

## 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: 18PL1127**

**SAN CRISTOBAL ESTATES AT TERRA MAR UNIT 4 (FINAL – 3.182 ACRES)**

Located north of north Oso Parkway and west of Luz De Luna Street.

Zoned: RS-4.5

Owner: Hogan Development Company, L.P.

Engineer: Urban Engineering-Victoria

The applicant proposes to plat the property in order to construct 12 single-family residential lots for future residential development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1.	Plat	The plat closes within acceptable engineering standards.	Thanks	Correct	
2.	Plat	Correct North Oso Parkway on the location map.	Corrected	Correct	
3.	Plat	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.	Corrected	Correct	
4.	Plat	Label the complete and correct legal description of the adjacent properties.	Corrected	V67/P752-753 is shown and not labeled, correct and revise the plat.	Corrected

Plat Review Comments

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LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	On the General Notes remove note 1 thru 4 and 6. This notes are typically use on Preliminary plats.	Corrected	Addressed
2.	Plat	Show and label one-foot contours or spot elevations on the plat (Flood Zone A13 & B).	Corrected	Addressed
3.	Plat	On the owner's certificate block revised "dedicate to the use of the public forever" and list only the public dedication that applies to the plat.	Corrected	Addressed
4.	Plat	Add a note to the plat: "Driveway access onto Block 4 5 Lot 1 Luz De Luna Street shall be prohibited."	Corrected	Correction noted, Block 5, Lot 1
5.	Plat	Prior to recordation, show the document number for utility easement dedicated by separate instrument.	Will do	Prior to recordation
6.	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	Will do	Prior to recordation
7.	Plat	Water Distribution System acreage fee – 3.18 acres x \$719.00/acre = \$2,286.42	OK	Prior to recordation
8.	Plat	Wastewater System acreage fee – 3.18 acres x \$1,571.00/acre = \$4,995.78	OK	Prior to recordation
9.	Plat	<del>Water Pro Rata – 624.73 LF x \$10.53/LF = \$6,578.41</del>	Please check. The 12" PVC water grid main was installed in N. Oso Parkway by Hogan Development Company, LP during the construction of San Sebastian at Terra Mar.	Per Engineering, the record drawings are indicating the line was installed with San Sebastian at Terra Mar Subdivision by the developer. Water Pro Rata fee will not apply.

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10.	Additional comment	Change Note 7 to read: "THE YARD REQUIREMENT, AS DEPICTED, IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE." The reason for this comment is that the 25' Y.R. imposed by the plat is stricter than the UDC-required 20' Y.R. required for RS-4.5 zoned property. Applicant is allowed to impose a stricter Y.R. on the plat.	Corrected	
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DEVELOPMENT SERVICE ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water <input type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Wastewater <input checked="" 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.

DEVELOPMENT SERVICES ENGINEERING							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat 2	Confirm arc length of C2 shown in Curve Data Table.	Verified all curve data	Noted 12/27/2018			
2	Plat 2	Illustrate shared access easement on plat per Oso Parkway Blvd. ordinance criteria.	Corrected	Label, provide easement dimension and the shared access easement location 12/27/2018	Shared driveway locations are labeled on plat. Construction of driveways will be responsibility of the lot owner/home builder and not the developer.	Add new plat note Construction of half driveway ramp is prohibited. 2/18/2019	Corrected Addressed 3/1/2019

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3	Utility Plan	Provide driveway locations every 150 feet per approved Oso Parkway Blvd. ordinance 021811; also Amended in Oso Parkway Plan November 11, 1997 (see attached)	Will do	Noted 12/27/2018		
4	Utility Plan	Public Improvements are required for water (pre-taps), waste water, street lights and sidewalk along Oso Parkway Blvd.  Public improvements shall be completed and accepted prior recordation of plat.	Will do  Will do	Noted 12/27/2018		

**UTILITIES ENGINEERING (WATER AND WASTEWATER)**

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Water construction is required for platting (installation of new Pre-taps at new property line locations).	Will do	Prior to Recordation
2.	Plat	Wastewater construction is required for platting (to ensure that a Pre-tap serves each lot).	Will do	Prior to Recordation

**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.	OK	

<b>FLOODPLAIN</b>					
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>
1.	Plat	Preliminary Flood Insurance Rate Maps ("FIRMs") have different Base Flood Elevation ("BFE") delineations. A plat note should be added to include the preliminary FIRM data as some of the BFE delineations are more stringent. In addition, the preliminary BFE delineations should be shown on the plat as portions of some properties will be moving into the Special Flood Hazard Area.	The preliminary FEMA data has not been adopted and in this instance, the preliminary data is less stringent than the current data. Photos of the preliminary data are attached.	On September 18, 2018 City Council adopted the preliminary Flood Insurance Rate Maps for construction purposes. As such, both the effective and preliminary flood insurance information must be shown on a plat until such time that the preliminary Flood Insurance Rate Maps become final and effective.	Shown on plat  <b>Addressed 2/19/19</b>

<b>FIRE DEPARTMENT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.		

<b>GAS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.		

<b>PARKS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	OK	
2.	Plat	Community Enrichment Fund fee = (0.12 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	OK	Prior to recordation

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		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 12 units = \$2,400.00		
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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.	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 –Not TxDot		

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.