

## RESOLUTION COMMENTS FOR THE PLAT REVIEW COMMENTS

All fields in color layer: **GREEN** have been revised and shown on the depicted plat and is verified by the **Tradewinds Consulting Group**.

**Project: 18PL1028**

**BESSAR PARK, BLOCK 3, LOTS 6RR AND 7R (REPLAT – 0.449 ACRES)**

Located east of Santa Fe Street and south of Indiana Avenue.

Applicant: Paul and Andrea Limke

Engineer: Tradewinds Consulting Group

The applicant proposes to replat the property in develop one residential property and sell the other.

### GIS

1. The plat closes within acceptable engineering standards. **Understood!**
2. The lot numbers will change to 6RR and 7R, it is a re-plat, not an amending plat, correct and revise. **Understood & Revised!**
3. Label the ownership on the adjacent properties. **Understood & Revised!**

### LAND DEVELOPMENT

1. The original subdivision plat (Vol 6 Page 38) has a 40-foot front yard and 10-foot side yard. The 25-foot YR on submitted plat will be allowed with Letter of Approval from HOA. If there is no current HOA, provide a copy of the filed dissolution. **The Title Company has verified that there is no mandatory membership in a property owners association!**
2. On plat title, correct to "Lots 6RR and Lot 7R" by removing the commas.
3. On plat description, call out the legal as it is on the previous plat's title (Vol 68 Pg 825) without adding spelled numbers and parenthesis. **The previous plat's title was an incorrect recording and was not supposed to be on the legal description of this plat! Location Map needs to show correct Lot numbers (6R) and (7RR). Understood & Revised!**
4. On owner's certificate, change date to 2018. The Limke's are owners and not Trustee's. **Understood & Revised!**
5. Correct the owner's notary certificate with correct owners. **Understood & Revised!**
6. **Correct the Surveyor's certificate with correct Legal of plat. Understood & Revised!**
7. Remove Note 6 from the plat notes. **Understood & Revised!**
8. Remove the 5' Utility Easements along the side of the lots. **Understood & Revised!**
9. Provide larger text for the Yard requirement and square footages for Lots. **Understood & Revised!**
10. Provide ownership and legal for east and south adjacent property if they have Deeds with different boundaries from original subdivision. **Understood & Revised!**
11. Correct the Development Services Engineer certificate with William J. Green, P.E. as Development Services Engineer. **Understood & Revised!**
12. Water Distribution System acreage fee or lot fee – 2 lots x \$182.00/lot = **\$364.00 Understood & Revised!**
13. Wastewater System acreage fee or lot fee – 2 lots x \$393/lot = **\$786.00 Understood & Revised!**
14. Water Pro-Rata fee: \$10.53 x 140 feet = **\$1,474.20 Understood & Revised!**
15. Community Enrichment Fund fee: one new lot (dwelling unit) created: 1 acre/100 dwelling units x # of dwelling units x \$62,500: .01 x \$62,500 = **\$625. (2 lots, but 1 previously paid in prior replat on 4/5/17). Understood & Revised!**

16. Park Fee: one new lot created: \$200 x 1 lot = **\$200**. (2 lots, but 1 previously paid in prior replat on 4/5/17). **Understood & Revised!**
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. **Understood & Revised!**

#### ENGINEERING

1. Use "Utility Easement" or "UE" instead of Utility Reserve on the Plat document and the Utility Plan. Label as such. **Understood & Revised!**

#### TRAFFIC ENGINEERING

1. No comment. **Understood!**

#### FLOODPLAIN

1. No comment. **Understood!**

#### FIRE

1. No comment. **Understood!**

#### GAS

1. No comment. **Understood!**

#### PARKS

1. The Public Open Space regulations have been previously satisfied. **Understood!**

#### REGIONAL TRANSPORTATION AUTHORITY

1. This replat plat is not located along an existing or foreseeably planned CCRTA service route. **Understood!**

#### NAS-CORPUS CHRISTI

1. No comment. **Understood!**

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Understood!**

#### AEP-TRANSMISSION

1. No comment. **Understood!**

#### AEP-DISTRIBUTION

1. No comment. **Understood!**

TXDOT

1. No comment. **Understood!**

NUECES ELECTRIC

1. No comment. **Understood!**

**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. **Understood!****

LAND DEVELOPMENT

1. The property is zoned RS-6 Single-Family 6 District. **Understood and Revised!**