

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: 18PL1126

THE VILLAGE AT TIMBERGATE UNIT 1, BLOCK 1, LOT 3 (FINAL – 12.73 ACRES)

Located south of Timbergate Drive and east of South Staples Street (FM 2444).

Zoned: CG-2 & CN-1

Owner: H-E-B, LP

Engineer: Urban Engineering

The applicant proposes to plat the property in order to sell unplatted property.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	Understood	Correct
2.	Plat	Label the complete and correct legal description of the adjacent properties. See V68/P9-10; ownership of the property to the northwest.	Corrections have been made	Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Prior to plat recordation on Sheet 1 of 2 remove the reference "Preliminary this document shall not be recorded for any purpose..."	Understood	Concur
2.	Plat	Remove Notes 6, 8 & 9.	Notes have been removed	addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
3.	Plat	Water Distribution System acreage fee – 12.73 acres x \$1,439.00/acre = \$18,318.47	Understood	Prior to plat recordation
4.	Plat	Wastewater System acreage fee – 12.73 acres x \$1,571.00/acre = \$19,998.83	Understood	Prior to plat recordation
5.	Plat	Water Pro-Rata – 396.00 LF x \$10.53/LF = \$4,169.88	Understood	Prior to plat recordation
6.	Plat	Wastewater Pro-Rata – 396.00 LF x \$12.18/LF = \$19,998.83 \$4,823.28	The amount shown is incorrect. The correct amount should be \$4823.28 if the LF provided is correct.	Staff Error: The correct amount is \$4,823.28

DEVELOPMENT SERVICE 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"/> Manhole(s)	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets <input type="checkbox"/> Sidewalks	Understood

Refer to UDC Section 3.8.3.D Waivers if applicable.

DEVELOPMENT SERVICE ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1	Utility Plan	Missing location of existing fire hydrant along Timbergate Dr. Verify fire hydrants shall be spaced within 300 feet on center.	Missing hydrants have been added	Addressed 11/20/2018
2	Utility Plan	Public Improvements will be required for extension of storm water infrastructure during site development.	Understood	Concur

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No water construction is required for platting.	Understood	
2.	Plat	No wastewater construction is required for platting.	Understood	

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	A. INFORMATIONAL NOTE: Hydrant locations not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (1500GPM, with 20 psi residual pressure). B. INFORMATIONAL NOTE: A fire hydrant shall be within 100 ft. of a FDC (Fire Department Connection).	Understood	

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
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."	Note has been added	

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.	Understood	

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

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

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

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

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment – Not TxDot	Understood	

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

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.
Understood