

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: 18PL1054

BERRY PATCH UNIT 1, LOT 1 (FINAL – 2.41 ACRES)

Located north of Up River Road and west of Hart Road.

Applicant: Michael and Kerry Berry
Engineer: LJA Surveying

The applicant proposes to plat the property in order to construct a new residential dwelling.

GIS

1. The plat closes within acceptable engineering standards.
2. The plat is not complying with the referenced City Ordinance 030986 in reference to the property boundary, easements and recordation information, correct and revise. **Not Addressed. In addition to the current labels on the former Harney Rd., label the current owner of the former Harney Rd. Show and label the retained easements on the former Harney Rd. per Ordinance 030986 and label the permanent ingress/egress easement retained on the former Harney Rd. as shown on the Quitclaim Deed #2018039609 and Ordinance #030986. (See Plat) Addressed.**

LAND DEVELOPMENT

1. Provide a 25-foot YR (Yard Requirement) along Up River Road. **(See Plat) Addressed.**
2. Provide an additional Note indicating no structure may be placed on the Utility Easement retained by Ordinance closing Harney Road. **(See Plat) Addressed.**
3. Show location on plat for 16" water line running across property for KOCH RAW Water line. **(See Plat) Addressed.**
4. Provide elevation contours at 1 ft intervals or provide spot elevations within the Flood plains. **(See Plat) Addressed.**
5. Remove note 9 from plat. **(See PARKS comment herewith) Addressed.**
6. Provide legal descriptions for properties across Up River Road. **(See Plat) Addressed.**
7. Provide the existing front yard setbacks and utility easement labels for adjacent properties and properties across the adjacent roads. **(See Plat) Addressed.**
8. Plat boundary to be corrected as per Ordinance closing the street. Move the existing Harney Road Closure label and documentation within the new boundary. Provide the same label and documentation for the north adjacent street closing. **(See Plat) Addressed.**
9. Correct the Lot Acreage and square footage on plat and on Note 4. **(See Plat) Addressed.**
10. Correct Development Services Engineer certificate for William J. Green, P.E. as Development Services Engineer. **(See Plat) Addressed.**
11. Correct the Planning Commission certificate to Nina Nixon-Mendez, F.A.I.C.P. as Secretary. **(See Plat) Addressed.**
12. Water Distribution System acreage fee – 2.74 acres x \$719.00/acre = **\$1,970.06 Addressed.**
13. Wastewater System acreage fee – 2.74 acres x \$1,571.00/acre = **\$4,304.54 Addressed.**

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

ENGINEERING

1.

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

1. Public Improvements shall be completed by the developer and accepted by City prior to recording the plat. **Not Addressed. (Plat shows proposed 10' utility easement, by separate instrument, for future wastewater line connection to existing wastewater system) Acknowledged, continue a 10' UE along the frontage of Lot 1. (See Plat) Addressed.**
2. Provide an easement for the Koch Raw Water. **(See Plat) Addressed.**
3. Provide the pipe size of existing utilities on the Utility Plan. **(See Utility Plan) Addressed.**

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. **Addressed**

FLOODPLAIN

1. No comment. **Addressed**

FIRE

1. No comment. **Addressed**

GAS

1. No comment. **Addressed**

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." **(See Note 9 on Plat) Addressed**

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is not located along an existing or foreseeably planned CCRTA service route. **Addressed**

NAS-CORPUS CHRISTI

1. No comment. **Addressed.**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 7.0 miles NW of Corpus Christi International Airport. Located under the approach to runway 13. Will be subject to occasional aircraft overflight and noise. Addressed.

AEP-TRANSMISSION

1. No comment received. Addressed.

AEP-DISTRIBUTION

1. No comment received. Addressed.

TXDOT

1. No comment received. Addressed.

NUECES ELECTRIC

1. No comment received. Addressed.

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 "RS-6" Single Family 6.