

## 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: 18PL1048

#### ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLOCK 1, LOTS 4, 5, & 6 (FINAL – 11.990 ACRES)

Located north of Bates Drive between North Padre Island Drive (SH 358) and Flato Road.

Applicant: Transport Enterprises, Ltd  
Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to obtain a building permit for Industrial use.

#### GIS

1. The plat closes within acceptable engineering standards.  
The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T., correct and revise. **DONE. Addressed**
2. The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T., correct and revise. **DONE. Incorrect, O.R. is not acceptable, those documents are filed in the D.R.N.C.T. label as such. CORRECTED TO SAY O.R.N.C.T. AS STAMPED ON THE DOCUMENTS. Addressed**
3. Clearly define the 75' drainage right of way. **DONE. Incorrect, the portion of the DE that's on the submitted plat is not clearly defined, correct and revise. See attached email per GIS: DONE (I ADDED THE LANGUAGE AS SENT TO ME IN NOTE 11). Addressed**

#### LAND DEVELOPMENT

1. Show and label all certificate blocks on Sheet 1 of 2. THERE IS NOT ENOUGH ROOM FOR ALL TO BE ON SHEET 1. **Did not comply; signature blocks shall accompany all other signatures in the same sheet. Correct and revise. DONE. Addressed**
2. On the Planning Commission certificate block replace William J. Green, P.E. Interim Secretary" with "Nina Nixon-Mendez, Secretary." **DONE. Addressed**
3. Per approved Preliminary Plat September 6, 2017 show and label the require yard requirement and utility easement along North Padre Island Drive (SH358). WE ARE NOT PLATTING ANY LOTS ALONG NPID. **Then remove the all references Future Block and lots. Correct and revise. DONE. Addressed**
4. Per approved Preliminary Plat September 6, 2017 show and label the require yard requirement, electrical easement and utility easement for all future lots and blocks along Kingpin Drive. I WOULD RATHER WAIT TO SHOW THESE ON FUTURE FINAL PLAT(S). **Then remove the all references Future Block and lots. Correct and revise. DONE. Addressed**
5. **Additional Comment: Show and label the 10' D.E. along the west side of Lot 4 as dedicated by Separate Instrument. Prior to recordation, show the recorded document number for drainage easement dedicated by separate instrument. DONE. Addressed**
6. **Additional Comment: Prior to Recordation: 1) Close 20' pipeline easement by separate instrument; 2) Insert document number of offsite 10' D.E.**

7. **Water Distribution System acreage fee – 11.99 acres x \$1,439.00/acre =\$17,253.61. Required prior to recordation.**
8. **Wastewater System acreage fee – 11.99 acres x \$1,571.00/acre =\$18,836.29. Required prior to recordation.**
9. 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

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

1. Public Improvement Plans and construction are required for all public improvements (Streets, Water, Wastewater & Stormwater). Public Improvements shall be constructed by the developer and accepted by City prior to recording the plat. Provide calculations an 8" water can provide 3,000 GPM @ 20 psi. OK. **Required prior to plat recordation**
2. Proposed Kingpin Drive does not meet UDC standards. Submit a waiver to deviate from the design standards. Waiver approval from Planning Commission is required for no curb and gutter and for concrete pavement. Public Utilities are not allowed under concrete pavement. WILL SUBMIT A WAIVER REQUEST. **Prior to Staff scheduling Planning Commission hearing, provide written waiver request to deviate from street design standards, stating the specific UDC sections requesting waiver from, the reasons for the waiver, and how the factors in UDC 3.8.3.D.1-4 are satisfied, is required, to justify lack of curb and gutter, sidewalk, and for installation of city utilities within concrete street, and for any other deviation from UDC. Waivers are subject to Planning Commission review and approval or denial.**
3. Approval for driveway and drainage shall be obtained from TxDOT prior to releasing public improvements plans. OK. **Prior plat recordation**
4. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. OK. **Prior plat recordation**

