

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: 18PL1075

CAYO DEL OSO SUBDIVISION SECTION 3 (FINAL – 8.55 ACRES)

Located south of Oso Parkway and east of Brooke Road.

Zoned:RS-4.5

Owner: Palm Land Investment, Inc.

Engineer: Urban Engineer-Victoria

The applicant proposes to plat the property in order to construction 37 single-family, residential lots.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	The plat does not close within acceptable engineering standards. (L6 bearing is incorrect.)	Corrected	The plat closes within acceptable engineering standards.
2.	Plat 2	Add the following plat note pertaining to the referenced drainage easement as recorded in 2007033156 D.R.N.C.T.: The developer has granted and conveyed, 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	Added to General Notes	Corrected

		tract of land called a Drainage Easement 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 offsite road improvement to be constructed by the developer, Palm Land Investments, Inc. as shown on the approved preliminary plat that was approved by the City of Corpus Christi on July 6, 2017.	Corrected	Corrected
4.	Plat 2	Label the complete and correct legal description of the adjacent properties.	Corrected	Corrected – note – any blank document data will be completed prior to recordation.
5.	Plat 2	Future unrecorded subdivisions are not accurate legal descriptions of the adjacent properties.	OK	Corrected, current legal descriptions added.
6.	Plat 2	The location map shall be scaled or noted not to scale.	Corrected	Corrected

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Revise General Note 3; Gross Area to include the street dedication	Corrected	Correction has been addressed on Note 4.
2.	Plat 2	Per approved plat change the 5'U.E to 7.5'U.E along the rear of Block 9, Lots 1—11.	Corrected	Addressed
3.	Plat 2	Show and label require side yard setback Block 6, Lots 8 & 9 along Terrapin Drive.	Corrected	Addressed
4.	Plat 2	On the east side of Block 7, Lot 16 label the utility easement along Terrapin Drive.	Corrected	Addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
5.	Plat 2	Identify the dash line between Block 7, Lot 11 and Block 1, Lot 9.	Corrected	Addressed
6.	Plat 2	Show and label the 7.5' U.E along the rear sides of Block 7, Lots 11-16 as dedicated by Separate Instrument.	Corrected	Addressed
7.	Plat 2	Change the 10'Y.R to 20'Y.R for Block 8, Lot 1 along Seawolf Drive.	Corrected	Addressed
8.	Plat 2	Show and label Drainage Easement along the east side of Block 8, Lot 3 as dedicated by Separate Instrument.	Corrected	Addressed
9.	Plat	Prior to recordation, show the recorded document number for all easements dedicated by separate instrument.	OK	Prior to recordation
10.	Plat	Water lot fee – 37 lots x \$182.00/lot = \$6,734.00	OK	Prior to recordation
11.	Plat	Wastewater lot fee – 37 lots x \$393.00/lot = \$14,541.00	OK	Prior to recordation
12.	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to plat recordation.	OK	Prior to recordation
13.	Plat	Prior to recording Cayo Del Subdivision Section 3, Section 2 must be filed and recorded.	OK	Prior to recordation

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets <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	This plat does not match the phasing boundaries on the approved preliminary plat.	Block 8 Lot 4 was deleted because the lot would have been served by a dead end water main. Block 7 Lot 16 was substituted instead.	Agreed
2.	Plat	This plat shall not be recorded until Cayo del Oso Section 2 Improvements are completed.	OK	Prior to recordation
3.	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	OK	Informational
4.	Utility Plan	Dead end mains are not permitted. Fire hydrants shall be located every 600 feet on center.	OK	Informational

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

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

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

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Change 10' Y.R. To 10' Y.R./U.E on Lot 1, Block 9 and Lots 1, 16, Block. 6 and 10' U.E. on Lot 10, Block. 7. In front of Lot. Extend 7.5' U.E. to Lots 15,16 Block 7 and Request 10'U.E. on Lots 1-3, Block 8 and 10' U.E. Center on Lots 1 & 2 Block. 8 5' each side	Coordinated with Gas consultant, Michael DelBosque., about YR/UE comments, received a revised layout and plat corrected per his revision.	Confirmed

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	OK	
2.	Plat	Community Enrichment Fund fee = (0.37 acre) x (Fair Market Value or Actual Purchase Price) 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) b. Park Development Fee (\$200 per unit) = \$200 x 37 units = \$7,400.00	OK	Prior to recordation

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	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.	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.

GIS

1. The plat deviates from the approved preliminary plat.