

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

Staff Only/District#: MZ / 4  
 App Received: 9/15/2022  
 TRC Meeting Date: 9/22/2022  
 TRC Comments Sent Date: 9/26/2022  
 Revisions Received Date (R1): 12/9/2022  
 Staff Response Date (R1): 12/13/2022  
 Revisions Received Date (R2):  
 Staff Response Date (R2):  
 Planning Commission Date: 1/25/2023

All comments addressed  
 PC date: 1/25/2023

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: 22PL1148**

**Portside Subdivision PUD Phase 2 & 3 (Preliminary Plat – 1.51 ACRES)**  
 Located at intersection of Leeward Dr. and Granada Dr.

**Zoned: RM-AT, IO**

**Owner: Mc J's & Associates, LLC**  
**Surveyor: Michael York York Engineering**

The applicant proposes to plat the property to create 25 lot residential PUD

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change lot numbers 35 and 36 to 15 & 16	Lot numbering correction has been made	Addressed		
2	Plat	Label Phase 2 and Phase 3 areas	labels have been added for phases	Addressed		
3	Plat	Define the line between Phase 2 and Phase 3 more clearly.	line has been revised to more clearly define phase boundary.	Addressed		
4	Plat	Remove the preliminary review only stamp.	preliminary stamp has been removed.	Addressed		
5	Plat	Provide a boundary line between lot 6 and lot 11 (common areas)	boundary line has been added between lot 6 & 11	Addressed		
6	Plat	Please label common areas on the plat.	common areas have been labeled below lot number for lots 6 and lot 11	Addressed		
7	Plat	Should lot 2 be a common area since it is to be condos?	At this time there are no plans to make Lot 2 a common area. Developer will consult with real estate attorney developing HOA documents and if this changes, it can be addressed on the final plat.	Addressed		
8	Plat	Lot 1 seems to be unbuildable lot due to size.	Lot 1 is intended for commercial use. Potentially food truck or similar usage with outdoor eating area with wooden decks.	Noted		
9	Plat	Provide dimensions for lots 18 and 19 to the other lots.	dimensions added as requested	Addressed		

10	Plat	The internal building setbacks for lots 1 - 5 and 7-10 are shown graphically but do not have dimensions. Please provide dimensions.	internal setbacks are not shown graphically. Only the setbacks along the adjacent roadways are shown graphically. Other internal setbacks shall be per the PUD zoning criteria and are therefore not shown graphically as they could potentially change if the zoning changes.	Addressed		
11	Plat	Please provide a copy of the HOA bylaws and any restrictions for the site.	HOA documents for The Portside PUD are provided for reference.	To be provided at final plat application		
12	Plat	Provide a note indicating which lots are to be Maintained by the HOA. Verify how many HOA's for this PUD Development as there are mixed uses.	The current HOA documents for The Portside PUD will be amended to annex phases 2 & 3 after final plat approval. There will be a separate subsidiary HOA created for the multifamily units. Draft documents for the annexation and the new multifamily HOA will be provided to staff during the final platting stage.	To be provided at final plat application		
13	Plat	Neither public water nor wastewater lines shall be permitted under private concrete streets parallel or approximately parallel to the centerline. Only crossing service lines may be permitted under private concrete streets. <b>UDC 8.2.1.J Private Streets</b>	Pursuant to meeting with city staff, public water will be placed under the private concrete pavement. Notes will be added to the plat to make it clear that the city is not responsible for replacement of pavement in the event of utility maintenance.	To be provided at final plat application		
14	Plat	Combine plat note 9 and 11 for Lot 6. Provide a label on the plat as, "Non buildable Private Access Easement" Verify lot boundary.	plat notes 9 & 11 have been combined	To be provided at final plat application		
15	Plat	Easements for extension of utilities along or across private streets shall be shown on the plat as required by the Technical Review Committee. <b>UDC 8.2.1.J Private Streets</b>	Easements have been added for public utilities. Private storm is located inside public UE. Pursuant to conversation with staff during meeting, language has been added to preliminary plat note 10 stating "The City of Corpus Christi is not responsible for maintenance of the private storm drain facilities located within the public utility easement."	To be provided at final plat application		
16	Plat	Provide a plat note for Lot 11 indicating Common Area. Label on plat as Common Area. Verify Lot 11 boundary.	Plat note and label for lot 11 as common area have been added.	Addressed		
17	Plat	Lot 18 and 19 need to be located.	additional bearing and distance info added to locate lots 18 & 19.	Addressed		
18	Plat	Change 10' B.L. to 10' Y.R./UE Yard Requirement with Utility Easement	10' B.L. has been changed to 10' Y.R./U.E.	Addressed		
19	Infor.	Public Drainage Easements are to be 20' width. Easement width is not defined for private DE's.	understood	Addressed		
20	Infor.	Preliminary plat exempt from development fees.	understood	Addressed		

