

PLAT REVIEW COMMENTS

Urban Engineering responses in red: September 27, 2018

City Staff in Green: October 3, 2018

Additional Urban Engineering responses in blue: October 4, 2018

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: 18PL1099

LAGUNA BUSINESS CENTER, BLOCK G, LOT 1 – 10.61 ACRES)

Located west of Waldron Road and south of Compton Road.

Zoned: RE/SP Special Permit for boat and RV storage

Owner: CC Semloh Partnership, Ltd.

Engineer: Urban Engineering

The applicant proposes to plat Lot 1 for a commercial development as per the Special Permit.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	Understood	Addressed.
2.	Plat	Label the complete and correct legal description of the adjacent properties. Adjacent property has recently changed, check the county records.	Correction has been made	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Correct Block 1 to Block G on all documents and on all references on plat.	Correction has been made	Addressed.
2.	Plat 2	For the adjacent east property, remove	Correction has been made	Not Addressed. With the removal of the

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		the 20' YR and 10' UE label that was shown on the Preliminary Plat.		labels, there is no label for the 20' YR within the plat boundary. Label has been added Addressed.
3.	Plat 1	Water Distribution System acreage fee – 10.61 acres x \$1,439.00/acre = \$15,267.79	Understood	Addressed.
4.	Plat 1	Wastewater System acreage fee – 10.61 acres x \$1,571.00/acre = \$16,668.31	Understood	Addressed.
5.	Plat 1	Water Pro-Rata - 297 LF x \$10.53/LF = \$3,127.41	Understood	Addressed.
6.	Plat 1	Wastewater Pro-Rata – 470 LF x \$12.18/LF = \$5,724.60	Understood	Addressed.
7.	Plat 2	Provide the document number of the 10' DE prior to recording of plat.	Drainage easement has been removed. The storm re-route will be a part of the building permit phase (Development) process and is not a platting requirement.	Addressed.
8.	Plat 1	Add a plat note stating the plat shall comply with all the conditions set forth in the approved Special Permit Ordinance No. 030910.	Note has been added	Addressed.
9.	Plat 2	Change 20' Y.R. to 50' Y.R. along northwest corner, and leave 20' Y.R. along Compton Road, per Special Permit Ordinance 030910, on Lot 1.	Correction has been made	Addressed.

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

See response below

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	N/A	Public Improvements are required to be	Storm water pipe will be a building permit	No response for the water and fire

		<p>completed prior to recordation.</p> <p>a. Extension of water line and fire hydrant along Compton Rd.</p> <p>b. Storm water pipe for the fill of the existing pond.</p> <p>Extension till the property boundary of the existing sidewalk along Compton Rd</p>	<p>(development) process and is not a platting requirement. Sidewalks is not required on rural street section. Sidewalks currently exist where street section is fully developed. However, where street section transitions to a rural section, there are no sidewalks per UDC Table 8.2.1.D. The subdivision adjoining this plat is zoned RE and exempt from sidewalks.</p>	<p>hydrant along Compton Rd. and I assume is understood. Agreed storm water pipe shall be at site development. Sidewalk shall be constructed per UDC 8.2.2. A 4.</p> <p>Public improvement plans for water have been submitted to the City for review. We are currently waiting on approval of plans. Please specify where sidewalks should be installed. Addressed.</p>
2.	N/A	Proposed driveway access to a public City Street shall conform the approved Special Permit Use for that tract.	Understood	Addressed.

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

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Per the City of Corpus Christi Water Distribution System Standard a city fire hydrant will be located every 300 feet as measured along dedicated streets and flow 1500 gpm at 20 psi 1500 gpm at 20 psi residual.	Understood	Addressed.
2.	Plat 1	INFORMATIONAL NOTE: Additional fire hydrants may be required inside the property to meet the fire hose lay requirements and a fire hydrant shall be located from any required FDC.	Understood	Addressed.

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution

1.	Plat 1	No comment.	Understood	Addressed.
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PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 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."	Note has been added	Addressed.

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	This final plat is located along but not immediately adjacent to any bus stops served by bus routes: 3, 4, 8s, 29 & 65 and should not adversely impact CCRTA bus route services.	Understood	Addressed.

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 1.2 miles south of runway 35 at Truax Field. Located approximately 0.25 miles SE of APZ 2 for runway 13R-31L. May be subject to aircraft overflight and noise. The Navu is evaluating APZs for runway 17-35 and should be consulted as to their location related to the proposed development. Airspace studies may need to be filed.	Understood	Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 1.2 miles south of runway 35 at Truax Field. Located approximately 0.25 miles SE of APZ 2 for runway 13R-31L. May be subject to aircraft overflight and noise. The Navu is evaluating APZs for runway 17-35 and should be consulted as to their location	Understood	Addressed.

		related to the proposed development. Airspace studies may need to be filed.		
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AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Understood	Addressed.

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

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

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

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.

LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
Understood