

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: 18PL1021

NAVIGATION INDUSTRIAL PARK SECTION 2, BLOCK 6, LOT 8A (REPLAT – 2.29 ACRES)

Located east of Navigation Boulevard and South of Baldwin Boulevard.

Applicant: Tres Sierras, Ltd.
Surveying: Brister Surveying

The applicant proposes to plat the property in acquire a building permit on the existing developed property.

GIS

1. The plat closes within acceptable engineering standards.
2. The owner to the east does not coincide with the county records, correct and revise. **Fixed**

LAND DEVELOPMENT

1. On owner's certificate, provide Tres Sierras Management, LLC as General Partner under Frank Ford Smith, Jr., Manager. **Added**
2. On Development Services Engineer certificate, update with William J. Green, P.E. as Development Services Engineer. **Fixed**
3. Correct the name on the Notary certificate for owner. **Fixed**
4. Informational: The property for Lots 7 & 8 are not exempt from Development Fees due to lots not having an existing utility account and Development Fees never assessed from time of effective date of fee requirement.
5. Water Distribution System acreage fee – 1.15 acres (Lot 7 & 8) x \$1,439.00/acre = **\$1,654.85**
6. Wastewater System acreage fee – 1.15 acres (Lot 7 & 8) x \$1,571.00/acre = **\$1,806.65**
7. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

ENGINEERING

1. Provide all existing buildings, parking lot, driveways utilities on the utility plan. Provide distances from buildings to property lines. **Added**
2. In the Storm Water Quality Management Plan provide the flow arrows. **Added**

TRAFFIC ENGINEERING

1. No comment.

FLOODPLAIN

1. No comment.

FIRE

1. Informational Note: A fire hydrant is required within 100' of a FDC, fire department connection.

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." **Added**

REGIONAL TRANSPORTATION AUTHORITY

1. This replat is not located along an existing or foreseeably planned CCRTA service route.

NAS-CORPUS CHRISTI

1. No comment.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

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 "IH" Heavy Industrial.