

## 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: 18PL1074

#### VALADEZ SUBSTATION LOT 1 & LOT 2 (PRELIMINARY – 20.82 ACRES)

Located north of Brooke Road and west of Rodd Field Road.

Zoned: FR

Owner: American Electric Power (AEP) Texas Central Company.

Engineer: CDS Muery Engineers/Surveyors

The applicant proposes to preliminary plat the property in order to construction an AEP Electrical Substation.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	The project location arrow on the location map is incorrect, correct and revise.	Map arrow has been corrected.	Corrected		N/A
2.	Plat	The location map is missing a north arrow, correct and revise.	North arrow has been added to location map	Corrected		N/A
3.	Plat	Closure is not checked on preliminary plats.	Map closure files included, for reference.	Correct		N/A
4.	Plat	The legal description is incorrect, correct and revise.	Legal description has been corrected	Corrected		N/A
5.	Plat	The total platted area is incorrect.	Total plat area has been corrected	Corrected		N/A

Plat Review Comments

Friday, July 20, 2018/Staff Resolution Tuesday, August 14, 2018

6.	Plat	Label the complete and correct legal description of the adjacent properties and include the correct lot lines.	Complete property descriptions of the adjacent lots have been added. Corrected lot lines have been added.	Incorrect, V63/P160-161 is labeled and not shown, make the correction.	Has been corrected.	Corrected
7.	Plat	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.	Right-of-way widths and centerline dimensions have been added.	Corrected		N/A
8.	Plat	Label the outer perimeter bearings and dimensions of the plat.	Outer perimeter has been labeled	Corrected		N/A
9.	Plat	Provide a note defining the easement and right of way labeled as v1394/p356.	Volume and page label has been changed	Incorrect, note not added.	Note has been added as note 8.	Corrected
10.	Plat	The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T., correct and revise.	All references to M.R.N.C.T. have been corrected.	Corrected		N/A
11.	Plat	The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T., correct and revise.	All references to D.R.N.C.T. have been corrected.	Corrected		N/A

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	Zoom in the platted area and adjust the scale accordingly.	The scale has been changed to 1:100	Addressed		N/A

<b>LAND DEVELOPMENT</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
2.	Plat	On Note 1 revise total platted area and include the street dedication.	Acreage has been updated.	Addressed		N/A
3.	Plat	Label the complete name of Owner/Developer.	Complete owner name has been added	Correct and revise name of Owner/Developer accordingly to Deed records:	Owner name has been corrected to match deed.	Addressed
4.	Plat	Revise the plat title and legal description referencing the plat.	Title and legal descriptions have been revised.	Addressed		N/A
5.	Plat	The Urban Transportation Plan designates Brook Road as a C1 Collector (60' Right-of-Way) and proposed Rodd Field Road as an A3 Primary Arterial Divided (130' Right-of-Way). Cross hatch 65' Street Dedication to centerline along Rodd Field Road.	Dedication for Rodd Field ROW has been extended an additional 5.0' (0.125 ac), and has been hatched, accordingly.	Addressed		N/A
6.	Plat	Show and label 50' Y.R along Brooke Road and Rodd Field Road (UDC 4.3.3)	50' Yard setbacks have been included along Rodd Field Rd. and Brooke Rd.	Label as 50'Y.R	corrected	Addressed
7.	Plat	Show and label 15' U.E along Rodd Field Road and 10' U.E along Brooke Road (UDC 8.2.3).	20' U.E. along Rodd Field Rd. and proposed 10' U.E. along Brooke Rd. have been shown.	Along Rodd Field Brooke Road remove "Proposed 10' utility Easement" revise as "10'UE"	"10'UE" correction made (on Brooke Rd)	Addressed

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
8.	Plat	Add the following note on the plat: Water and Wastewater fees shall be paid prior to recordation of the final plat.	Note has been added to plat.	Addressed		N/A

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes at the final plat stage <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Sidewalks
<input type="checkbox"/> UE With Plat <input type="checkbox"/> Offsite UE	<input checked="" type="checkbox"/> UE With Plat <input type="checkbox"/> Offsite UE	<input type="checkbox"/> DE With Plat <input type="checkbox"/> Offsite UE	<input type="checkbox"/> ROW With Plat <input type="checkbox"/> Offsite Temp Cul-de-sac

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	<b>Plat document:</b> The Utility Easement at the back side of the lot must be 10' wide not 5'; remove the shown chain link fence from the plat document; add the receiving water note to the plat document (FYI: the receiving Water Basin is the Oso Creek Basin.	Proposed 10' utility easement along Brooke Rd. has been widened on is shown on the plat.	Addressed
2.	Utility Plan	Utility Plans: Show the street lights locations on the Utility Plan and submit the revised Utility Plan.	Street light approximate locations have been added to Valadez Substation No. 5187 overall utilities sheet.	Addressed
3.	SWQMP	SWQMP: Add the following note "The Hydrological and Hydraulics calculations for lot 2 weren't provide".	Note has been added to drainage report summary.	Addressed

4.	SWQMP	SWQMP: Indicate the pre-development, the post-development and the differential Q's in CFS for the 10 year storm and 50 year storm for the site.	10 YR and 50 YR pre and post development flow information has been included in the storm water analysis.	Addressed
5.	PI	Public Improvement Plans and construction and acceptance are required for all public utilities (Street (including sidewalk) / Storm water / Water including FIRE Hydrants / Wastewater) at the Final Plat stage.	Information will be provided for the Final Plat review, as required.	Addressed
6.		The proposed wastewater line must be extended to lot 2 plat limits.	Wastewater line has been on plat to Lot 2	Addressed
7.	Plat	Delete note 6 on the plat in regard to Septic tanks.	Note has been removed.	Addressed
8.	Plat	Show and label the Center Lines for Rodd Field Road and dedicate additional ROW for Rodd Field for a total of 65' from Center Line at the Final Plat stage.	Center line has been labeled and additional ROW has been dedicated on plat.	Addressed
9.		Provide typical Street Section details.	Street section details included in Driveway plan	Addressed

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment-Preliminary Plat		

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	N/A	

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

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

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

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

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

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

#### 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.

#### ENGINEERING

- 1 Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances.  
**RESPONSE:** Per Table 7.1.7.D, Corner clearance for Driveway to Rodd Field Rd./Brooke Rd. intersection for the A-3 primary arterial is beyond the 125' required clearance. Based on Proposed Rodd Field improvement plans, lanes of traffic will be divided a the proposed AEP driveway entrance.
- 2 Rodd Field Road will be reconstructed by the City in the near future; please coordinate with Engineering Division at Public Works Department.  
**RESPONSE:** Coordination with Engineering Division at Public Works Department has been initiated re: Rodd Field expansion project.
- 3 Submit public improvement construction plans to the following e-mail address [Publicimprovements@cctexas.com](mailto:Publicimprovements@cctexas.com).  
**RESPONSE:** Construction plans have been emailed to the public improvements address provided.