

PLAT REVIEW COMMENTS

Please see comment responses in **RED**, dated March 7, 2018.

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: 18PL1018

THIRTY SEVEN INDUSTRIAL PARK, BLOCK 1, LOTS 7A & 7B (REPLAT – 2.36 ACRES)

Located north of Leopard Street and east of Southern Minerals Road.

Applicant: CNM 37, LLC
Engineer: LJA Surveying, Inc.

The applicant proposes to plat the property to subdivide Lot 7 into two lots.

GIS

1. The plat closes within acceptable engineering standards.
Comment Noted.
2. Specify the purpose of the Shared Access Easement. If it's to ingress or egress to and from the property label as such.
Comment addressed.
3. The drainage easement north of the plat is private, label as such.
Comment addressed.

LAND DEVELOPMENT

1. Provide "Ingress/Egress" label to Access Easement. Consider updating width of easement to match maximum width of an Industrial driveway of 45'.
Ingress/egress label addressed. Easement throat width increased to 45'.
2. Verify right-of-way width of Leopard Street. GIS map is showing 170' width.
There is a discrepancy in the ROW widths shown on the recorded plats of Cameron & Allen Industrial Park Unit 2 ("C&A IP") and The Sedwick Tract, Block 2, Lots 7 & 9-12 ("Sedwick"); which both call for a common corner, concrete monument and reference point, at the abutting line on the south R.O.W. Leopard Street. Both plats are attached.

Measurements on Google Earth taken from the back of the lots on both plats to the north R.O.W. of Leopard Street indicate that the R.O.W. width is 160'.

The attached ROW Acquisition Map and ROW Acquisition Deed, both attached, show the original R.O.W. width as 120' with an additional 40' south from W.W. Walton. Therefore the distance from the south property line of Lot 7A to the Original Centerline of Leopard Street is 100'.

Changed Centerline of Leopard Street to the Original Centerline and removed R.O.W. width from the plat due to discrepancy on offsite plats.

3. On owner's certificate, remove "in fee simple".
Comment addressed.

4. Remove Director of Development services certificate and provide a Planning Commission certificate with Eric Villarreal, P.E. as Chairman and William J. Green, P.E. as Secretary.
Comment addressed.
5. On Development Services Engineer certificate, update with William J. Green, P.E. as Development Services Engineer.
Comment addressed.
6. Surveyor's certificate: insert "it" like so: "... under my direction and **it** is true and correct"
Comment addressed.
7. Provide square footage for both lots on the plat under acreage.
Comment addressed.
8. Correct the plat description to: "Being a Replat of....."
Comment addressed.

LAND DEVELOPMENT (Cont.)

9. Legend: add definitions: U.E. Utility Easement and WW Wastewater
Comment addressed.
10. Prior to recordation, provide documentation of payment of street lighting fees to AEP/electricity provider.
Existing street lights (offsite) added to the utility plan for clarification. There is no intent to install additional street lights as part of this replat.
11. Informational: Development fees were met with the previous platting of the property.
Comment noted.
12. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
Tax certificates attached.

ENGINEERING

1. SWQMP: The submitted Plan is a SWQMP for the preliminary plat; submit a SWQMP for the final / replat plat, the plan must be signed sealed and dated by a professional Civil Engineer Registered in the State of Texas, the date must be current; Indicate the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storm for the site, Provide the necessary recommendations / mitigations due to increase in flows and make sure the

ENGINEERING(Cont.)

mitigations conform to the City of Corpus Christi **Stormwater Master Plan and see NAS-Corpus Christi comments below.**

LJA Surveying, Inc. is not preparing development construction plans. SWQMP/Grading Plan based on proposed development should be submitted with construction plans. Additionally, a SWQMP is not required for a replat per UDC Section 8.2.8.B.1.c.

2. The 7.5' UE on the northeast corner of the site must be labeled U.E. / D.E.
The 7.5' U.E. is not intended for drainage and should not be labeled as such. Added additional labels to the adjacent 25' Private D.E. for clarity.
3. Provide a Grading Plan: This plan must show how the stormwater will flow and how it isn't going to adversely impact all the abutting lots; show existing and proposed elevations, including existing and proposed ditches. Include in the grading elevations 25 feet beyond all property boundaries from adjacent property and lots.
See response to ENGINEERING Comment 1.
4. Show and label all existing easements on site.
Added additional labels to west U.E. and Y.R. on Lot 7A.
5. Show the proposed Street Lights on the Utility Plan.
See response to LAND DEVELOPEMENT Comment 10.
6. Public Improvement Plans and construction and acceptance are required for all Storm water prior to recording the Plat.

See response to ENGINEERING Comment 1.

TRAFFIC ENGINEERING

1. No comment.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

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."
This note was on the submitted plat, see Note 6.

REGIONAL TRANSPORTATION AUTHORITY

1. This replat is located along but not immediately adjacent to any bus stops served by bus Route 27 and should not adversely impact CCRTA bus route services.
Comment noted.

NAS-CORPUS CHRISTI

1. Located approximately 1.8 miles N of runway 18 at Corpus Christi International Airport. Will be subject to aircraft noise and overflight. Located adjacent to APZ 2. Drainage ditch needs to be designed and maintained to drain within 48 hours of a rain event.
Comment noted.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 1.8 miles N of runway 18 at Corpus Christi International Airport. Will be subject to aircraft noise and overflight. Located adjacent to APZ 2. Drainage ditch needs to be designed and maintained to drain within 48 hours of a rain event.
Comment noted.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.

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 "IL" Light Industrial.