



June 19, 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 we received on May 17, 2018

Project: 18PL1052

HUNTINGTON PARK UNIT 2, BLOCK 1, LOT 2AR (FINAL – 4.43 ACRES)

Located south of Saratoga Boulevard and west of South Staples Street (FM 2444).

Applicant: Hunt Enterprises, Ltd. and Hunt Development, Ltd.
Engineer: Urban Engineering

The applicant proposes to plat the property in order to increase existing Lot 2A for expansion of the existing building.

GIS

1. The plat closes within acceptable engineering standards. **Understood**
2. Label the right of way widths and centerline dimensions for all streets shown on the plat. **Labels have been added**
3. On the location map label South Staples St. north of Saratoga Blvd. Note that South Staples St. is only FM 2444 south of Saratoga Blvd. **Correction has been made**
4. Label the purpose of the access easement - whether it's an ingress/egress access easement if applicable. **Label has been added**

LAND DEVELOPMENT

1. All existing easements and drainage easements within plat boundary from previous plat of Huntington Park Unit 2, Block 1, Lot 2A (Vol 67 Pg. 47) are to be located. **Adding this information serves no purpose. Additionally, the final plat will be a recorded document and annotating these on the final plat will cause confusion when a title report is performed on these properties in the future. Our plat is on state plane and the previous recorded documents are not. This would create multiple recordings of these easements. This would also complicate any closures or revisions to the easements in the future should relocation of these easements be necessary.**
2. Verify the other two Access easements crossing Lot 12 from Lot 2AR. Provide respective Access Easement document numbers filed with DRNCT. **There are no other access easements from Lot 2AR other than the 60' Wide shown.**
3. Add a note indicating that shared vehicular access across Lot 2AR shall not be obstructed. **Note has been added**
4. On plat title, place block number before the lot number on both pages. Plat description to remain as is. **Correction has been made**
5. Provide a North arrow for the Location Map. **North Arrow has been added**
6. Water Distribution System acreage fee – 0.02 acres x \$719.00/acre = **\$28.78 Understood**

7. Wastewater System acreage fee – 0.02 acres x \$1,571.00/acre = **\$31.42 Understood**
8. Informational: 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?		<input type="checkbox"/> Yes	
		<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets
<input type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Manhole(s)		<input type="checkbox"/> Sidewalks

1. Provide share access agreement for the parking and drive aisle. **Note has been added to plat per Item 3 under Land Development.**

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. INFORMATIONAL NOTE: Additional fire hydrants maybe required. A fire hydrant is required within 100 ft. of any FDC. **This is not platting requirement. This will be addressed at the building permitting phase.**

GAS

1. No comment. **Understood**

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. **Understood**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Understood**

AEP-TRANSMISSION

1. No comment. **Understood**

AEP-DISTRIBUTION

1. AEP has a three phase transformer at the rear of the building on lot 2AR being fed from a splice box in the 10' UE on Huntwick Avenue. Not sure if there is a blanket easement on the property but we would prefer to include an EE for this transformer and the conductor route in the plat. **AEP is in the process of tracking down the existing easement. If no easement exists, we will add one by plat prior to plat recordation. Please allow the final plat to move forward for approval with the understanding that an easement will be provided if one does not currently exist.**

TXDOT

1. Future developments shall utilize access points and/or Huntwick Avenue. No additional access points to SH 357 (Saratoga Blvd) will be allowed. Existing driveway shall remain a shared access driveway. Post development drainage shall match pre-development conditions. Coordination with TxDOT shall occur at point of any future development. **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 CG-2 General Commercial district. **Understood**

Thank you,



Xavier Galvan