



October 19, 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 October 3, 2017

Project: 17PL1109

LANTANA INDUSTRIAL AREA, BLK 10, LOTS 24A AND 24B (FINAL – 6.43 ACRES)

Located south of Leopard Street and east of Lexington Boulevard.

Applicant: Southview Corporation
Engineer: Urban Engineering

The applicant proposes to subdivide the plat into two lots for an industrial use development.

GIS

1. The plat closes within acceptable engineering standards. **Okay**
2. The triangular tract of land north of the plat and adjacent to North Lexington Blvd. is known as a portion of Share 4 of the McBride Partition. A lot line is missing and it's not labeled, correct and revise. **Information has been added**

LAND DEVELOPMENT

1. Provide a 15-foot Utility Easement along the frontage of North Lexington Boulevard. **Easement has been added**
2. Water Distribution System acreage fee – 3.89 acres (Lot 24B) x \$1,439.00/acre = \$5,597.71 **Understood**
3. Wastewater System acreage fee – 3.89 acres (Lot 24B) x \$1,571.00/acre = \$6,111.19 **Understood**
4. 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. The proposed pan handle for driveway does not comply with Article 7 of the UDC. Shared access agreement between lots is required. Provide dimensions for the shared access. **Understood. Shared access easement has been added to the plat.**
2. 25 feet drainage easement is not developed. In order for the SWQMP to work, the drainage ditch needs to be improved when lot 24B gets developed. **Understood**
4. Public Improvements require for platting: Fire hydrant and extension of water line along the entire properties. Fire hydrant shall be every 300 feet along the frontage. Minimum size of water line is 8" with a fire flow of 3,000 GPM @ 20 psi residual pressure. The transportation plan designates

North Lexington Blvd. an A-2, parallel water line and fire hydrants are require per city standards.
Understood

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City street shall conform to access management standards outlined in Article 7 of the UDC. **Understood**

FLOODPLAIN

1. No comment. **Understood**

FIRE

1. No comment. **Understood**

GAS

1. No comment. **Understood**

PARKS

1. No comment. **Understood**

REGIONAL TRANSPORATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located approximately 1.4 miles ENE of Corpus Christi International Airport. May be subject to occasional aircraft noise and over flight. **Understood**

CORPUS CHRISTI INTERNATIONAL AIRPORT

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AEP-TRANSMISSION

1. No comment. **Understood**

AEP-DISTRIBUTION

1. No comment. **Understood**

TXDOT

1. No comment. **Understood**

NUECES ELECTRIC

1. No comment. **Understood**

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. The property is zoned "IL" Light Industrial District. **Understood**

Thank you

Xavier Galvan