

## 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: 18PL1132

BELMONT PARK ADDITION, BLOCK 3, LOT 7R2 (FINAL – 1.28 ACRES)

Located west of Ayers Street and south of Arlington Drive.

Zoned: CG-2 General Commercial

Owner: 3D Ayers Street, LLC

Surveyor: Frontier Surveying

The applicant proposes to plat the property to combine parking area and Lot 7R.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	No action needed	Correct.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Provide Arlington Drive on Location Map.	Added	Addressed.
2.	Plat 1	Provide a 15' Utility Easement along the Ayers Street frontage.	Added	Addressed.
3.	Plat 1	Prior to recordation, verify all 2018 dates on signature certificates.	Changed to 2019	Addressed.
4.	Plat 1	Note 3 to be updated with "including street dedication" if street dedication is warranted for Ayers Street.	Added.	Addressed.
5.	Plat 1	Water Distribution System acreage fee – 0.47 acres x \$1,439.00/acre = <b>\$676.33</b>	No action needed	Noted. To be addressed prior to recordation.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
6.	Plat 1	Wastewater System acreage fee – 0.47 acres x \$1,571.00/acre = <b>\$738.37</b>	No action needed	Noted. To be addressed prior to recordation.
7.	Plat 1	Wastewater Pro-Rata – 160.00 LF x \$12.18/LF = <b>\$1,948.80</b>	No action needed	Noted. To be addressed prior to recordation.
8.	Plat 1	Water Pro-Rata - 128.00 LF x \$10.53/LF = <b>\$1,347.84</b>	No action needed	Noted. To be addressed prior to recordation.

DEVELOPMENT SERVICES ENGINEERING			
Public Improvements Required?	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Streets <input type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

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

DEVELOPMENT SERVICES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1	Plat 1	Revise from 10 feet to 20 feet radius at the intersection of Ayers St. & Arlington Dr.	Completed	Addressed 3/1/2019
2	SWQMP	Missing storm water calculations for 5 yr., 25 yr. and 100 yr. storm events in the rational method.	SWQMP attached.	Not addressed. This is a plat requirement. 3/1/2019  Addressed.
3.	Plat 2	Any additional FHA requirements will be addressed during site development review and any applicable commercial Public Improvement requirements.	This site is a newly developed Family Dollar Store. The purpose of this plat is to combine the parking lot and building on a single platted lot. All of the construction is complete.	Noted 3/1/2019

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	See DS Engineering comment #3 for water construction requirements.	No action needed	Noted.

2.	Plat 2	Wastewater construction is not required for platting.	No action needed	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	No action needed	Noted.

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

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

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

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

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	This final plat is located along and immediately adjacent to out bound stop #520 at Ayers Street & Watson Street (nearside) and is served by bus Route 19 Ayers. Please note that the ADA concrete bus stop service pad, pole & sign assembly, bus bench and trash can are located completely within the Ayers Street right-of-way. Should any adjustments be required for this existing bus	The bus stop is not located on the subject property.	Noted. On adjacent property.

		stop or any of the CCRTA equipment a future meeting with CCRTA staff to discuss necessary alterations will be warranted.		
--	--	--	--	--

<b>NAS-CORPUS CHRISTI</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

<b>AEP-TRANSMISSION</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

<b>AEP-DISTRIBUTION</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

<b>TXDOT</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

<b>NUECES ELECTRIC</b>				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		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.