

## COMMENT RESOLUTION 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: 18PL1121**

SWACO TRACT, BLOCK 1, LOTS 2B & 2C (REPLAT – 2.40 ACRES)

Located east of Greenwood Drive and north of Saratoga Boulevard.

Zoned: IL Light Industrial with a Special Permit for Auto dismantling operation

Owner: MSP Enterprises, LLC

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to replat one lot into two lots to separate the cell tower location.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	NOTED	Addressed.
2.	Plat 1	Label the complete and correct legal description and boundaries of the adjacent properties, see V67/P672.	COMPLIED	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Provide second owner, Barbara Pall Roy, Member on owner's certificate.	COMPLIED	Addressed.
2.	Plat 1	Remove Note 1 from plat.	COMPLIED	Addressed.
3.	Plat 1	Correct plat description to "Being a replat of..."	COMPLIED	Addressed.
4.	Plat 1	Show and label 30' UE along the frontage;	Found referenced UE on city GIS site but	Not Addressed. Will need to show on

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		provide document number.	neither of the referenced plats show a 30' UE. Our plat is a replat of Lot 2A and the document you sent does not cover Lot 2A. The review comment states "Will need to show on adjacent property as well." It appears to me that the 30' UE is only located on Lot 1. If there is a document for a UE on 2A please provide a copy or recording information so we can verify. (12/11/18)	adjacent property as well. Find Document number for reference. Verify 2005041369 document listed on adjacent property's Deed.  Addressed. (12/11/18)
5.	Plat 1	Provide street label for road shown on Location Map east of property.	COMPLIED	Addressed.
6.	Plat 1	Change "Common Access" to Ingress/Egress Easement"	COMPLIED	Addressed.
7.	Plat 1	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication. (Engineering comment # 1)	COMPLIED	Addressed.

ENGINEERING			
Public Improvements Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<input type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets
<input type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Manhole(s)		<input type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Saratoga Blvd. is a proposed 130' A-3 arterial right of way. Provide dedication for half street distance along Saratoga Blvd. Hatch dedication, provide square footage and acreage.	COMPLIED	Addressed 12-10-2018
2.	SWQMP	Provide post-development storm water	NO DEVELOPMENT IS ANTICIPATED	Noted. 12-10-2018

		calculations.	AT THIS TIME. THIS PLAT IS TO CREATE THE LOT FOR THE CELL TOWER	
3.	Utility Plan	Provide existing structures on the proposed Lot 2C inset.	COMPLIED	Addressed 12-10-2018
4.	Utility Plan	Provide the petroleum related lines along Saratoga Blvd. per Texas Railroad Commission maps.	COMPLIED. GAS LINE SHOWN BASED UPON LOCATION OF MARKER SIGNS	Addressed 12-10-2018
5.	Informational	Proposed driveway access onto a TxDOT street, shall conform to access management of Texas Department of Transportation.	DRIVEWAY IS EXISTING, COMMENT NOTED	Noted. 12-10-2018

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	N/A	A permit from TXDOT is required for access onto SH 357 (Saratoga Boulevard).	DRIVEWAY IS EXISTING. COMMENT NOTED	Addressed.

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Hydrant location not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards of 3000GPM, with 20 psi residual pressure.	HOSE LAY SHOWN ON UTIL SKETCH	Addressed.

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

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

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	This replat is not located along existing or planned CCRTA bus routes.	NOTED	Addressed.

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

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located between the APZ 1 areas for runway 13 at NALF Cabaniss. May be subject to occasional aircraft overflight.	NOTED	Addressed.

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

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

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

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

**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. Exempt from Development fees as property is platted and has previously paid on previous plat.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.