

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: 17PL1071

CIMARRON CENTER, BLOCK 1, LOTS 8E & 8F (REPLAT – 1.301 ACRES)

Located north of Dunbarton Oak Drive and west of Cimarron Boulevard.

Applicant: Raymond Salloum

Engineer: Bass & Welsh Engineering

The applicant proposes to replat the property in order to subdivide 1 lot into 2 lots.

GIS

1. The plat closes within acceptable engineering standards.
2. Provide an ingress/egress easement for Lot 8F by either graphics, notes or both. WILL PROVIDE BY SEPARATE INSTRUMENT. SEE EASEMENTS NOTE ON PLAT.
3. Label the right of way width of Dunbarton Oak Dr. at a given point. DONE.
4. Correct the map records to M.R.N.C.T. DONE.

LAND DEVELOPMENT

1. On the owners certificate block label Raymond Salloum title on signature line. DONE.
2. On the Planning Commission certificate block change "Julio Dimas, CFM" with "William J. Green, P.E." DONE.
3. Correct and revise the numbering on the Notes and justify all sentences to the right. DONE.
4. At Dunbarton Oak Drive show and label the entire ROW along with the centerline dimension. DONE.
5. Show and label the street dedication on the plat, if not remove from note 5. DONE.
6. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. OK.

ENGINEERING

1. Show and label the ingress/egress easement for Lot 8F. WILL PROVIDE BY SEPARATE INSTRUMENT. SEE EASEMENT NOTE ON PLAT
2. Show private Wastewater service connections and provide private easements. WILL PROVIDE EASEMENT BY SEPARATE INSTRUMENT. SEE EASEMENTS NOTE ON PLAT
3. Utility Plan: Water construction (fire hydrants and domestic service with separate water meter) are required for Lot 8F; public watermain exceeding 100 linear ft may require looping; show and label UE's for the proposed with the water main. THERE ARE TWO FIRE HYDRANTS SERVING THIS SITE AS SHOWN IN UTILITY PLAN. ALL BUILDING CORNERS ARE WITHIN 300' OF A FIRE HYDRANT. THUS NO ADDITIONAL FIRE HYDRANTS ARE NEEDED. BUILDINGS AS HAVE BEEN CONSTRUCTED

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City street shall conform to access management standards outlined in Article 7 of the UDC..

FLOODPLAIN

1. No comment.

FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant will be located every 300 feet as measured along dedicated streets and flow 1500 gpm at 20 psi residual; on the same side as the replat. NO ADDITIONAL FHs NEEDED. FH IS IN FRONT.
2. **Informational Note:** A fire hydrate is required to be within 100 ft. to any fire department connection. OK.

GAS

1. No comment.

PARKS

1. No comment.

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. No comment.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. AEP-Distribution has 3 phase transformer on Lot 8F and is requesting the easement be labeled on the plat. DONE (EE).

TXDOT

1. Not in TxDot ROW

NUECES ELECTRIC

1. No comment.