

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: 18PL1134

KALER ADDITION, BLOCK 3-B, LOT H-2R (REPLAT – 0.35 ACRES)

Located south of Interstate Highway 37 and west of Savage Lane.

Zoned: IL Light Industrial

Owner: Charlie Lile

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property for a future development.

| GIS | | | | |
|-----|--------|---|--------------------|---|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | The plat closes within acceptable engineering standards. | ADDED | Addressed. |
| 2. | Plat 1 | 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. | NOTED | Not addressed. Incorrect and incomplete. (CORRECTED) Incorrect 1/16/19 (GIS) Addressed per Senior City Planner on 2/1/19 |
| 3. | Plat 1 | Label the area (SF) of street dedication on the plat and in the general notes. | ADDED | Addressed. |

| LAND DEVELOPMENT | | | | |
|------------------|-------|---------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |

| LAND DEVELOPMENT | | | | |
|------------------|--------|---|--------------------|--|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Street dedication points should be set points. Provide a Legend distinguish from found points and acronyms. | DONE | Not addressed (CORRECTED) Addressed 1/23/19 |
| 2. | Plat 1 | Add to plat note 2, "including street dedication." | ADDED | Addressed. |
| 3. | Plat 1 | YR for Light Industrial is 20-foot. Should consider since the lot is small. | NOTED | Addressed. |
| 4. | Plat 1 | Correct project number on Planning Commission certificate with above. | DONE | Addressed. |
| 5. | Plat 1 | Prior to recording of plat, verify all 2018 dates on signature certificates. | NOTED | Not addressed (DONE) Addressed 1/23/19 |
| 6. | Plat 1 | On plat title, provide the block number before the lot number. Correct typo, replace "UNER" with "UNDER" in plat title legal description. | DONE | Addressed. |
| 7. | Plat 1 | Provide a larger zoomed area with street names readable on Vicinity Map. | DONE | Addressed. |
| 8. | Plat 1 | Water Distribution System acreage fee – 0.35 acres x \$1,439.00/acre = \$503.65 | NOTED | Addressed. |
| 9. | Plat 1 | Wastewater System acreage fee – 0.35 acres x \$1,571.00/acre = \$549.85 | NOTED | Addressed. |
| 10. | Plat 1 | Wastewater Pro-Rata – 139.92 LF x \$12.18/LF = \$1,704.23 | NOTED | Addressed. |
| 11. | Plat 1 | Water Pro-Rata - 139.92 LF x \$10.53/LF = \$1,473.36 | NOTED | Addressed. |

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver? ☒ Yes ☐ No List Waivers: sidewalk

| DEVELOPMENT SERVICES ENGINEERING | | | | |
|----------------------------------|--------------|--|---|--|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1 | Utility Plan | Utility plan is incorrect, illustrating the adjacent tract to the west. Correct and revise. | CORRECTED | Not addressed. Utility Plan was not corrected, still illustrating the wrong tract. 12/27/2018 (DONE) Addressed 1/22/2019 |
| 2 | | Public Improvements are required for sidewalk along Savage Ln. Public improvements shall be completed and accepted prior recordation of plat. | NOTED Applicant submitted a waiver request. (1/10/2019) | Noted 12/27/2018 Noted waiver submittal. Waiver request fee paid on 1/10/19 per UDC Section 3.8.3.D. Plat consideration by the planning commission must follow planning commission action on waiver request. 1/22/2019. |

| UTILITIES ENGINEERING (WATER AND WASTEWATER) | | | | |
|--|--------|---|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | No water construction and wastewater construction is required for platting. | NOTED | |

| TRAFFIC ENGINEERING | | | | |
|---------------------|--------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC | NOTED | |

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

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

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

| PARKS | | | | |
|-------|--------|---|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | No comments. Plat has open space requirement note | | |

| REGIONAL TRANSPORTATION AUTHORITY | | | | |
|-----------------------------------|--------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution |
| 1. | Plat 1 | This final plat is not located along an existing or foreseeably planned CCRTA service route. | | |

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

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

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

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

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

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

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.