

## 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: 18PL1056

#### BRIGHTON VILLAGE UNIT 2, BLOCK 13, LOT 6 AND 7 (REPLAT – 1.28 ACRES)

Located south of Saratoga Boulevard and east of Cimarron Boulevard.

Applicant: Amy Landry

Surveyor: MDS Land Surveying

The applicant proposes to plat the property to subdivide one Lot into two.

#### GIS

1. The plat closes within acceptable engineering standards.
2. 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. (Complete)
3. Label the complete and correct legal description of the adjacent properties with recording information. (Complete)
4. Provide a north arrow on the vicinity map. (Complete)
5. The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T., label as such. (Complete)
6. The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T., label as such. (Complete)
7. Provide a plat Note for the purpose of the 30' wide reciprocal easement. State whether it's an ingress/egress driveway easement or the intended application of the easement. (Complete)
8. Revise the Plat title to the legal description of Brighton Village Unit 2, Block 13, Lots 6 and 7. Lot 4DR-1 will become Lot 6 and Lot 4DR-2 will become Lot 7. Correct all legal descriptions on signature certificates. (Complete)
9. Remove the minor plat designation from the plat. (Complete)
10. The text, spacing and font sizes are not consistent in the certificate blocks, correct and revise so they are consistent. (Complete)

#### LAND DEVELOPMENT

1. Provide setback labels and easement labels as per associated recorded plats for the adjacent properties. (Complete)
2. Provide a 15-foot UE along the frontage of Cimarron Boulevard as an Arterial Street requirement. (Complete)
3. Add plat note similar to Note 6 from previous plat with the inclusion of the new Lots 6 & 7 (Lot 4D) on storm sewer maintenance and repair. (Complete)
4. Add plat Note 8 from the previous plat. (Complete)
5. 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." (Complete)
6. Remove Note 6 from Plat on Finish floor elevation. (Complete)

7. Remove L2, L3, L4, L5 and L7 from plat and table. (Complete)
8. Provide subdivision name with recording information for the adjacent properties. (Complete)
9. Show and label the 7.5' UE along the south adjacent property line as per Vol. 47 Page 8-10. (Complete)

LAND DEVELOPMENT(Cont.)

10. Provide printed name for Owner's designated person on Owner's certificate. (Complete)
11. Correct Development Services Engineer certificate William J. Green, P.E. as Development Services Engineer. (Complete)
12. Replace the Director of Development Services certificate with a Planning Commission signature certificate with Nina Nixon-Mendez, F.A.I.C.P. as Secretary and Eric Villarreal, P.E. as Chairman. (Complete)
13. Correct Legend to show smaller dashed lines as Existing Easement and larger dashed lines as New Easement. (Complete)
14. Lot 4DR-1 bearing and distance to be consistent with others. Place above boundary line. (Complete)
15. Informational: Development Fees were assessed and paid on previous plat.
16. Informational: Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

ENGINEERING

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

1. Public Improvement Plans and construction are required for water extension along the frontage of the property. Public Improvements shall be complete and accepted prior of recording the plat. Update Utility Plan if necessary for proposed Public Improvements.
2. When Lot 7 is developed, the site drainage shall drain into the front of the property.

TRAFFIC ENGINEERING

1. No comment.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

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."

REGIONAL TRANSPORTATION AUTHORITY

1. This replat is located along and immediately adjacent to inbound stop #2554, served by bus Route 26. Please note that stop #2554 is located completely within the Cimarron Boulevard right-of-way. Also note that should any adjustments be required for this existing simple pole and sign only bus stop a future meeting with CCRTA staff to discuss necessary alterations will be warranted.

NAS-CORPUS CHRISTI

1. No comment.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.

**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. Cimarron Blvd. is a 95' A1 arterial right of way.
2. The property is zoned "CG-2" General Commercial.