



November 13, 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: 17PL1136**

KING'S POINT UNIT 6, BLOCK 1, LOT 1A & 1B (REPLAT – 6.86 ACRES)

Located north of Yorktown Boulevard and east of Gingerberry Drive.

Applicant: The Mostaghasi Investment Trust

Engineer: Urban Engineering

The applicant proposes to replat the property in order to subdivide 1 lot into 2 lots.

GIS

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

LAND DEVELOPMENT

1. Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded ..." **Understood**
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. **Understood**

ENGINEERING

1. Shared driveway agreement is required between lots 1A and 1B. **No, you cannot enforce criteria that does not exist in UDC.**
2. Cross-access Agreement is required between lots 1A and 1B. **No, you cannot enforce criteria that does not exist in UDC.**
3. SWQMP: Provide the necessary recommendations / mitigations due to increase in flows or indicate the recommendations will come at commercial building Plans stage. **Recommendations will come at commercial building phase stage.**
4. Informational: Wastewater is available to the site on Gingerberry Drive **Understood**

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