

June 22, 2018

Mr. Greg Collins  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

Mr. Collins,

Below are our responses to the Technical Review Plat Comments

**Project: 18PL1062**

**CIMARRON ACRES, BLOCK 1, LOT 1 (FINAL – 10.00 ACRES)**

Located east of Yorktown Boulevard and north of Cimarron Boulevard.

Applicant: The Estate of Margaret Jurach Pasztor  
Engineer: Urban Engineering

The applicant proposes to plat the property in order construct apartments.

**GIS**

1. The plat closes within acceptable standards. **Understood**
2. Show north arrow on Location Map **Correction has been made**
3. Label centerline dimensions at a given point for Cimarron Blvd. **Dimensions to original centerline are shown.**
4. Lipes is a Boulevard not an Avenue on the Location Map **Correction has been made**
5. The abutting property to the south is an undivided interest and needs to list all owners and documentation. **Correction has been made**

**LAND DEVELOPMENT**

1. Correct and revise the north arrow on Sheet 2 of 2. **Correction has been made**
2. Show and label 15' U.E along Cimarron Boulevard ((UDC 8.2.3.A.2). **Correction has been made**
3. **Water Distribution System acreage fee – 10.00 acres x \$1,439.00/acre = \$14,390.00 Understood**
4. **Wastewater System acreage fee – 10.00 acres x \$1,571.00/acre = \$15,710.00 Understood**
5. **Wastewater Pro-Rata – 330.00 LF x \$12.18/LF = \$4,019.40 Understood**
6. **Water Pro-Rata – 330.00 LF x \$10.53/LF = \$3,474.90 Understood**
7. Prior to plat recordation remove the reference plat: "Preliminary, this document..." **Understood**
8. 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

Public Improvements Required at time of Final Plat?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets <input type="checkbox"/> Sidewalks

1. Provide cross section of the existing drainage ditch for 5 yr., 25 yr. and 100yr. demonstrate enough capacity in the ditch and sufficient drainage ditch access for maintenance and operation (60' wide strip is required for maintenance to be consistent with the project upstream; show and label this area on the SWQMP and the Plat). **Ditch 31 is a fully developed Masterplan Ditch with 115' ROW, maintenance strips and is designed to receive flows from this property per original design and construction.**
2. Provide a Grading Plan. This plan must show how the stormwater will flow and how it isn't going to adversely impact all the abutting lots; show existing and proposed elevations. Include in the grading elevations 25 feet beyond all property boundaries from adjacent property and lots. Grading for onsite channel and offsite channel must be incorporated into the grading plan as applicable. **The proposed development is apartments. We have just received the Site Plan and are pursuing construction documents for permit now. These plans will show detailed grading and drainage features.**
3. Utility Plan: Show the layout of proposed street light locations on the Utility plan. **There are not any proposed street lights.**
4. SWQMP: Provide the necessary recommendations / mitigations due to increase in flows. **Ditch 31 is designed and constructed to receive flows from this property.**
5. Utility plans: Show and label all existing and proposed utility Mains including Force Mains and connections on the utility plans, indicate the size and type of all existing and proposed Mains and connections; show and label all existing and proposed driveways, sidewalks, ADA ramps, and curb and gutters etc. **This level of detail is not required for platting and will be addressed in the permit plans.**
6. **Public water infrastructure design, construction and acceptance is required. We do not agree with this comment. There are existing Fire Hydrants 60' Southwest of Site and 150' Northeast of Site and one directly across the street from Site. Public waterline extension for fire protection will be pursued as part of permit plans.**

## 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**
2. The driveway(s) shall be located where they do not cause queuing of traffic that ends up blocking left turn movements into other private developments and/or City streets. **Understood**

## FLOODPLAIN

1. No comment. **Ok**

## FIRE

1. Hydrant location not to be more than 300 ft. hose lay to any portion of any residential building and is to comply with the City of Corpus Christi Water Standards (1500GPM, with 20 psi residual pressure). **Understood. This is not a platting requirement and should be addressed at the building permitting phase.**

## GAS

1. No comment. **Ok**

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 final plat is not located along an existing or foreseeably planned CCRTA service route. **Understood**

NAS-CORPUS CHRISTI

1. No comment. **Ok**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Ok**

AEP-TRANSMISSION

1. No comment. **Ok**

AEP-DISTRIBUTION

1. No comment. **Ok**

TXDOT

1. No comment. **Ok**

NUECES ELECTRIC

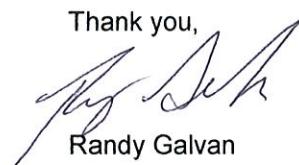
1. No comment. **Ok**

**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.**

INFORMATIONAL FOR LAND DEVELOPMENT

1. The property is zoned "RM-2" Multifamily 2 District. (City Council approval 2<sup>nd</sup> Reading 5-22-18) **Ok**

Thank you,



Randy Galvan