**SOLID WASTE**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Will the PUD on Portside be reserving Solid Waste Services?	No, the development will use private dumpster service.	Addressed		
2	Plat	We can provide service but will probably damage the driveway access due to our heavy units.	understood	Addressed		

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

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?		
Water	Yes (for Final Plat)	
Fire Hydrants	Yes (for Final Plat)	
Wastewater	Yes (for Final Plat)	
Manhole	Yes (for Final Plat)	
Stormwater	Yes (for Final Plat)	
Sidewalks	Yes (See DS Engineering comment #1)	

Streets		No
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Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	No waiver request	Accepted
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Sidewalk construction required along Leeward and Granada frontages.	understood	Accepted		
2	Plat	The 4' wide area between lots 35-36 (15-16) is not sufficient for the construction/ maintenance of the proposed storm sewer and wastewater service line if this item is to be public.	The storm drainage has been changed to private up to the point it reaches the Leeward Drive ROW.	Accepted		
3	Plat	If Lot 1 is unbuildable, there is no need for water and sewer services.	Lot 1 is intended for commercial use for food trucks with outdoor seating area. Additionally, developer plans to have boat docks that may need water service.	Accepted		
4	Infor.	Detailed construction plans will need to be submitted for Final Plat.	understood.	Accepted		
5	Utility Plan	Between the driveway on Leeward and the connection point to the south, the water line doesn't appear to have the 9' required separation from the existing sanitary sewer.	minimum separation will be achieved as required and illustrated as required on construction plans. Please note the existing wastewater main in this location is very deep.	Accepted		
6	Utility Plan	Along Leeward, the proposed storm sewer appears to be in conflict with the existing gas line.	understood. While gas line shown is per city GIS records, it is anticipated that relocation of the gas main may be required to accommodate the proposed storm sewer. This will be confirmed during construction when lines are field verified.	Accepted		
7	Infor.	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	understood	Accepted		
8	Utility Plan	The waterline on Leeward needs to tie into the main line not the fire hydrant lead.	water line has been revised to connect to existing main and provide a new hydrant lead. Exact configuration may change slightly during construction after line locations are field verified. This is anticipated and notation is on the construction plans to address this.	Accepted		
9	Utility Plan	Internal fire hydrant locations? Fire hydrants need to be within 300' hose lay of any structure	fire hydrants have been added to preliminary plat utility plan	Accepted		
10	Utility Plan	Is there sufficient pressure and volume to meet the requirements of Section 4.05 d of the Infrastructure Design Manual	fire flow test has been requested. Results should be available by final platting stage.	Accepted		
11	Utility Plan	The notes designate lot 6 as a Public Utility and Drainage Easement. This implies city maintenance responsibility. I can see responsibility for the water system since in all likelihood it will be a fire line, but not the other utilities since they are all internal to the development.	Pursuant to meeting with city staff, the water and wastewater will be public and located in a delineated easement. The storm drain facilities will be private.	Accepted		
12	Utility Plan	All the utilities will be under paved areas drastically increasing costs in the event of maintenance. There needs to be a note that, if city maintained, the city will not be responsible for any surface damages in the event maintenance is required.	Language has been added to preliminary plat note 10 stating "The City of Corpus Christi is not responsible for replacement of private concrete drive pavement that may be impacted during public utility work."	Accepted		
13	Utility Plan	A 5' UE is not sufficient for maintenance of the sewer line in lots 10 and 20-25 needs to be 10'	5' UE has been revised to 10' YR/UE	Accepted		
14	Utility Plan	Detailed construction plans will need to be submitted for Utilities.	understood	Accepted		

