

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: 18PL1122

BASS SUBDIVISION, BLK 7, LOTS 2R-1 AND 2R-2 (REPLAT – 0.50 ACRES)

Located east of Airline Road and north of Saratoga Boulevard.

Zoned: RS-6

Owner: Mirabal Development Group, LLC

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property for two residential developments.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	NOTED	Addressed.
2.	Plat 1	The access easement shall include the words ingress/egress and include the lots it serves.	DONE	Not Addressed. Incorrect - The ingress/egress access easement will be noted on both lots. (DONE) Addressed. 1/16/19
3.	Plat 1	Reference to Map Records Nueces County Texas as M.R.N.C.T. and Deed Records Nueces County Texas as D.R.N.C.T.	NOTED	Addressed.
4	Plat 1	The location map is cloudy, has a portion of a scale bar and a north arrow overlapping the boundary, correct and revise.	DONE	Not Addressed. Unacceptable, provide a clear location map. (FIXED) Addressed. 1/16/19
5	Plat 1	In the general notes add all driveway	DONE	Not Addressed. Incorrect - Surfaces is

		surfaces shall be of a paved surface built to the minimum construction requirements of the City of Corpus Christi standards.		misspelled. (FIXED) Addressed. 1/16/19
6	Plat 1	All blocks are to be labeled on the platted area, preferably using a circled number, correct and revise.	DONE	Incorrect - The 7 will be within the area being platted.
7	Plat 1	Label the complete and correct legal description of the adjacent properties.	DONE	Addressed.
8	Plat 1	Revise Lot 1-R to 2R-1 and Lot 2-R to 2R-2.	DONE	Not Addressed. Close but incorrect, label the plat as the plat title is. (DONE) Addressed. 1/16/19

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Project number on Planning Commission certificate is incorrect. Update project number with above.	DONE	Addressed.
2.	Plat 1	Prior to recording, verify all 2018 dates are correct on signature certificates.	NOTED	Not Addressed. (DONE) Addressed. 1/16/19
3.	Plat 1	Change 25' B.L. to 25' Y.R.	DONE	Addressed.
4.	Plat 1	Provide a new 25' Y.R. for Lot 2-R. Show	DONE	Addressed.
5.	Plat 1	Private Access and Utility Easement has to be properly dimensioned or provide bearings and distances for the boundary.	DONE	Addressed.
6.	Plat 1	On adjacent west lot, provide the 178' dimension to B.L. as per previous plat. Show the 5' UE and 10' UE.	ADDED	Addressed.
7.	Plat 1	Misspelling of owner on Owner's certificate.	CORRECTED	Addressed.
8.	Plat 1	Provide a larger Location map and a larger zoomed view in order to see the street names clearly for Saratoga Blvd., Airline Road and Sandra Lane.	DONE	Addressed.
9.	Plat 1	Water Distribution System acreage fee – 0.50 acres x \$719.00/acre = \$359.50	NOTED	Addressed. Prior to recording.
10.	Plat 1	Wastewater System acreage fee – 0.50 acres x \$1,571.00/acre = \$785.50	NOTED	Addressed. Prior to recording.
11.	Plat 1	Wastewater Pro-Rata – 66.31 LF x	NOTED	Addressed. Prior to recording.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		\$12.18/LF = \$807.66		
12.	Plat 1	Water Pro-Rata - 66.31 LF x \$10.53/LF = \$698.24	NOTED	Addressed. Prior to recording.
13.	Plat 1	NEW COMMENT 2/28/2019: Lot 2R-1: extend Y.R. across width of lot. Confirm 45-foot Y.R. is intended. Zoning is RS-6 which allows 25-foot Y.R.		
14	Plat 1	NEW COMMENT 2/28/2019: Use different line symbology for easement to distinguish it from Y.R.		
15.	Plat 1	NEW COMMENT 2/28/2019: Bold the interior lot line between Lot 2R-1 and Lot 2R-2.		

DEVELOPMENT SERVICES 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 type="checkbox"/> Wastewater <input type="checkbox"/> Manhole(s)	<input type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver? ☐ Yes ☐ No List Waivers:

DEVELOPMENT SERVICES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1	Plat 1	Access easement does not meet the requirements for a turn around per International Fire Code 2015 Appendix D.	AFTER TALKING TO Mr. MIGUEL TORRES, WE FIXED THE TURN AROUND.	Addressed 12/27/2018
2	Utility Plan	Provide in the utility plan the proposed pavement and turnaround for the access easement.	DONE	1. Minimum pavement shall be not less than 20 feet. (DONE) Addressed 1/22/2019 2. Provide curb dimension and pavement section. It shall meet IFC

				<p>2015 requirements. (DONE) Not addressed, it is not shown. 1/22/2019 curve dimensions are added Easement dimensions provided. Not Addressed. Needs pavement section. (2/13/19) Will be addressed for Public Improvements</p> <p>3. Water line that is shown in the plans is private or public? (PUBLIC) Provide size of line and dead ends mains are not permitted. 1/22/2019 DONE Addressed 2/13/2019 Service lines will be accepted.</p>
3	Utility Plan	Provide in the utility plan the existing gas line.	DONE	Addressed 12/27/2018
4	Utility Plan	<p>Public Improvements are required for:</p> <ol style="list-style-type: none"> 1. Fire hydrant along Sandra Ln. 2. Sidewalk along Sandra Ln. <p>Public improvements shall be completed and accepted prior recordation of plat.</p>	<p>NOTED, IN REGARDS TO THE SIDEWALKS WE ARE ASKING FOR A WAIVER DO TO THE FACT THERE ARE NO SIDEWALKS ON SANDRA LANE.</p>	<p>Noted 12/27/2018 Submit the \$160.00 application fee and submit a request letter stating what UDC code is requested to be waived.</p> <p>Noted waiver submittal. Waiver request fee submitted and paid on 1/10/19 per UDC Section 3.8.3.D. Plat consideration by the planning commission must follow planning commission action on waiver request. 1/22/2019.</p>

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Water construction is required for fire protection. Water construction must conform to the Water Distribution System Standards.	NOTED	Noted 12/27/2018
2.	Utility Plan	Water meters will be provided at the street (Sandra Ln) right of way.	NOTED	Noted 12/27/2018
3.	Utility	No wastewater construction is required for	NOTED	Noted 12/27/2018

	Plan	platting.		
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TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED	Addressed 12/27/2018

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed 12/27/2018

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed 12/27/2018

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed 12/27/2018

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	<p>Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.</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. Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .02 acres = \$1,250</p> <p>c. Park Development Fee (\$200 per</p>	NOTED	Addressed. Prior to recording.

		unit) = \$200 x 02 units = \$400.00	
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REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	This replat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Addressed 12/27/2018

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

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

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

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

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

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

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.