

5/08/19 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: 19PL1045

BLUFF ESTATES, LOT 12D (FINAL – 0.146 ACRE)

Located west of Wray Lane and south of Jarvis Street.

Zoned: RS-10

Owner: Alice D'Asta

Engineer: Voss Engineering, Inc.

The applicant is proposing to final plat the property in order obtain a building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	ok	Correct		
2	Plat	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point, notably Jarvis St. and Wray Ln.	revised	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	In the legal description under the plat title change "Replat" to "Final Plat."	revised	Addressed		
2	Plat	On the plat show and label one-foot contours or spot elevations: Note 4: Flood Zone X	revised	Addressed		
3	Plat	Add a note to the plat: Lot 12D is creation of a nonconforming lot per UDC 9.5.1.B.	added	Addressed		
4	Plat	Water Pro-Rata - 55.43 LF x \$10.53/LF = \$583.68	ok	Prior to recordation		
5	Plat	Wastewater Pro-Rata – 55.43 LF x \$12.18/LF = \$675.14	ok	Prior to recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Wastewater		No
Stormwater		No
Fire Hydrants		No
Manhole		No

Sidewalks	Yes	
Streets	Yes	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	submitted	
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DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat 1	Along Wray Lane show and label cross hatch dedication of 12.5 feet of right of way. Provide square footage of dedication.	revised	Addressed	
2	Utility Plan	Provide existing utilities and structure within the proposed plat boundaries. Water and wastewater acreage and fees may apply.	already had indicated	Addressed	
3		Public Improvements are required for street and sidewalk. Public Improvements shall be completed and accepted prior of plat recordation.	waiver	Addressed. Subject to planning commission approval.	
4	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	ok	Addressed	

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

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Note: This road is very narrow with low-hanging utility wires. It appears to be an alley-way. WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. Note: Hydrant distance is exceeded IFC 2015 APPENDIX D			
		IFC 2015 Sec. 503.2.1 Dimensions. Street width is substandard for emergency apparatus access. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches			

		D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).				
		503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities				
		D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders				

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.				
		Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price)				
		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 (UDC 8.3.6) OR \$62,500/acre x .01 acres = \$625.00 is due unless fair market value/purchase information is provided.		Prior to recordation		
		Park Development Fee (\$200 per unit) = \$200 x 01 unit = \$200.00	ok	Prior to recordation		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	n/a			

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

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

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	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.