.01** acre of land dedication.

In lieu of land dedication, \$62,500 x .01 = **\$625** is due unless fair market value/purchase information is provided.

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located approximately 3.2 miles from the approach end on runway 13 at Corpus Christi International Airport. Property is under the light path and will be subject to aircraft overflight and noise.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 3.2 miles from the approach end on runway 13 at Corpus Christi International Airport. Property is under the light path and will be subject to aircraft overflight and noise.

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 has been rezoned to "RE" Residential Estate.