

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: 18PL1076

PARK SPRINGS IHS, BLOCK 1 LOTS 1 THROUGH 3 (FINAL – 3.87 ACRES)

Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624)

Zoned: CG-2 (Previously FR in 2016)

Owner: IHS Consultants, LP
 Engineer: Urban Engineering

The applicant proposes to plat the property to develop three commercial lots.

| GIS | | | | |
|-----|--------|---|--------------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | The plat closes within acceptable engineering standards. | Okay | Addressed |
| 2. | Plat 1 | An agreement was made with Urban Engineering to change the plat name to Park Springs I H S. The preliminary plat was incorrectly approved with the originally submitted name. Revise the plat name to Park Springs I H S. | Correction has been made | Addressed |

| LAND DEVELOPMENT | | | | |
|------------------|--------|---|--------------------------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Provide a Nueces County Health Department certification with Lauren Rabe, MPA as designated signee. | Certificate has been added | Addressed |
| 2. | Plat 1 | Add the second owner on the Ownership | Second owner has been added to owner | Addressed |

| LAND DEVELOPMENT | | | | |
|------------------|--------|--|--|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| | | certificate. Add second owner name to Notary certificate. | block and a second notary block has been added | |
| 3. | Plat 1 | Provide the remaining acreage for the unplatted south property. | Remaining acreage has been added | Addressed |
| 4. | Plat 1 | Wastewater System acreage fee – 3.87 acres x \$1,571.00/acre = \$6,079.77 | A wastewater waiver will be requested | Addressed |

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

Water and fire hydrants are Nueces County Water Control and Improvement District #3 services and have been installed per attached record drawing, therefore no water improvements are required. Plat has a paved City street and thus no street or sidewalk improvements are required. We will request a variance from wastewater improvements. Addressed

Refer to UDC Section 3.8.3.D Waivers if applicable.

| ENGINEERING | | | | |
|-------------|--------|---|---|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | | Provide fire flow for the existing fire hydrants (NCWCID #3) along River Hill Dr. and the fire flow shall meet the minimum requirements per IFC 2015. | We do not provide flow test and it is not a platting requirement. | Addressed |
| 2. | | Provide availability letter from the Nueces County Water Control and Improvements District #3. | Letter was provided at preliminary plat stage. A copy of the same letter is attached. | Addressed |
| 3. | Plat 1 | Provide temporary turnaround at the along River Hill Dr. since it is a dead end street. | Temporary turn-around has been added | Addressed |
| 4. | Plat 1 | Add plat note: Driveway access onto FM 624 is prohibited from Lot 1 and 2. | Note restricting access on to FM 624 from Lot 2 has been added. Per TxDOT comment below, Lot 1 will be allowed access per shared access easement as shown on plat | Addressed |

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|-----|--------------|--|------------------------------|-----------|
| 5. | Plat 1 | Revise note #7 and eliminate the wording preliminary plat. | Correction has been made | Addressed |
| 6. | Plat 1 | Eliminate note #8 from plat. | Note has been removed | Addressed |
| 7. | Plat/SWQMP | Provide a note shared drainage agreement between Lots 1 and 2. Since Lot 1 will drain into Lot 2 per SWQMP. | Note has been added to SWQMP | Addressed |
| 8. | Plat 1 | Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. | Understood | Addressed |
| 10. | Utility Plan | Property is eligible for a wastewater waiver, because it is more than 1000' from the nearest wastewater manhole. Submit a waiver request for the waste water construction if the development wants to be on septic systems and is subject of Planning Commission action. Submit a Fee Exemption request for waste water fees are subject to City Council action. | A waiver is being requested | Addressed |

| TRAFFIC ENGINEERING | | | | |
|---------------------|--------|-------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | No comment. | Understood | Addressed |

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

| FIRE DEPARTMENT | | | | |
|-----------------|--------|-------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | No comment. | Understood | Addressed |

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

| PARKS | | | | |
|--------------|--------|---|---------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 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." | Note has been added | Addressed |

| REGIONAL TRANSPORTATION AUTHORITY | | | | |
|--|--------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | This final plat is not located along an existing or foreseeably planned CCRTA service route. | Understood | Addressed |

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

| CORPUS CHRISTI INTERNATIONAL AIRPORT | | | | |
|---|--------|-------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | No comment. | Understood | Addressed |

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

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

| TXDOT | | | | |
|--------------|--------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Lot 1 shall only utilize the shared access as dedicated by Access Easement. | Understood | Addressed |
| 2. | Plat 1 | Lot 2 does not meet TxDot Access Management Requirements for access onto FM 624 (Northwest Blvd.). | Understood | Addressed |

| | | | | |
|--|--|--|--|--|
| | | Therefore access shall be from River Hill Drive. | | |
|--|--|--|--|--|

| NUECES ELECTRIC | | | | |
|-----------------|--------|-------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | No comment. | Understood | 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. The property is zoned CG-2. This is a Public Notice Plat due to property previously zoned FR. Understood
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. Understood