

## 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: 18PL1013

#### CHELSEA BLOCK 1, LOT 1 (FINAL – 13.81 ACRES)

Located north of Wooldridge Road and east of Rodd Field Road.

Zoned: RM-1 SP/16-03

Applicant: Dorsal Development, LLC

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property for a Multi-family development.

#### GIS

1. The plat closes within acceptable engineering standards.
2. Remove the phrase "FEE SIMPLE" from the owner's certificate. DONE.

#### LAND DEVELOPMENT

1. City Engineer Certificate: Replace "Ratna Pottumuthu" and credentials with "William J. Green, P.E." DONE.
2. Planning Commission Certificate: Replace Philip Ramirez with "Eric Villarreal, P.E." and replace "Secretary / Daniel J. Grimsbo..." with "Interim Secretary / William J. Green, P.E. DONE.
3. Water Distribution System acreage fee: 13.578 acres x \$1,439.00/acre = **\$19,538.74**
4. Wastewater System fee: 13.578 acres x \$1,571.00/acre = **\$21,331.04**
5. 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. See Traffic Engineering comments; address them; Public Improvement Plans and construction and acceptance are required prior to recording the Plat.
2. SWQMP: Indicate the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storm for the site, Provide the necessary recommendations / mitigations due to the increase in flows and make sure the mitigations conform to the City of Corpus Christi Stormwater Master Plan. DONE.
3. Add the receiving water note to the Plat and to the SWQMP. DONE.
4. Utility Plan: The proposed connection to the 12" Force Main across Woodridge isn't allowed; please connect to the Wastewater Manhole located on the south corner of the site and it is on site and it is 12.9' deep. DONE.

#### TRAFFIC ENGINEERING

1. Access to the site will require modifications to the existing striping configuration along Wooldridge Road. There is a dedicated southbound turn lane onto Quebec Drive and gore striping along Wooldridge Road that would prevent left turn movements into the property. OK.
2. Any required additional traffic control measures (i.e. signing and striping) as a result of this development, will be the responsibility of the applicant. The public improvement plans are required to show removal and installation of any signage and striping. A ROW permit will be required for any work within public ROW and is separate from any site permits received. OK.
3. Wooldridge is currently a two-lane roadway east of Quebec Drive. The site should be designed to prevent spillback and queuing onto Wooldridge Road. This should be evaluated as part of the site plan review. OK.
4. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. OK.
5. Street lighting may be required at driveway entrance(s). OK.

#### FLOODPLAIN

1. No comment.

#### FIRE

1. No comment.

#### 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.
2. Open space requirements need to be met at permitting phase. See the following:
3. Park Development Fee: \$200/unit x \_\_\_\_ units = \$\_\_\_\_\_.
4. Community Enrichment Fund: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100 x \_\_\_\_ units = \_\_\_\_ acres of land dedication.

In lieu of land dedication, \$62,500 x \_\_\_\_ = \$\_\_\_\_\_ 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. No comment.

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. Non-TXDOT ROW

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 is zoned RM-1 SP/16-03.
2. Spacing of light poles along Wooldridge: comply with Engineering and Traffic Engineering requirements.

ENGINEERING

1. Multifamily - Commercial: Fire Hydrants are spaced 300' OC with 1,500 gpm and with 20 PSI residual Pressure.