

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: 18PL1068

COGGIN SUBDIVISION, LOTS 3A & 3B (REPLAT – 2.085 ACRES)

Located south of Gollihar Road and west of Kirkwood Drive.

Zoned: ON

Owner: Neighborhood Centers of Corpus Christi, Inc.
Surveyor: Brister Surveying

The applicant proposes to replat the property in order to subdivide 3 lots into 2 lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat 2	The plat does not close within acceptable engineering standards.	Corrected typo	The plat closes within acceptable engineering standards.		N/A
2.	Plat 2	Gollihar Rd. is a 95' A1 arterial right of way requiring additional street dedication.	Added 7.5' street dedication	Corrected		N/A

3.	Plat 2	The right of way width and centerline dimensions of Gollihar Rd. and Mahan Dr. do not depict the existing conditions or recorded plats, correct and revise.	Resolved with Larry Fisher Added right of way widths	Correct, has been resolved		Addressed
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.	Resolved with Larry Fisher Added right of way widths	Partially correct, In the event the right of way varies, provide and label the dimensions at a given point. Mahan Dr. total ROW width at a given point is not labeled, correct and revise.	Total ROW width shown at 50' on Mahan Dr.	Addressed
5.	Plat 2	Revise the lot numbers to Lot 2R and 3R or 5R and 3R.	Changed to 2R and 3R	Corrected		N/A

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Response
1.	Plat 1	On the plat title remove "RE" from "REPLAT"	Removed	Put back "replat" in the legal description. Staff only request you to remove "Replat" on the plat title. Correct and revise.	Added "replat" back to legal description	Addressed
2.	Plat 1	Include the street dedication on Note 4.	Added dedication note	Complete		N/A

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Response
3.	Plat 1	Show and label 15' U.E along Gollihar Road (UDC 8.2.3.2).	Made 17.5' Y.R./U.E.	Incomplete: show and label 15' U.E and leave the existing 25' Y.R as shown on previous plat.	Added new 15' U.E. and kept the 25' Y.R. as per previous plat	Addressed
4.	Plat 2	Include the street dedication on Note 4	Added dedication note	Incomplete in Page 2 of 2	Added note to Page 2 of 2	Addressed
5.	Plat 2	Label and cross hatch additional 7.5 ROW (see Traffic Comment below).	Labeled and cross hatched	Complete		N/A
6.	Plat	Water Distribution System acreage fee – 0.56 acres x \$1,439.00/acre = \$805.84		NOTE: Fees will be required to be paid prior to plat recordation.		
7.	Plat	Wastewater System acreage fee – 0.56 acres x \$1,571.00/acre = \$879.76		NOTE: Fees will be required to be paid prior to plat recordation.		

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

ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	SWQMP	Revise the zoning to ON for the existing condition and proposed condition.	Fixed by engineer	Incomplete: correct and revise the proposed site condition land use for SWQMP.	Fixed by engineer	Addressed
2.	Plat 2	The Utility Easement on the east side of the plat must be 7.5' wide not 5'.	Changed to 7.5'	Staff Error: Proposed Lot 3R the utility easement shall be 10 feet per (UDC 8.2.3 A 4). Correct and revise	Changed to 10'	Addressed

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Gollihar Road is A1 Minor Arterial with right-of-way width of 95 feet. Existing traffic volumes (2016) – 18,109 vehicles per day. Future traffic volumes (2040) – 24,806 vehicles per day. Owner shall dedicate 7.5 feet for ultimate right-of-way.	Added 7.5' street dedication	Complete

FLOODPLAIN			
No.	Sheet	Comment	Applicant Response
1.	Plat	No comment.	

FIRE DEPARTMENT			
No.	Sheet	Comment	Applicant Response
1.	Plat	No comment.	

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1 & Plat 2	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."	Public open space note added as #7	Complete

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This replat is located along and immediately adjacent to inbound stop #963, served by bus Routes 32, 37 & 37s. Please note that stop #963 is located completely within the Gollihar Road right-of-way and should any adjustments be required for this existing simple pole and sign assembly a future meeting with CCRTA staff to discuss necessary alterations will be warranted. A new ADA compliant landing pad and street stopping pad are to be constructed by the Bond 2014 Gollihar Road improvements project.		

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

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

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

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

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

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