

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: 17PL1153

BARCLAY GROVE UNIT 11, BLOCK 1, LOTS 12, 13, & 14 (REPLAT – 2.4 ACRES)

Located east of South Staples Street and south of Corsica Road.

Applicant: GS & WL Holdings, LLC

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property in order to subdivide a commercial lot into three commercial lots.

GIS

1. Plat closes acceptably.
2. Label block number. DONE.
3. Move north arrow outside of platted area. DONE.

LAND DEVELOPMENT

1. On owner's certificate correct title of George Shaheen as President. DONE.
2. Label UE within platted area. DONE.
3. Development fees have been paid on previous plat. OK.
4. 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. SWQMP: Provide the 5 year, 25 year and 100 year flows for the Pre-Development and the post-Development and the differential and mitigate the increase in flows for the 100 year. FLOWS PROVIDED AS REQUESTED. NO MITIGATION REQUIRED AS THIS IS REPLAT OF A VERY RECENTLY PLATTED LOT.
2. Wastewater construction is required for platting. NOT REQUIRED AS THIS IS REPLAT OF A VERY RECENTLY PLATTED LOT.

TRAFFIC ENGINEERING

1. Propose driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. OK.

FLOODPLAIN

1. No comment.

FIRE

1. No Comment
2. NOTE: Additional fire hydrants maybe required to meet the 300 ft hose requirement for commercial property. OK.

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." OK.

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 CN-1 Neighborhood Commercial.