

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: 18PL1060

BINGOLAND SUBDIVISION BEHMANN ADDITION, BLOCK 2, LOTS 5 & 6 (FINAL – 8.48 ACRES)

Located north of South Padre Island Drive between Crosstown Expressway and Ayers Street.

Applicant: AEC Engineering, LLC

Engineer: AEC Engineering, LLC

The applicant is property to plat the property in order construct 2 lots for commercial use.

GIS

1. The plat closes within acceptable standards. **No change required. Addressed**
2. Change the plat title to “Change to Behmann Addition, Block 2, Lots 5 & 6.” And revise the platted lot numbers. **Comment addressed. Addressed**
3. Correct plat reference in legal description to Volume A, Page 28. **Comment addressed. Addressed**
4. Provide graphic scale. **Comment addressed. Addressed**
5. Correctly identify Crosstown Expressway as State Highway 286. **Comment addressed. Label State Highway 286 as follows: State Highway 286 (Crosstown Expressway) Comment addressed. Addressed**
6. Label 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. **Comment addressed. Addressed**
7. Correct Lot 3K and Lot 3J volume and page. **Comment addressed. Addressed**

LAND DEVELOPMENT

1. The final plat cannot be schedule to Planning Commission until City Council approves the rezoning. **No rezone is needed. Rezoning application was withdrawn**
2. Show and label 20’ Y.R along both street frontages (UDC 4.54). **Comment addressed. Correct and revise both “20.0’ Yard Requirement” as “20’Y.R.” Comment Addressed Addressed**
3. Remove the reference: “dedicated by plat” on 15’U.E along both street frontages. **Comment addressed. Correct and revise both “15.0’ Utility Easement” as “15’U.E.” Comment addressed. Addressed**
4. Revise “Ayers St” to “Ayers Street.” **Comment addressed. Addressed**
5. Along the platted lots remove the reference “Vacant 8.48 Acres.” **Comment addressed. Addressed**
6. Remove the reference “2 Commercial Lots” under the legal description. **Comment addressed. Addressed**

- The receiving water for the water runoff for this property is missing on the Plat Notes. Correct and revise. **Comment addressed. Not Addressed: Revise the receiving water to read: The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as “exceptional” and “oyster waters”. TCEQ also categorized the Corpus Christi Bay as “contact recreation” use. Comment addressed. Addressed**

LAND DEVELOPMENT (cont.)

- Show and label state of, county of and person name and title on the owner’s certificate block **We left this blank for the owner to fill out. This is also blank for the notary public to fill out. Understood**
- On the Engineering certificate block replace “Ratna Pottumuthu, P.E, LEED AP” with “William J. Green, P.E.” **Comment addressed. Addressed**
- On the Planning Commission certificate block replace “William J. Green” with “Nina Nixon-Mendez, FAICP.” **Comment addressed. Correct and revise as: “Nina Nixon-Mendez, FAICP. Secretary” Comment addressed. Addressed**
- Water Distribution System acreage fee –8.48 acres x \$1,439.00/acre = \$12,202.72 No action needed. Prior to recordation**
- Wastewater System acreage fee – 8.48 acres x \$1,571.00/acre = \$13,322.08 No action needed. Prior to recordation**
- Wastewater Pro-Rata – 998.44 LF x \$12.18/LF = \$12,161.00 No action needed. Prior to recordation**
- Water Pro-Rata – 366.75 LF x \$10.53/LF = \$3,861.88 No action needed. Prior to plat recordation**
- Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **We will provide after plat review is approved. Prior to plat recordation**

ENGINEERING

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

- Utility Plan: Multiple discrepancies on this Plan; show and label the missing Water main on the north side; show and label the missing Wastewater mains along Ayers Street; consider using dark line for proposed utility items and use light line for existing utility items. **Comment addressed. Utility plan is missing the gas line and verify in the revision if that gas line is on an easement. Along Ayers St. Comment addressed. Addressed**
- SWQMP: Indicate the pre-development, the post-development and the differential Q’s in CFS for the 5, 25, and 100 year storm for the site, Provide the necessary recommendations / mitigations due to increase in flows. **Comment addressed. Addressed**
- Show the Drainage Easement on lot 2 to allow the storm water conveyance from lot 1 towards Ayers Street. **Comment addressed. The access easement Lot 6 will not fit a driveway, minimum driveway is 30 feet with 15 flares and 5 feet of property clearance which sums to 65 feet. Comment addressed. Addressed**
- SWQMP sheet: Revise the receiving water note to indicate the storm basin is “Corpus Christi Bay”. **Comment addressed. Addressed**
- Public Improvement Plans and construction and acceptance are required for all public utilities (Street (sidewalk along Ayers Street) / Storm water / Water) prior to recordation.
- Utility Plan: Show the layout of proposed street light locations. **No light layout proposed as per call with Miguel Torres, and Gloria Garcia with City of Corpus on 8/17/18. Addressed**

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. **No action needed**
2. Proposed driveway access to a TXDOT maintained roadway shall conform to TXDOT access management standards. **No action needed**
3. This segment of Ayers Street is located within a proposed Bond 2014 Project. **No action needed**

FLOODPLAIN

1. No comment. **No action needed**

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 industrial areas and flow 1500 gpm at 20 psi residual pressure. **No action needed**

GAS

1. No comment. **No action needed**

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." **Comment addressed.**

REGIONAL TRANSPORTATION AUTHORITY

2. This final plat is located along but not immediately adjacent to any bus stops served by bus Route 19G Ayers/Greenwood and should not adversely impact CCRTA bus route services. **No action needed**

NAS-CORPUS CHRISTI

3. No comment. **No action needed**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **No action needed**

AEP-TRANSMISSION

1. No comment. **No action needed**

AEP-DISTRIBUTION

1. No comment. **No action needed**

TXDOT

1. Access onto SH 0286 does not meet TxDOT Access Management Manual connection spacing criteria & will be subject to Driveway Permit approval. **No action needed / No proposed site plan as of now. Okay**

2. No drainage to SH 0286, site to keep natural flow direction to Ayers St. Drainage plan will be subject to TxDOT approval upon development if drainage is directed onto State right of way. Contact Armando Bosquez, P.E. Assistant Area Engineer Texas Department of Transportation (361) 808-2208 armando.bosquez@txdot.gov **No action needed / Natural flow toward Ayers St. is unchanged. Okay**

NUECES ELECTRIC

1. No comment. **No action needed**

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. Proposed to rezone "CG-2" General Commercial **No rezone is needed.**

INFORMATIONAL ENGINEERING

1. All public improvements must be approved by Development Services. Submit final construction plans in accordance with UDC Subsection 3.8.5 for all improvements pertinent to platting requirements. (UDC 3.8.4) **No action needed**
2. FYI: Driveways and drainage along the Service Road shall be approved and permitted through TxDot. **No action needed/ No proposed site plan as of now.**
3. Submit public improvement construction plans to the following e-mail address Publicimprovements@cctexas.com. **No action needed / no proposed site plan as of now.**