

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: 17PL1129

WALDRON ROAD SUBDIVISION, BLOCK 1, LOT 2 (FINAL – 8.038 ACRES)

Located South of Graham Road and east of Waldron Road.

Applicant: Boatex Properties I, LLC

Surveyor: Brister Surveying

The applicant proposes to plat the property in order to obtain a building permit for a commercial development.

GIS

1. Closes acceptably

LAND DEVELOPMENT

1. On plat title change "Waldron Subdivision" to "Waldron Road" **CORRECTED, ADDED ROAD**
2. Revise the legal description to read: "Being a final plat of..." and if applicable update any deed records. **CORRECTED, ADDED NEW DEED DATA**
3. On the owner's certificate block show and label the complete legal name of the owner. **CORRECTED, ADDED CURRENT OWNER DATA**
4. Show and label one-foot contours or spot elevations on the plat (Flood Zone B). **CORRECTED, ADDED CONTOURS**
5. Along the surrounding properties show and label the ownership name only for unplatted properties. **CORRECTED, ADDED CURRENT OWNER DATA FOR UNPLATTED PROP.**
6. On the plat show and label recorded document number for the 50' Transmission line easement. **ADDED DOCUMENT FOR RECORDED BLANKET EASEMENT**
7. **Water Distribution System acreage fee – 8.04 acres x \$1,439.00/acre = \$11,569.56**
8. **Wastewater System acreage fee – 8.04 acres x \$1,571.00/acre = \$12,630.84**
9. **Wastewater Pro-Rata – 50.00 LF x \$12.18/LF = \$609.00 (Waldron Road)**
10. **Water Pro-Rata – 357.67 LF x \$10.53/LF = \$3,766.27 (Graham Road)**
11. 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 document number for the transmission line easement. Public utilities shall not be allowed in the private easements.
2. Public improvement plans and construction are required for all public improvements (water and wastewater) prior to recording the final Plat.
3. Utility plan is missing the storm water, water, waste water along Waldron Rd. and wastewater and storm water along Graham Rd. **CORRECTED, ADDED MISSING UTILITY LINES**

ENGINEERING (cont.)

4. Label the proposed drainage easement as private drainage easement. The private drainage easement is crossing private properties. Access to private properties cannot be blocked with the ditch. Provide document numbers for the private drainage easement.
5. Provide the drainage ditch design for storm events. Storm runoff cannot adversely adjacent properties. Provide the water surface elevation in the proposed ditch for the 5 yr., 25 yr. and 100 yr. Provide ditch design calculations.

TRAFFIC ENGINEERING

1. The City's Urban Transportation Plan designates Waldron Road as A1 arterial (95' ROW) and Graham Road as C1 collector (60' ROW).
2. Propose driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.

FLOODPLAIN

1. No comment.

FIRE

1. Illustrate hydrant locations: Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant will be located every 300 feet as measured along dedicated streets in mercantile areas and 1500 gpm at 20 psi residual.
2. Informational: Fire hydrant(s) will be needed on the property.
3. Informational: Ensure space between the buildings will allow fire apparatus to maneuver and turn easily.

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." **CORRECTED, ADDED NOTE**

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is located along but not immediately adjacent to any stops served by bus Routes 4 or 8s and should not adversely impact CCRTA bus route services.

NAS-CORPUS CHRISTI

1. Located approximately 1.7 miles south of runway 35 at Truax Field. May be subject to occasional aircraft overflight and noise. Proposed drainage ditch will need to be designed and maintained to prevent wildlife attractions.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 1.7 miles south of runway 35 at Truax Field. May be subject to occasional aircraft overflight and noise. Proposed drainage ditch will need to be designed and maintained to prevent wildlife attractions.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.