

**PLAT REVIEW COMMENTS (6/03/19)**

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: 19PL1023

AIRLINE ROAD SCHOOL OF SCIENCE AND TECHNOLOGY BLOCK 1, LOTS 1 & 2 (FINAL – 7.417 ACRES)

Located east of Airline Road and south of Wooldridge Road.

Zoned: CN-1 & CN-2

Owner: VMB Equity Properties III, LLC

Engineer: Bass & Welsh Engineering

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

<b>GIS</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok	Correct		
2	Plat	The plat name is unacceptable and requires a new subdivision name. A proper noun incorporating the school name may be acceptable, as in Airline Road School of Science and Technology; or Wooldridge Creek Unit 14; or Wooldridge Creek School of Science and Technology.	Eliminated one lot. Changed to Airline Road School of Science and Technology.	Correct		

<b>LAND DEVELOPMENT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change 10' U.E to 15' U.E along Airline Road (UDC 8.2.3.A.2).	Done	Addressed		
2	Plat	On Lot 1 remove the reference to "School of Science and Technology"	More appropriate to keep in map portion	Addressed		
3	Plat	On Sheet 2 of 2 show and label the legal description under the plat title.	Done.	Addressed		
4	Plat	Water Distribution System acreage fee – 7.42 acres x \$1,439.00/acre = \$10,677.38	Ok	Prior to recordation		

5	Plat	Wastewater System acreage fee – 7.42 acres x \$1,571.00/acre = \$11,656.82	Ok	Prior to recordation		
6	Plat	Water Pro-Rata - 1063.30 LF x \$10.53/LF = \$11,196.55	OK	Prior to recordation		

**PLANNING/Environment & Strategic Initiatives (ESI)**

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Wastewater	Yes	
Storm water	Yes	No
Fire Hydrants	Yes	
Manhole	Yes	
Sidewalks	Yes	No
Streets	Yes	No

Refer to UDC Section 3.8.3.D Waivers if applicable.

No need for waivers. All PI's are there existing.

Staff response: See below.

<b>Applicant Response on Waiver:</b>		
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**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	N/A	Clarify if you are using "Gates" or not; no stacking is allowed; adjust striping and signage as necessary.	Gates to be addressed with site plan for building permit	To be done at Building Permit / Site Plan phase.		
2		A wastewater main is required along one entire frontage of the property.	Not now (only one lot)	Not Addressed. Connection to manhole into Wooldridge Rd. Public Infrastructure required.	no pi manholes for storm sewer	To be done at Building Permit/Site Plan phase: WW manhole construction and connection to existing infrastructure in Wooldridge Road will suffice for the 1 lot development 6-03-19
3		Driveway design and spacing must be according Article 7 of the UDC.	OK	To be done at Building Permit / Site Plan phase.		

4		Airline Road is classified as A1 according to the UTP. Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Done.	Addressed		
5		The storm water calculations and recommendation provided in the storm water study and the SWQMP must match.	storm water calculations will be furnished with plans for building permit	Not Addressed- Revise SWQMP to match the proposed plat.	Done.	Addressed 6-03-19
6	Additional Comment.	Public Improvements plans are required for fire hydrants (every 300 feet on center) along Airline Rd. and wastewater service along Wooldridge Rd. Public Improvements shall be completed and accepted prior of plat recordation.			Ok.	Prior to recordation: fire hydrants.  To be done at Building Permit/Site Plan phase: Wastewater installation. See DS Engineering Comment #2. 6/5/2019

**UTILITIES ENGINEERING (WATER AND WASTEWATER)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Ok			
2	Plat	Wastewater construction is required for platting. A wastewater main is required along one entire frontage of the property.	Since eliminated one lot ww construction can happen with bldg permit	See Engineering comment #2		

**TRAFFIC ENGINEERING**

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

**FLOODPLAIN**

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

**GAS**

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

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1 Plat		<p>WATER DISTRIBUTION SYSTEM STANDARDS  Fire Hydrant flow  Mercantile/Commercial and industrial Areas:  Light Mercantile areas shall 1,550 GPM with 20 psi residual Fire hydrant every 300 feet. Fire hydrants are to be located 100 feet to FDC and hose lay 300 feet from furthest point of structure.</p>				
		<p>FIRE APPARATUS ACCESS ROADS  SECTION D102  REQUIRED ACCESS  D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050</p>				
		<p>Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to “going vertical” with the structure.  SECTION D103</p>				
		<p>D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders  D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs</p>	OK			

		D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.	OK			
		D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.				
		D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.	OK			
		COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	OK			
		D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.	OK			
		Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.				

		D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.				
		D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.				
		Note: current height of utility lines (cable-power lines) may interfere with ability to access site. Note: Educational occupancies over 12,000 sq. ft. will require a sprinkler system and fire alarm systems in accordance with IFC sec. 903 and 907 Interior hose connection may be required if fire hose line on exceeds 150 feet in in non-sprinkler buildings and 200 feet for sprinkler buildings.				

<b>PARKS</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The open space regulation is noted on plat.	Ok			

<b>REGIONAL TRANSPORTATION AUTHORITY</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	OK			

<b>NAS-CORPUS CHRISTI</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

<b>AEP-TRANSMISSION</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	No comment.				

<b>AEP-DISTRIBUTION</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	No comment.				

<b>TXDOT</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	No comment.				

<b>NUECES ELECTRIC</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	No comment.				

**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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.