

## 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: 17PL1127

#### GEMINI SUBDIVISION, BLOCK 4, LOT 4R (FINAL – 14.10 ACRES)

Located north of Bear Lane and east of North Padre Island Drive.

Applicant: IDV NPID, LP  
Engineer: Hanson-Inc

The applicant proposes to plat the property to combine two properties into on Lot.

#### GIS

1. The plat closes within acceptable engineering standards.
2. Add North Arrow to Location Map. **added**

#### LAND DEVELOPMENT

1. Correct the Plat description to “Being a Final Re-plat of...” **corrected**
2. On owner’s certificate, provide printed names of all 3 managers. **All 3 names on plat now**
3. Locate (north/south) the 15’ UE overlapping the 25’ shared Access Easement and will require extending the easement for the existing water line and fire hydrant **added**
4. Label the easements on the south adjacent properties. **Labeled**
5. Provide legal description for the north and east adjacent properties. **provided**
6. Water Distribution System acreage fee – 2.5 acres x \$1,439.00/acre = **\$3,2597.50**
7. Wastewater System acreage fee – 2.5 acres x \$1,571.00/acre = **\$3,927.50**
8. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **Will be provided**

#### ENGINEERING

1. Provide 15 feet utility easement on the existing water line and fire hydrant. **provided**
2. Private drainage easement is required from adjacent property for the drainage outfall. The easement shall be recorded prior to the recordation of this subject plat. **Will be recorded prior to recordation of plat**

#### TRAFFIC ENGINEERING

1. The City’s Urban Transportation Plan designates North Padre Island Drive as F1 freeway (400’ ROW).
2. Proposed driveway access to a TXDOT road shall conform to TXDOT access management standards. A permit is required by TXDOT for access onto the SH 358 frontage road. **there is an existing driveway onto SH 358 frontage road**

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

1. No comment.

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located approximately 1.5 miles E of Corpus Christi International Airport. May be subject to aircraft overflight and noise.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 1.5 miles E of Corpus Christi International Airport. May be subject to aircraft overflight and noise.

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 District.