15	Utility Plan	Private streets needs to be built up to city Standards. Confirm that the proposed street section conforms with the most recent version of the City of Corpus Christi Infrastructure Design Manual, Chapter 6  https://www.cctexas.com/sites/default/files/IDM-final-version.pdf	Private concrete street section will be detailed on construction plans and will be designed in accordance with the IDM as required.	Accepted		
16	Utility Plan	Provide a cross section of the streets and make sure they match the Infrastructural Design Manual requirements	Cross section of the proposed private drive was provided on the preliminary plat. Private street cross section (horizontal dimensions) is designed in accordance with previously approved PUD master site plan. Structural section will be per IDM and detailed on construction plans as required.	Accepted		
17	Utility Plan	Label Streets according to section of the Infrastructure Design Manual 6.2.2 Street Right of Way Dimensional Standards	Private street cross section (horizontal dimensions) is designed in accordance with previously approved PUD master site plan. A street name has been added for the private street.	Accepted		
18	Utility Plan	For lot front easements, 5-foot UE to be adjacent to the street and 5-foot EE to be next to the UE - Prevents conflicts with the water and electrical services. <b>Note:</b> If all utilities inside the PUD are private you may disregard this comment	Easements have been added pursuant to conversations with staff during meeting. Separate AEP easements will be coordinated with AEP as needed after preliminary plat is approved.	Accepted		
19	Utility Plan	Please clarify if the internal water line will be private or public. I did not see any Fire Hydrants inside the PUD which would force to make it a public line. Also you may be able to cover the minimum 300 ft hose lay with fire hydrants outside the PUD but none are indicated in the Utility Plan (Please provide hose layout if decide to go this route). If the water line is private no easement dedication will be needed as long as all other utilities are private.	water line will be public. Fire hydrants have been added as necessary to meet fire code.	Accepted		
20	Utility Plan	If internal water line will be public an easement dedication will be needed for the water line running through the PUD Please send your request to ContractsAndAgreements@cctexas.com	A public UE has been added.	Accepted		
21	Utility Plan	Provide estimated flows at the connection point to the existing waste water system. (Request from Utilities Engineering).	1.51 acres total land to be platted, medium residential assumed @ 35 persons per acre, 100 gal/person/day = 5,285 gpd = 3.67gpm. Existing 21" wastewater main has capacity of 2,250 gpm per whitecap wastewater master plan Exhibit 8 dated 10/26/2006	Accepted		
22	SWQMP	Drainage design shall be per Chapter 3 of the Infrastructure Design Manual .	understood.	Accepted		
23	SWQMP	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	understood.	Accepted		
24	SWQMP	Cite the source and rational for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	this was provided in notes on SWQMP submitted. source is the adopted drainage criteria and design manual.	Accepted		

25	SWQMP	Provide contours or flow direction arrows to document pre-, and post- Development flow patterns (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B). Since the SWQMP has no contours or elevations there is no way to confirm that the water will indeed flow in the manner the direction arrows indicate. Please update SWQMP	existing contours have been added and flow arrows for proposed drainage patterns have been revised to more clearly indicate proposed drainage patterns. There are no off-site flow contributions.	Accepted		
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**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards)	understood.	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	understood.	Addressed		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Is the street section a private driveway or private street or public street?	private driveway. A street name has been added at the request of staff. Dimensions and/or cross section of private drive/street are per the approved PUD	Addressed		
2	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	understood.	Addressed		

**FLOODPLAIN**

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire comments reflect all aspects of the Planned Unit Development. Type of construction and occupancy use to be determined during the time the PUD is submitted to Development Services for review.	understood.	Addressed		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	understood.	Addressed		
3	Plat	Fire flow for residential areas require 750 GPM with 20 psi residual	understood.	Addressed		
4	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	understood.	Addressed		
5	Plat	Mercantile/Commercial areas(including multi-family development) requires a fire flow of 1,500 GPM with 20 psi residual.	understood.	Addressed		
6	Plat	507.5.1 (amendment) where required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.	understood.	Addressed		

7 Plat	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.	understood.	Addressed		
8 Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.	understood.	Addressed		
9 Plat	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	understood.	Addressed		
10 Plat	503.1.1 (amendment): During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	understood.	Addressed		
11 Plat	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	understood.	Addressed		
12 Plat	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.	understood.	Addressed		
13 Plat	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	understood.	Addressed		
14 Plat	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, exclusive of shoulders.	understood.	Addressed		

15	Plat	Note: The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	understood.	Addressed		
16	Plat	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	understood.	Addressed		
17	Plat	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	understood.	Addressed		
18	Plat	<del>It applicable, D105.3 fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</del>	understood.	Addressed		
19	Plat	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eve of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Understood. Some of the units will be very close to and may exceed the 30' height. As a result, the private drive (fire lane) has been widened to 26'	Addressed		
20	Plat	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	understood.	Addressed		
21	Plat	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	understood.	Addressed		
22	Plat	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.	understood.	Addressed		

23	Plat	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	understood.	Addressed		
24	Note	If applicable: (6) Section R313.1 of the International Residential Code is revised to read as follows: R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses only when three (3) or more attached dwelling units are constructed, and transient uses (occupancies less than thirty (30) days are allowed).	understood.	Addressed		
25	Note	R313.1. Design and installation. Automatic residential fire sprinkler system for townhouses shall be designed and installed in accordance with Sections P2904 or NFPA 13D.	understood.	Addressed		
26	Note	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	understood.	Addressed		
27	Note	Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	understood.	Addressed		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment- Exempt from fees	noted	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat is located along but not immediately adjacent to any bus stops served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.	noted	Addressed		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	6.2 miles from Waldron Field NOLF. The proposed projected location is outside of the approach or clear zone of the nearest airport. The location is also outside of any military compatibility area.	noted	Addressed		

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



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

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	noted	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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.