

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 04, 2017**

Project: 17PL1096

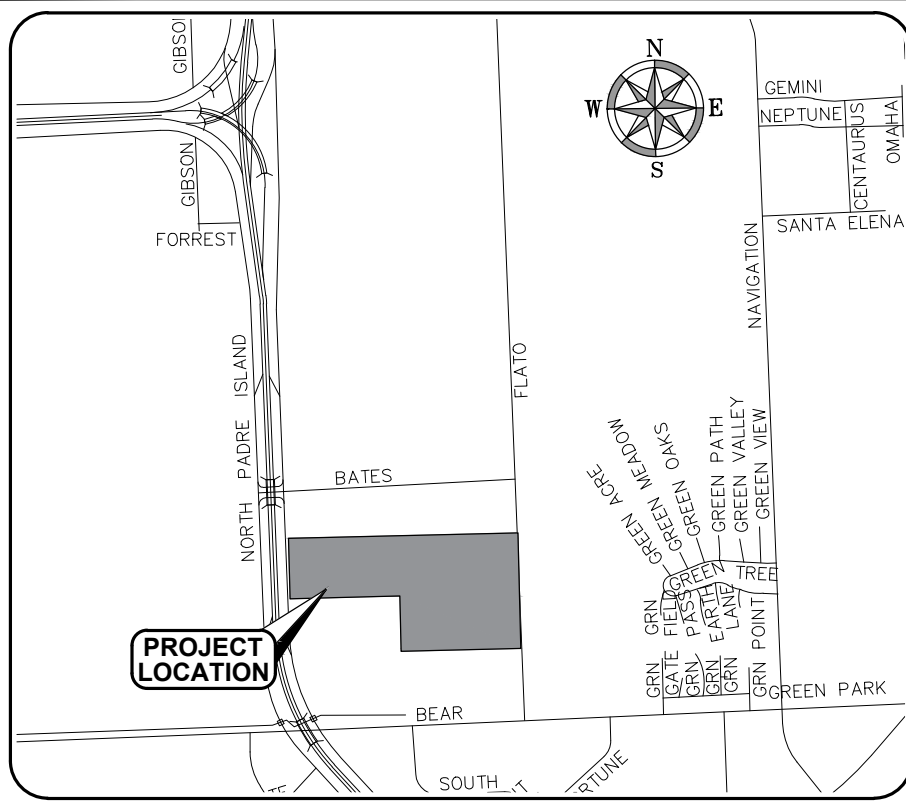
PARK PID (PRELIMINARY – 16.47 ACRES)

Located south of Bates Drive and east of North Padre Island Drive and west of Flato Road.

