

December 5, 2017

Mrs. Ratna Pottumuthu  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

Mrs. Pottumuthu,

Below are our responses to the Technical Review Plat Comments we received on November 10, 2017

**Project: 17PL1137**

CORPUS BEACH HOTEL ADDITION, BLOCK I, LOT 88R (REPLAT – 1.03 ACRES)

Located North Shoreline Boulevard between Golf Place and Kleberg Place.

Applicant: Pankaj V and Hina P. Patel  
Engineer: Urban Engineering

The applicant proposes to replat the property in order combine 10 lots into 1 lot for commercial use.

GIS

1. The plat closes within acceptable engineering standards. **Okay**

LAND DEVELOPMENT

1. Show and label a 10'U.E along Golf Place (UDC 8.2.3.A.2). **Easement has been added**
2. Revise the legal description to read: "Being a replat of..." **Correction has been made**
3. On the owner's certificate block show and label Pankaj V and Hina P. Patel title as "owner". **information has been added**
4. On the Note 2 remove the Corpus Christi Inner Harbor receiving water and only label the Corpus Christi Bay Basin. **Note has been revised**
5. **Water Distribution System acreage fee – 1.03 acres x \$1,439.00/acre = \$1,482.17 The property has an existing water meter and per previous discussions with Development Services on other projects, this constitutes existing services and therefore water acreage fee shall not apply. We have included pictures of the existing meter. We have confirmed the exiting meter service shown on attached pictures belongs to CC Beach. Therefore the water acreage will apply.**
6. **Wastewater System acreage fee – 1.03 acres x \$1,571.00/acre = \$1,618.13 Understood**
7. **Wastewater Pro-Rata – 299.92 LF x \$12.18/LF = \$ 3,653.03 Understood**
8. **Water Pro-Rata – 299.92 LF x \$10.53/LF = \$ 3,158.16 Waterline looping may be required. If it is required, this fee may need to be adjusted.**
9. Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded ..." **Understood**
10. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **Understood**

ENGINEERING

1. Delete "Corpus Christi Inner Harbor" from note 2 on the plat document and note 3 on the SWQMP. **Note has been revised**

2. Public Improvement Plans and construction and acceptance are required for Street including curbs, sidewalks, ditches, and Storm water etc. along Golf Street and Kleberg Street for the unimproved portions prior to recording the Plat. **Both Golf Street and Kleberg Street are existing paved streets which extend the length of the property. As such, public improvement plans and/or construction should not be required. Please see attached pictures.**
3. Public Improvement Plans and Construction and acceptance are required for Fire Hydrant/s along Golf Street and Kleberg Street; FIRE access turn around (cul-de-sac) and or hammer head per the IBC 2015 are required. (Commercial: Fire Hydrants are spaced 300' OC with 1,500 gpm and with 20 PSI residual Pressure.) **We will meet requirements.**
4. Utility Plan: Show the proposed layout of street light locations on the Utility plan for approval by Traffic Engineering. **Street light location has been added to utility plan**

#### TRAFFIC ENGINEERING

1. No comment. **Okay**

#### FLOODPLAIN

1. No comment. **Okay**

#### FIRE

1. No comment. **Okay**

#### GAS

1. No comment. **Okay**

#### PARKS

1. Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase." **Note has been added**

#### REGIONAL TRANSPORTATION AUTHORITY

1. This replat is not located along an existing or foreseeably planned CCRTA service route. **Understood**

#### NAS-CORPUS CHRISTI

1. No comment. **Okay**

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Okay**

#### AEP-TRANSMISSION

1. No comment. **Okay**

#### AEP-DISTRIBUTION

1. No comment. **Okay**

TXDOT

1. No comment. **Okay**

NUECES ELECTRIC

1. No comment. **Okay**

Thank you.



Xavier Galvan