

PLAT REVIEW COMMENTS (4/26/19) 1st Rev (5/8/19) 1st Rev Review (5/20/19)

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: 19PL1148

THE ESPLANADE UNIT 1, BLOCK 2, LOTS 9 & 10 (REPLAT – 2.11 ACRES)

Located east of South Staples Street and south of The Esplanade Drive.

Zoned: CG-2

Owner: Theo Dimopoulos

Engineer: Hanson Professional Services

The applicant proposes to plat the property into two commercial lots for development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.	ACKNOWLEDGED	Correct.	
2	Plat	The lot line between Lots 9 and 10 shall be darker or thicker but slightly lighter than the perimeter boundary lot line.	CHANGED	Correct.	
3	Plat	The plat is within the Oso Bay Basin.	ACKNOWLEDGED	Correct.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Provide the YR's and UE's for the lots on the northside of The Esplanade Drive.	ADDED	Addressed.	
2	Plat	The reference for the 5' CPL Street Light Easement and the 5' UE is Vol 51, Pgs. 123-124, MRNCT	CHANGED	Addressed.	
3	Plat	The reference for the 5' UE and the 10' UE at rear is Vol 51, Pgs. 123-124, MRNCT	CHANGED	Addressed.	
4	Plat	The reference for the 25' CPL Street Light Easement is Vol 51, Pgs. 123-124, MRNCT	CHANGED	Addressed.	
5	Plat	Lot 2, Block 1 on Unit 1 has been submitted for a replat. Update may be required to show new lot if plat is recorded prior to this plat.	ACKNOWLEDGED	Prior to plat recordation (This is labeling of an off-site lot).	
6	Plat	Print name of owner on Owner's certificate.	ADDED	Addressed.	

PLANNING/Environment & Strategic Initiatives (ESI)					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.		Addressed.	

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		
Wastewater		
Stormwater		
Fire Hydrants		
Manhole		

Sidewalks		
Streets		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
--------------------------------------	--	--

DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Indicate the receiving water note.	ADDED	Addressed.	
2	Plat	Provide a shared access agreement between Lot 9 and Lot 10.	ADDED	Addressed.	
3	Plat	Provide document number for the 30' access easement Lot 7AR and lot 8.	THIS WAS REMOVED FROM UTILITY PLAN & SWQMP-DOES NOT EXIST ANYMORE	Addressed.	
4	Plat and Utility Plan	Show and label the existing public storm inlet and pipe which is located onsite per utility plan; provide 20' Drainage Easement over the storm water pipe and the inlet; the DE must be centered on them.	CONFIRMED-TOLD TO LEAVE AS IS	Addressed.	
5	Utility Plan	Provide the location of the fire hydrants.	ADDED	Addressed.	
6	SWQMP	Provide the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storm for the site, provide the necessary recommendations.	PROVIDED	Addressed.	
7	SWQMP	Provide drainage flow directions, patterns for storm water runoff.	PROVIDED	Addressed.	

UTILITIES ENGINEERING (WATER AND WASTEWATER)					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1		No water construction is required.		Addressed.	
2		No wastewater construction is required.		Addressed.	

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

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

FIRE DEPARTMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Sub-division of land only. No plan development at this time. No comment from Fire Dept.	ACKNOWLEDGED	Informational	
2	Informational	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.	ACKNOWLEDGED	Informational	
3	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	ACKNOWLEDGED	Informational	

4	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.	ACKNOWLEDGED	Informational		
5	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).	ACKNOWLEDGED	Informational		
6	Informational	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 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.	ACKNOWLEDGED	Informational		
7	Informational	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.	ACKNOWLEDGED	Informational		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Informational		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This replat is not located along an existing or foreseeably planned CCRTA service route	ACKNOWLEDGED	Informational		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment.		Informational		

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

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

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

NUECES ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1		No comment.		Informational	

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. Development fees were addressed with Unit 1 plat..
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.