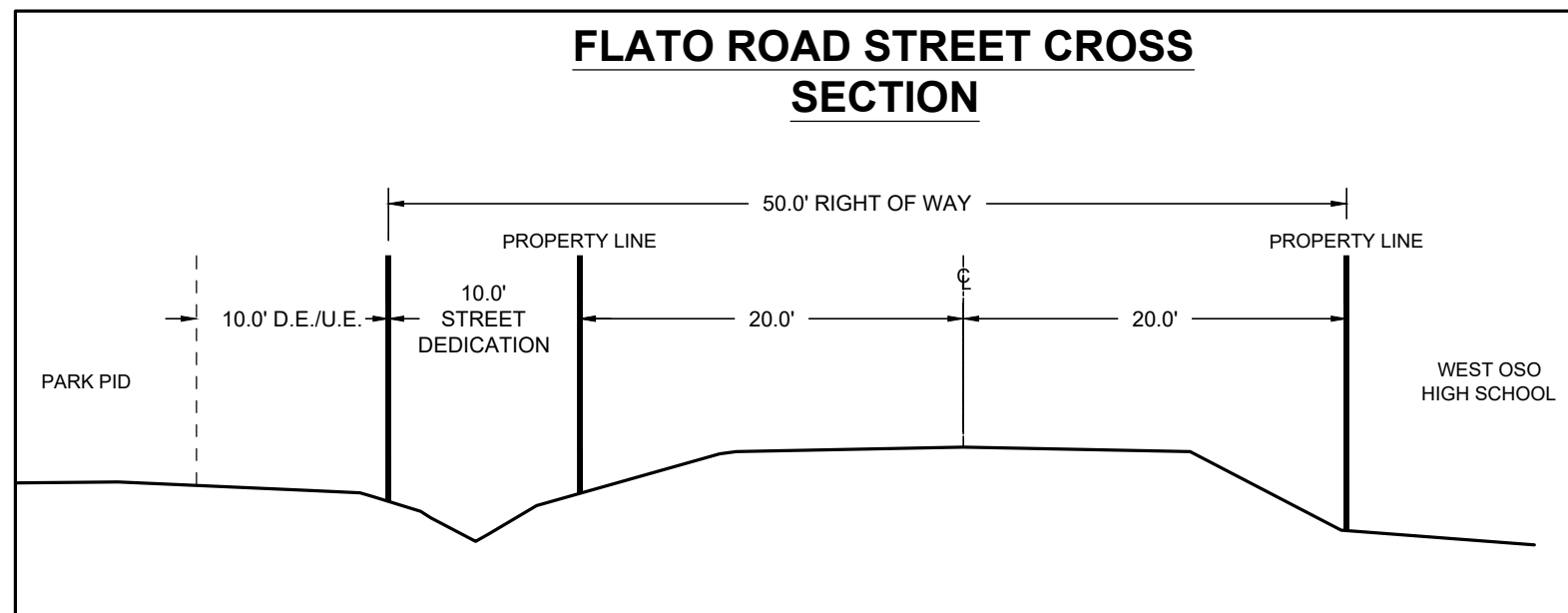
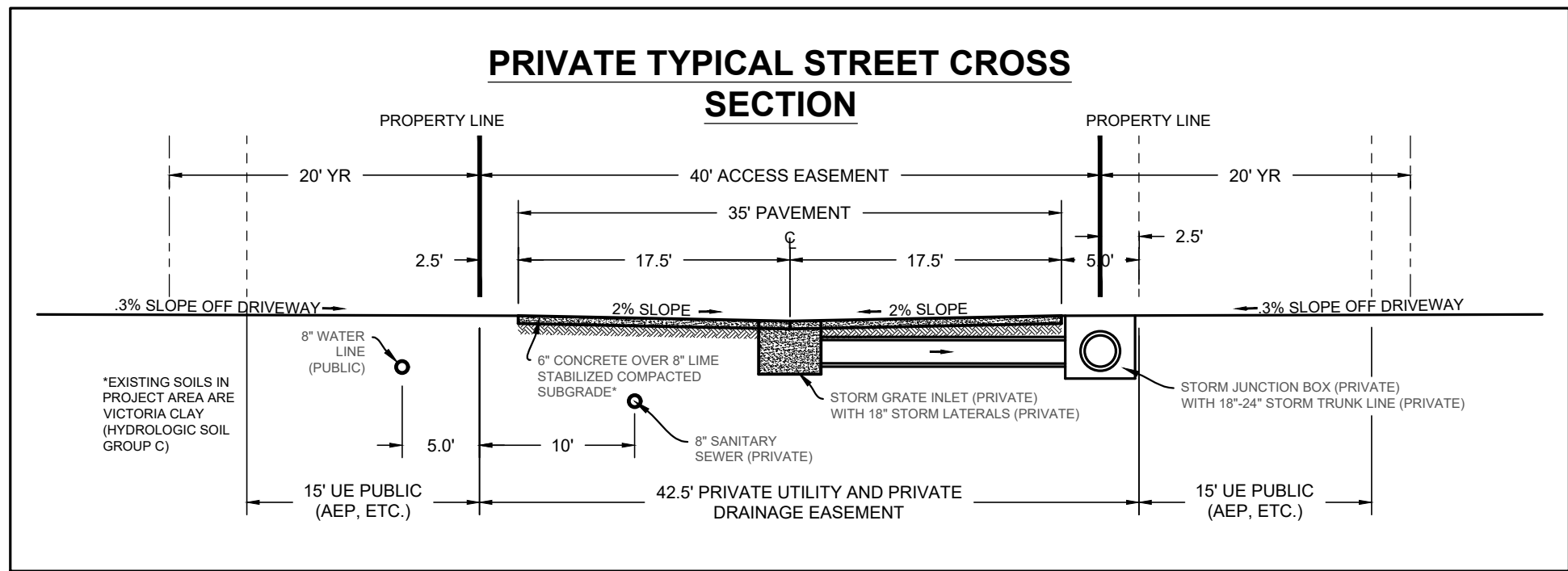
Applicant: IDV NPID, LP

Engineer: Hanson Professional Services, Inc.

The applicant proposes to subdivide the property for an industrial park. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.



LOCATION MAP
1" = 2000'



PROPERTY OWNER:
IDV NPID LP
832-500-5203
tharrington@idvlc.net

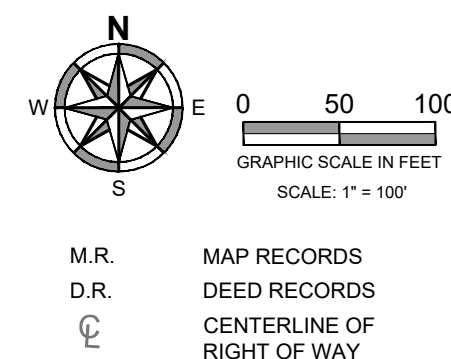
YARBOROUGH RANCHES LP
432-684-8578

ENGINEER/SURVEOR:
HANSON PROFESSIONAL SERVICES, INC.
361-814-9900
chompson@hanson-inc.com
TBPE F-417 / TBPLS F-10039500 /
TBAE F-BR 2458

