

## 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: 18PL1135

#### DEL MAR COLLEGE WEST (FINAL – 85.34 ACRES)

Located north of Old Brownsville Road and west of Airport Road.

Zoned: RS-6 & IL

Owner: Del Mar College

Surveyor/Engineer: Hanson Professional Services, Inc.

The applicant proposes to plat the property to expand Del Mar College.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	OK.	Correct	OK.	
2.	Plat	INFORMATIONAL: St. Elena St. is a proposed C1 collector right of way, Airport Rd. is a C1 collector right of way, Old Brownsville Rd. is an A1 arterial right of way, Bates Dr. is a proposed C1 collector right of way. Additional	OK. The property that abuts Bates Dr. is not being platted.	Correct	OK.	

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		street dedication may be required.				
3.	Plat	Label the complete and correct legal description of the adjacent properties.	<b>Labeled.</b>	Plat v20/p61 is not section 2, make the correction. Label v28/p58-59 south of the plat on Bates Dr. and vA/p53 southeast of the plat along Old Brownsville Rd.	<b>Updated.</b>	Correct
4.	Plat	The adjacent streets are to be labeled and include the suffix.	<b>All adjacent streets appear to be labeled. Updated text to be larger and darker.</b>	Forty Fourth St. and Forty Fifth St. are incorrectly spelled. Note the origin (plat) of the 40' unopened road to the west. Vera Cruz St., Gloria St. and Zapata St. are not labeled.	<b>Updated.</b>	Correct

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response		Staff Resolution
1.	Sheet 1 of 3	On the plat the firm name "Hanson" appears to be incomplete and does not match submitted application. Correct and revise.	<b>Updated title block.</b>		Addressed
2.	Sheet 1 of 3	On the Engineering certificate block replace "Ratna Pottumuthu, P.E., LEED AP" with "William J. Green, P.E."	<b>Updated.</b>		Addressed
3.	Sheet 1 of 3	On the Planning Commission certificate block replace "William J. Green, P.E. Interim Secretary" with Nina Nixon-Mendez, F.A.I.C.P Secretary"	<b>Updated.</b>		On the plat place "F.A.I.C.P" after Mendez <b>Updated.</b>
4.	Plat	Per the Unified Development Code 3.8.2.1.5, applicants submitting plats that qualify under this exception shall be exempt from all plat submission fees, but shall remit to the City all costs necessary from public legal notice in and recording fees before the final plat is recorded in the	<b>Understood.</b>		<b>Addressed</b> Prior to recordation

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		County Map records.		
5.	Plat	Add the acreage amount to the legal description of the adjacent Corpus Christi Junior College District remainder to the southeast.	<b>Updated.</b>	Addressed

DEVELOPMENT SERVICES ENGINEERING				
Public Improvements Required?	<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 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:

DEVELOPMENT SERVICES ENGINEERING								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	Shared Agreement or shared easement for access and drainage between lots.	<b>Which lots are you referring to? There is to be only one lot.</b>	The proposed Lot and the remaining portion of the tract. 1-30-2019	<b>See attached access and drainage agreement letter.</b>	Noted. Provide future 90 foot drainage easement dedication on the remainder tract.  Provide plat note for shared access easement between Lot 1 and remainder tract.  3/5/2019	<b>Updated.</b>	Addressed 3/6/2019
2.	Utility Plan	-Add north arrow --Add lot lines --Add meter	<b>Updated.</b>	Missing lot line. 1-30-2019	<b>Lot line thickened and labeled.</b>	Addressed 3/5/2019		

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		locations --In Legend, add Utility Easement symbol for public water line easement and meter location symbol						
3.	SWQ MP	Not approved. The proposed hydraulic analysis doesn't appear to account for future site development improvement s. Please advise.	<b>The only public improvements required with the plat are the addition of fire hydrants and sidewalk (in ROW) which will not affect the hydrologic properties of the site.</b>	Noted, any site improvements over 1 acre will need a revise SWQMP 1-30- 2019	<b>OK.</b>			
4.		Public Improvement s are required for the following: 1. Fire hydrants along Old Brownsvil le Rd., Airport Rd. 2. Sidewalk (5 foot width) along	<b>Understood. Public Improvement Drawings will be submitted.</b>	Noted 1-30-2019	<b>OK.</b>			

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		<p>Santa Elena St. between 4<sup>th</sup> St. and Airport Blvd. where applicable.</p> <p>Public improvements shall be completed and accepted prior recordation of plat.</p>						
5.	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	OK.	Noted 1-30-2019	OK.			
6.	Informational	Proposed driveway access and storm water runoff into a TxDOT street, shall conform to access management	OK.	Noted 1-30-2019	OK.			

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		of Texas Department of Transportatio n and subject to their approval.						
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<b>UTILITIES ENGINEERING (WATER AND WASTEWATER)</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Water construction is required for platting. The plans must conform to the Water Distribution Standards, including the fire-hydrant-spacing requirements along Old Brownsville and Airport Rd.	<b>OK.</b>	
2.	Plat	Wastewater construction is not required for platting.	<b>OK.</b>	

<b>TRAFFIC ENGINEERING</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.	<b>OK.</b>	

<b>FLOODPLAIN</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.	<b>OK.</b>	

<b>FIRE DEPARTMENT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Informational Note: 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 mercantile and industrial areas and flow 1500 gpm at 20 psi residual pressure	<b>OK.</b>	
2.	Plat	Informational Note: A fire hydrant is required within 100' of a FDC	<b>OK.</b>	

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3.	Plat	Informational Note: Per IFC 2015 Section 503.2 and Appendix D- Minimum road width shall be 20' unobstructed or 26' at fire hydrant locations. Dead end fire apparatus access roads in excess of 150' shall be provided with width and turnaround provisions in accordance with Table D 103.4	OK.	
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GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.	OK.	

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Open Space requirement is noted on plat. No comment.	OK.	

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This final plat is located along and immediately adjacent to out bound stop #4 within the property boundaries of Del Mar College West Campus and is served by bus Route 16 Morgan. Please note that the ADA concrete bus stop service pad, pole & sign assembly, bus bench and trash can are located completely within the campus and placed there through an understanding of agreement between Del Mar College and the Corpus Christi Regional Authority. Should any adjustments be required for this existing bus stop or any of the CCRTA equipment a future meeting with CCRTA staff to discuss necessary alterations will be warranted.	OK.	



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

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

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

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

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

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

**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.