

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: 18PL1103

VALADEZ SUBSTATION, LOT 1(FINAL – 10.80 ACRES)

Located north of Brooke Road and west of Rodd Field Road.

Zoned: FR

Owner: American Electric Power (AEP) Texas Central Company.

Engineer: CDS Muery Engineers/Surveyors

The applicant proposes to plat the property to construction an AEP Electrical Substation.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Response
1.	Plat	The plat closes within acceptable engineering standards.		Correct		
2.	Plat	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.	ROW widths have been labeled.	Correct		
3.	Plat	Complete the north and south boundaries of Brooke Rd. north of the plat and east and west boundaries of Rodd Field Rd. east of the plat.	ROW linework has been added.	Correct		

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4	Plat	Label the complete and correct legal description of the adjacent properties.	Legal descriptions have been added.	Incorrect, add Flour Bluff and Encinal F.G.T. north of the plat and move to the west the label, "AMENDING PLAT OF THE VINEYARDS UNIT 3, V63, P160-161 MRNCT".	"Flour Bluff and Encinal Farm And Gardens Tracts" added to description of "Lot 9, Block 20"	Correct
5	Plat	Rodd Field Rd. is a proposed 130' A3 arterial right of way.	5.0' dedication for ROW has been shown.	Correct		
6	Plat	Note the 10.80 acres includes any Street dedication.	Note one covers this.	Correct		
7	Plat	The 5' street dedication along Rodd Field Rd. is actual, remove the word "proposed" from the street dedication description.	Change noted.	Correct		
8	Plat	Add the following in the notes referring to the referenced drainage easement. The developer has granted and conveyed, and by these presents does hereby grant and convey unto the City of Corpus Christi, a municipal corporation duly incorporated under and by virtue of the laws of the State of Texas, its successors and legal representatives, the free and uninterrupted use, liberty, privilege and easement, of going in, over, under and along the certain tract of land called a Drainage Easement and labeled as such. Together with the free ingress, egress and regress to and for the City for the purpose of maintaining a public drainage facility, and for the purpose of maintaining, servicing, repairing and inspecting said public drainage facility under, on and along said tract.	Note added as per comment.	Correct		

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9.	Plat	Remove the tie bar at the 600.10' lot line.	Tie bar between lots has been removed.	Correct		
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LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution		
1.	Plat	Remove Note 7 referencing acreage fees.	Note removed.	Addressed		
2.	Plat	<u>After</u> Note 8 remove reference "Owner/Developer & Engineer/Surveyor" information. This typically use only on preliminary plats.	References Deleted	Addressed		
3.	Plat	On the owners certificate block label Mr. Ireland title. Remove Owner/developer and address under the signature line.	Note revised to reflect comments.	Addressed		
4.	Plat	Remove the reference "5' set back" along south of Lot 1. Informational: Side yard setback will be captured during the building phase. (see UDC Table 4.3.3. Side "FR")	Reference and set-back removed.	Addressed		
5.	Plat	Remove the contours shown on the plat. The subject property is within Flood Zone "C".	Contours have been removed.	Addressed		
6.	Plat	Continue to label the 50 Y.R at the corner radius of Rodd Field Road and Brooke Road (along/parallel to Line L6).	Set back has been corrected.	Addressed		
7.	Plat	Yard requirement and utility easement appears to share the same line type. Correct, revise and identify in Legend.	Line types have been changed and added to legend	Addressed		
8.	Plat	Centerline dimensions and Limit Section Lines abutting to north/west/south appear to share the same line type. Correct and revise and identify in Legend.	Line types have been changed.	Addressed		

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1.	Plat	Revise Sanitary Sewer Easement to Utility Easement. Delete "Proposed".	Label revised.	Not Addressed.	Labeled revised. 'Sanitary Sewer Easement" changed to "Utility Easement"
2.	Plat	Public Improvement Plans are required for all public utilities (Street (including sidewalk) / Storm water / Water including Fire Hydrants / Wastewater) and Street lights. Public Improvements shall be accepted prior to recordation of plat.	Concur. No additional changes made.	Prior to recordation	
3.	Plat	Delete health certificate signature section on the plat since this property will be serviced by a city waste water system.	Health certificate removed	Completed	
4.	Utility Plan	Missing existing gas on the utility plan.	Existing gas line along Brooke road has been added utility plan.	Completed	
5.	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Concur. No additional changes made.	Informational	

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TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Project is located within the limits of the Bond 2014 Rodd Field Road Improvements Project. This project was recently awarded by City Council. Applicant should consult with Engineering Services regarding the design for this project and project timeline.	CDSmuery has and will continue to coordinate with the city regarding proposed Rodd Field Rd. utility improvements.	

FLOODPLAIN

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

FIRE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	See informational comments below.		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	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."	Note added as "Note 9"	Addressed

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REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Noted.	

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution
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.

FIRE DEPARTMENT

1. Hydrant location shall not 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 (3000GPM, with 20 psi residual pressure).
2. A fire hydrant shall be within 100' of any required FDC, fire department connection.
3. Additional building access maybe required depending on the square footage of the building.