

## 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: 17PL1128

#### PARK PID PHASE I (FINAL – 18.86 ACRES)

Located south of Bates Drive and east of North Padre Island Drive and west of Flato Road.

Applicant: IDV NPID, LP

Engineer: Hanson Professional Services, Inc.

The applicant proposes to subdivide the property for an industrial park.

#### GIS

1. The plat closes within acceptable engineering standards. **Okay.**
2. Provide a legal description for the remaining acreage. **Okay.**

#### LAND DEVELOPMENT

1. Plat title to include "I", "Phase I", "Phase One", "Unit 1" or similar to indicate the first of additional plats. Correct title on all signature certificates. **Okay.**
2. Reduce the font size for bearing and distance labels. **Okay.**
3. IDV Park PID GP, LP, a General Partner of IDV Park PID as three governing members. Correct owners certificate to indicate and list the three governing members of IDV Park PID GP, LP. Change singular to plural on the owner's certificate. **Okay.**
4. Correct Note 5 to the following "Yard Requirement" standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change. **Okay.**
5. Correct Note 10 to state "Private Access and Private Utility" **Okay.**
6. Remove Note 13. **Okay.**
7. Change 10-foot UE to a 15-foot UE along SH 358 frontage. **Okay.**
8. Remove Property owner and Engineer information off the plat. **Okay.**
9. Add "Private" label to Access Easement on plat. **Okay.**
10. If a proposed plat identifies improvements as private, provision shall be made for the establishment of a home owners association or other entity in accordance with the requirements of Subsection 8.1.8, Home Owners Associations, for the proper and continuous operation, maintenance and supervision of such improvements.(UDC 8.1.7) **Okay.**
11. Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8) The restrictive covenants shall be recorded prior to issuance of the first building permit for the subdivision. (UDC 8.2.1.J) **Okay.**
12. Water Distribution System acreage fee – 18.86 acres x \$1,439.00/acre = **\$27,139.54 Okay.**
13. Wastewater System acreage fee – 18.86 acres x \$1,571.00/acre = **\$29,629.06 Okay.**
14. Water Pro-Rata - 627.34 LF x \$10.53/LF = **\$6,605.89 Okay.**
15. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **Okay.**

### ENGINEERING

1. Remove the Remainder of 34.45 acres to be platted in later phase from the plat. **Okay.**
2. Remove cross section A-A and details from the plat. **Okay.**
3. Provide temporary turnaround in Park PID Road. The temporary turnaround shall meet the IFC 2015 Appendix D. **Okay. Will be shown in construction drawings.**
4. Utility Plan at public improvements review requires revision and more details on the services connections for water and waste water. **Okay. Will be shown in construction drawings.**
5. Provide document numbers for the private drainage easement where the Gemini Subdivision, Block 4, Lot 4 outfall is within this property. Private DE shall be recorded prior of recording this final Plat. **Okay. Will be provided.**
6. Public improvement plans and construction are required for all public improvements (water and wastewater) prior to recording the final Plat. **Okay.**

### TRAFFIC ENGINEERING

1. The City's Urban Transportation Plan designates South Padre Island Drive as F1 freeway (400' ROW). **Okay.**
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. **Okay.**
3. Private Streets must adhere to design guidelines in Article 8 of the UDC. **Okay.**
4. Signage on Park PID Road must indicate street is private. Add "PVT" on signage plaque. **Okay.**
5. Provide a temporary turnaround along Park PID Road. **Okay.**

### 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. **Okay.**

### NAS-CORPUS CHRISTI

1. Located approximately 1.5 miles east of Corpus Christi International Airport. May be subject to aircraft overflight and noise. Detention pond will have to be designed to drain within 48 hours of a rain event. **Okay.**

### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 1.5 miles east of Corpus Christi International Airport. May be subject to aircraft overflight and noise. Detention pond will have to be designed to drain within 48 hours of a rain event. **Okay.**

#### AEP-TRANSMISSION

1. No comment.

#### AEP-DISTRIBUTION

1. AEP is requesting the first or second 5' off of the ROW in the 10' UE on Park PID Road to be a 5' EE to serve the property through underground means. **Okay. Client in discussion with AEP about service in the rear of the lots.**

#### TXDOT

1. Review comment from Preliminary plat review: All access to site must meet TxDOT Access Management Spacing requirements. TxDOT will not accept additional storm water runoff to State ROW. Detention may be required on site due to redirection of storm water to North drainage easement which crosses TxDOT ROW just north of the subject site. (Existing Drainage Plan currently under review by J. Lambert has inconsistencies and will need to be revised and resubmitted prior to acceptance. Drainage Plan under review is also attached). **Okay. We are in discussion with TXDOT.**

#### NUECES ELECTRIC

1. No comment. **Okay.**

**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 "IL" Light Industrial District. **Okay.**