LEGEND

- IRON ROD FOUND
- 5/8" DIAMETER BY 18" LONG
IRON ROD WITH RED PLASTIC
CAP STAMPED "NAISMITH ENG.
C.C. TX. SET
- LOT CORNER
- BLOCK SYMBOL

- ACCESS EASEMENT - A.E.
- DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE
- PROPERTY BOUNDARY LINE
- LOT LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- STREET DEDICATION



PARK PID GENERAL NOTES

- TOTAL PLATTED AREA CONTAINS 50.91 ACRES OF LAND INCLUDING PRIVATE STREET.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983). ELEVATIONS ARE BASED ON NAVD 88.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C. TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE YARD REQUIREMENTS ARE AS DEPICTED AND BASED ON THE UNIFIED DEVELOPMENT CODE.
- NEW CONSTRUCTION IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA, MUST HAVE A MINIMUM FIRST FLOOR ELEVATION FOR HABITABLE LIVING SPACE AT OR ABOVE THE BASE FLOOD ELEVATION (BFE) PER THE CURRENT APPLICABLE FLOOD INSURANCE RATE MAP (FIRM) OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB (OR CROWN OF ROAD IF UNCURRED), WHICHEVER IS HIGHER.
- RECEIVING WATERS:
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- FEMA INFORMATION:
PLOTTING THE PROPERTY BY SCALE ON EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0165C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C (WITH ELEVATION OF 42' NGVD), DEFINED AS AREA OF MINIMAL FLOODING; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- IMPROVEMENTS
10.1. LOTS:
10.1.1.A.A. INDUSTRIAL - 15 TOTAL LOTS (LOT 1-15, BLOCK 1, 44.98 ACRES)
10.1.1.A.B. LOT 15, BLOCK 1 IS A PRIVATE STREET. SHALL BE USED AS AN ACCESS AND UTILITY EASEMENT.
10.1.1.B. COMMERCIAL - 2 TOTAL LOTS (LOT 1-2, BLOCK 2; 5.93 ACRES)
10.1.1.B.A. LOT 1, BLOCK 2 IS A PRIVATE DRAINAGE EASEMENT AND SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- ALL ROADS AND SANITARY SEWER LINES WITHIN PRIVATE EASEMENTS WILL BE PRIVATE AND ARE TO BE MAINTAINED BY OWNER. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
- THE OWNER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES
B. INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION
- REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.
- PUBLIC OPEN SPACE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION (FOA).

WEST OSO HIGH SCHOOL
LOT 1, BLOCK 6
RUSSELL FARM BLOCKS
VOLUME 28, PAGES 58 - 59
M.R.N.C.T.

PRELIMINARY PLAT OF PARK PID

34.44 ACRES, OUT OF LOTS 1 & 2, BLOCK 4, J.C. RUSSELL FARM BLOCKS, AS RECORDED IN VOLUME 28, PAGES 58-59, MAP RECORDS, NUECES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN VOLUME 1341, PAGE 124, DEED RECORDS, NUECES COUNTY, TEXAS

AND 16.47 ACRES, OUT OF LOT 2, BLOCK 4, J.C. RUSSELL FARM BLOCKS, AS RECORDED IN VOLUME 28, PAGES 58-59, MAP RECORDS, NUECES COUNTY, TEXAS, AND BEING OUT OF A 31.4685 ACRE TRACT OF LAND, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 235320, DEED RECORDS, NUECES COUNTY, TEXAS.

CURVE TABLE

CURVE ID	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.55'	15.00'	S46° 24' 14"E	21.21'
C2	2.45'	15.00'	N83° 55' 42"E	2.45'
C3	12.65'	15.00'	N55° 04' 42"E	12.28'
C4	181.04'	50.50'	N46° 23' 26"W	98.53'
C5	15.11'	15.00'	S27° 27' 34"W	14.48'
C6	16.17'	15.00'	S32° 16' 37"E	15.40'
C7	63.61'	59.00'	N32° 16' 37"W	60.57'
C8	92.68'	59.00'	N43° 36' 34"E	83.44'
C9	92.68'	59.00'	S46° 23' 26"E	83.44'
C10	63.61'	59.00'	S29° 29' 45"W	60.57'
C11	16.17'	15.00'	N29° 29' 45"E	15.40'
C12	23.56'	15.00'	N46° 23' 26"W	21.21'
C13	23.57'	15.00'	S43° 35' 46"W	21.22'

Hanson Professional Services Inc.

4501 Gollhar Rd.
Corpus Christi, Texas 78411
HARRIS F-417 / TBPLS F-10039500 / TBAE F-BR 2458

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PRELIMINARY PLAT OF
PARK PID

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS