

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: 18PL1069

SANDY CREEK UNIT 5 (FINAL – 8.451 ACRES)

Located south of Holly Road and east of Rodd Field Road.

Zoned: RS-4.5

Owner: Palm Land Investments, Inc.
Engineer: Urban Engineering-Victoria

The applicant proposes to plat the property in order to construct 39 lots for single-family residential development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1.	Plat	The plat closes within acceptable engineering standards.	OK		
2.		Provide the following note on the plat: "The developer/owner will grant and convey, and by these presents does hereby grant and convey unto the City of Corpus Christi, a municipal corporation duly incorporated under and by virtue of the laws of the State of Texas, it's successors and legal representatives, the free and uninterrupted use, liberty, privilege and easement, of going in, over, under and along the certain tract of land called a Drainage Easement	OK. Added to General Notes.		

GIS					
		and Right of Way, labeled as such. Together with the free ingress, egress and regress to and for the City for the purpose of maintaining a public drainage facility, and for the purpose of maintaining, servicing, repairing and inspecting said public drainage facility under, on and along said tract."			
3.	Plat 2	Label the complete and correct legal description of the adjacent properties.	Corrected	Incomplete	Corrected
4.	Plat 2	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Corrected		
5.	Plat 2	Future subdivisions are not recorded and an incorrect description of the adjacent properties, correct and revise.	Corrected	Incomplete	Corrected

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	On the owner's certificate block revised "dedicate to the use of the public forever" and list only the dedicate use that applies to the plat.	Corrected	Complete
2.	Plat 1	On the Planning Commission certificate block replace "William J. Green, P.E. Interim Secretary" with "Nina Nixon-Mendez, FAICP Secretary"	Corrected	Complete
3.	Plat	Prior to recording Sandy Creek Unit 5, Unit 4 must be filed and recorded.	OK	
4.	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to plat recordation.	OK	

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
5.	Plat	Water Distribution System lot fee – 39 lots x \$182/lot = \$7,098.00 Wastewater System lot fee – 39 lots x \$393.00/lot = \$15,327.00	OK	

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Storm Water	<input checked="" type="checkbox"/> Streets
<input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Manhole(s)		<input checked="" type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Public infrastructure improvements required per TCEQ and City Standards.	OK. Construction plans for public improvements submitted for review on June 13.	Addressed
2.	UDC 8.1.11	Acceptance of Public infrastructure improvements for adjoining Sandy Creek Unit 4 and Sandy Creek Townhomes Block 1, Lot 1 required.	OK. Public improvements were accepted for Sandy Creek Townhomes Block 1 Lot 1 on January 26, 2018. Construction plans for public improvements for Sandy Creek-Unit 4 were approved on November 10, 2017.	Addressed

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution

1.		No comment.		
----	--	-------------	--	--

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		Ensure fire apparatus access roads shall have an unobstructed width of not less than 20 ft. or 26 ft. at hydrant locations exclusive of shoulders, per International Fire Code 2015.	OK	
2.		IFC Appendix D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	OK	

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	OK	
2.		<p>Community Enrichment Fund fee = (0.39 acre) x (Fair Market Value or Actual Purchase Price)</p> <p>a. The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC8.3.6)</p> <p>b. Park Development Fee (\$200 per unit) = \$200 x 39 units = \$7,800.00</p>	OK	

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		This final plat is not located along an existing or foreseeably planned CCRTA service route.	OK	

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

AEP-DISTRIBUTION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

INFORMATIONAL

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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

ENGINEERING

1. Site Specific SWQMP required with Public Infrastructure plans construction submittal (Muni Code 14-1002).