#### TRAFFIC ENGINEERING

1. Proposed driveway access to a TXDOT maintained roadway shall conform to TXDOT access management standards. OK. **Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.**
2. Flato Road, between Agnes Rd and Bates Road, is a proposed Bond 2014 street reconstruction project (Project # E15110). Recommend providing a copy of the plans and coordinate any construction near Flato Road with the City's Engineering Department. WE HAVE BEEN CONTINUALLY DOING THIS. **Acknowledged; continue coordination.**

#### FLOODPLAIN

1. No comment.

#### FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant shall be located every 300 feet as measured along dedicated streets in all mercantile and industrial areas and flow 3000 gpm at 20 psi residual pressure. OK. **Required prior to plat recordation.**

2. INFORMATIONAL NOTE: A fire hydrant shall be required within 100 ft. of a FDC, Fire Department Connection. OK. **Required at building permit / site development stage of development.**

#### 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." **Did not receive a response comment. DONE. Addressed**

#### REGIONAL TRANSPORTATION AUTHORITY

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

#### NAS-CORPUS CHRISTI

1. No comment.

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 1.5 miles E of Corpus Christi International Airport. May be subject to aircraft overflight and noise. Depending on structure height and the height of construction equipment Form 7460 may need to be filed with FAA.

#### AEP-TRANSMISSION

1. No comment.

#### AEP-DISTRIBUTION

1. Will secure easements by separate instrument when needed.

#### TXDOT

1. **Proposed street connection does not meet the TxDOT Access Management Manual. There should be 360 ft spacing between the north edge of proposed street and south edge of existing entrance to adjacent property on the north side (spacing is off about 30 ft). Existing Field Access Driveway that's located on the North Bound Frontage road (approx.. 415 ft from the north west corner of the property will need to be removed. TXDOT ISSUED PERMIT FOR THIS STREET CONNECTION. Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.**
2. **We need grading and drainage information for the proposed Subdivision Development. DONE (SUBMITTED COMPLETE SET OF CONSTRUCTION PLANS TO CITY AND TXDOT). Acknowledged receipt of information. This is subject to City and TxDOT approval; approval required prior to recordation of plat.**
3. **Proposed Development Traffic counts are needed, TiA may be needed. NOT NEEDED AS PERMIT WAS ISSUED. Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.**
4. **Driveway/Street Connection, will be contingent upon the following information submitted and approved. OK. Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.**

**Items needed for Approval of Driveway/Street Connection:**

1. **Existing Site Survey, DONE.** Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.
2. **Plat of Property, DONE.** Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.
3. **Site Plan, N/A (THERE IS NO SITE PLAN)** Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.
4. **Dimension Plan, DONE (DIMENSIONS SHOWN IN CONSTRUCTION PLANS).** Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.
5. **Drainage Area Map, DONE.** Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.
6. **Grading Plan, DONE.** Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.
7. **Drainage Calculations/Drainage Report (using the updated Intensity values and correct values from the TxDOT Hydraulic Design Manual, see attached)**  
**Direct surface drainage into State right-of-way is not allowed, and therefore if wishing to discharge into State right-of-way or State Storm system, then all runoff should be captured and metered to a release rate that at max meets existing conditions. DONE.**  
Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.
10. **All the information should be signed and sealed. DONE.** Acknowledged receipt of Tx DOT Approved Permit to Construct Access Driveway.
11. Contact Clemente Mena, EIT at TxDOT 361-808-2379  
Contact Robert "Tod" Johnson, E.I.T. Engineering Assistant III at TxDOT 361-808-2450.  
**WE ARE IN CONTACT WITH TXDOT ASKING THEM TO ALLOW THE STREET CONFIGURATION AS INDICATED ON THE PLAT AND APPROVED PRELIMINARY PLAT.**

**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.

**INFORMATIONAL LAND DEVELOPMENT**

1. The property is zoned "IL" Light Industrial District.