

# 5/03/19 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: 19PL1047

100 SOUTH PADRE BLOCK 1, LOT 2 (FINAL – 2.068 ACRES)

Located west of Enterprize Parkway and south of Bear Lane.

Zoned: CG-2

Owner: Devary Durrill Foundation, Inc.

Surveyor: LJA Surveying, Inc.

The applicant proposes to plat the property in order to obtain a building permit for commercial use.

GIS						
No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Agree	Correct		
2	Plat	Title legal description: add the Volume and Page number of the Gugenheim and Cohn's Farm Lots plat (Vol. A, Pg. 53).	Volume and page of subdivision added to plat	Correct		
3	Plat	Label the complete and correct legal description of the adjacent properties and include missing lot lines.	Corrected legal description of adjacent properties	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the legal description to read: "Being a Final plat of..."	Legal description was revised	Addressed		
2	Plat	Remove the reference "Lot 3" from unplatted area.	Lot 3 was removed	Addressed		
3	Plat	Identify the dash line along Lot 2 continuing to the west of remainder 7.084 acres.	Dash line was removed from plat	Addressed		
4	Plat	As shown on approved plat show and label a 15' U.E. along Bear Lane	15' U.E. has been added along Bear Lane	Addressed		
5	Plat	Remove Notes 1, 6 and 12. This notes are typically reference on the Preliminary Plats.	Notes 1, 6 and 12 have been removed	Addressed		
6	Plat	Revise plat to full size 18 x 24 (Final Plat)	Has been revised to full size	Addressed		
7	Plat	Check 20' Y.R. along Bear Lane. It appears to be too narrow. Confirm that the 20' is measured from the edge of the newly dedicated right-of-way.	20' Y.R. has been revised and is measured from the newly dedicated right-of-way	Addressed		
8	Plat	Water Distribution System acreage fee – 2.07 acres x \$1,439.00/acre = \$2,978.73	Will be paid by owner	Prior to recordation		
9	Plat	Wastewater System acreage fee – 2.07 acres x \$1,571.00/acre = \$3,251.97	Will be paid by owner	Prior to recordation		
10	Plat	Water Pro-Rata - 336.66 LF x \$10.53/LF = \$3,545.03	Will be paid by owner	Prior to recordation		
11	Plat	Wastewater Pro-Rata – 240.00 LF x \$12.18/LF = \$2,923.20	Will be paid by owner	Prior to recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	OK			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Wastewater per master Plan		No
Stormwater		No
Fire Hydrants		No
Manhole		No
Sidewalks	Yes	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements are required for sidewalk along Enterprize Parkway. Public Improvements shall be completed and accepted prior to plat recordation.	Deferment Agreement Application will be submitted concurrently	Prior to Recordation of Plat: approval, execution and recordation of Deferment Agreement		
2	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Driveway access to public street will be addressed at site development	Addressed		
3	SWQMP	Revised post calculations will be required at site development.	Will be addressed at site development	Addressed		
4	SWQMP	FAA Advisory Circular 150_5200-33B. Tract is within 10,000 feet from a airport runway. Any proposed detention pond/swale shall drain within 48 hours.	No detention ponds or swale drains are proposed	Addressed		

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required.	Agree	Addressed		
2	Plat	No wastewater construction is required.	Agree	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	OK			

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	OK			

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow General Commercial Light Mercantile areas shall 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Fire Hydrants are within 300 feet of site development	Informational		
		IFC 2015 APPENDIX D IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches	Access roads shall have unobstructed widths and unobstructed vertical clearance to fire apparatus	Informational		
		SECTION D102 REQUIRED ACCESS 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Access roads will be provided as needed	Informational		
		D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg). 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	Buildings shall be accessible to Fire departments fire apparatus	Informational		
		Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Access roads and widths will be provided	Informational		

**GAS**

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	OK			

**PARKS**

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment. Open Space Regulation is reference on the plat.	Noted			

**REGIONAL TRANSPORTATION AUTHORITY**

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Noted			

**NAS-CORPUS CHRISTI**

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
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1	Informational	Located approximately 1.7 miles E of Corpus Christi International Airport. May be subject to occasional aircraft overflight and noise.	Noted			
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#### CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Located approximately 1.7 miles E of Corpus Christi International Airport. May be subject to occasional aircraft overflight and noise.	Noted			

#### AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	OK			

#### AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	OK			

#### TXDOT

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	OK			

#### NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response 4/30/19 5/3/19	Staff Resolution	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.