



February 8, 2018

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 January 26, 2018

**Project: 18PL1001**

ROB-LEX INDUSTRIAL AREA, BLOCK1, LOTS 13R & 14 THRU 17 (FINAL – 5.60 ACRES)  
Located south of Agnes Street (S.H. 544) and east of North Padre Island Drive (S.H. 358)

Applicant: Carolyn Lee and John Paul Hooten Trust  
Engineer: Urban Engineering

The applicant proposes to plat the property in to develop five industrial lots.

GIS

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

LAND DEVELOPMENT

1. Previous plat Lot 13 has a 20-foot Private DE with a private stormwater line. Update Plat to show private easement. Update SWQMP and Utility plan to show piping within easement. **Private drainage easement will be relocated between Lots 15 and 16 with this plat, as well as the storm line.**
2. Plat will not move forward until items are resolved with TXDOT pertaining to access and drainage requirements. **Understood**
3. Notes on Plat are to be consistent with Notes on SWQMP. **Added note pertaining to 30' Wide private drainage easements. All other notes only apply to SWQMP**
4. The receiving water is the Oso Creek Basin, correct Note 2. **We disagree, per the approved preliminary plat and all previous final plats, the receiving water is the Corpus Christi Inner Harbor. The system that the property will drain to drains to the Corpus Christi Inner Harbor and not the Oso Creek Basin.**
5. Remove "commercial" from plat Note 7. Update note to address no obstruction of access easement. **Okay**
6. Water Distribution System acreage fee – 5.6 acres x \$1,439.00/acre = **\$8,058.40 Understood**
7. Wastewater System acreage fee – 5.6 acres x \$1,571.00/acre = **\$8,797.60 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**
9. Location Map: change Agnes Street (State Highway 44) to Agnes Street (State Highway 544) **Correction has been made**
10. Add drainage easement along northern lot line of Lot 13R and update SWQMP. **Private drainage easement will be relocated between Lots 15 and 16 with this plat, as well as the storm line.**
11. Clarify Plat Note 7 / SWQMP Note 8, to be consistent with Note 6 SWQMP to satisfy TxDOT's Comment 3. (e.g., Lots 13R, 14-17 to have *internal* access to one another) (*between* each other)

(the purpose of the 30' Ingress/Egress Easement) (Not meaning that each lot may have access to North Padre Island Drive). **Corrections have been made**

#### ENGINEERING

1. Public Improvement Plans construction and acceptance are required for all public utilities (Water including FH's / Wastewater) prior to recording the Plat; make sure the Fire Hydrants are located in the UE. **Waterline construction and fire hydrants have already been installed with previous plat.**
2. Utility Plan: The existing 8" wastewater line located at the back of the lots, it ends at the south lot line for lot 13R, revise the layout and revise the UE; show the 2" private force main location, make sure the 2" private force main is not located in the proposed UE, please revise the utility Plan as necessary. **The 2" FM does not run along back of Lots. It is in TxDOT R.O.W. at front of lots. The location shown on the City GIS Map is incorrect. The existing 8" line ends in the middle of Lot 13R, where the old Lot 13 line was located. Change to line type to indicate existing and proposed sanitary sewer line has been made.**
3. SWQMP: The developer shall be responsible for all storm water drainage caused by the development of the property. This responsibility also includes drainage directed to that property by the ultimate development as well as the drainage naturally flowing onto and through the property by reason of topography. The owner shall be responsible for any silt or soils transported downstream from the property by drainage. **Understood**
4. SWQMP: See TX DOT comment on Drainage; indicate the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storm for the site, Provide the necessary recommendations / mitigations due to increase in flows and make sure the mitigations conform to the City of Corpus Christi Stormwater Master Drainage Plan (Ultimate condition); indicate the FF elevation necessary for each lot to protect the buildings from the 100 year storm; show the section/s for the swales and provide the hydrology and hydraulics calculations necessary to show the proposed section/s are adequate in size; provide a map that shows how the stormwater reaches its ultimate destination.  
(This comment must be addressed before this final plat is scheduled for Planning Commission)  
**Understood**
5. Provide an e-mail or letter from TX DOT indicating that all their comments have been addressed.  
(This comment must be addressed before this final plat is scheduled for Planning Commission).  
**Understood**

#### TRAFFIC ENGINEERING

1. Proposed driveway access to a TXDOT road shall conform to TXDOT access management standards. A permit is required by TXDOT for access. **Understood**

#### FLOODPLAIN

1. No comment. **Okay**

#### FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant shall be located every 300 feet as measured along dedicated streets in all industrial areas and flow 3000 gpm at 20 psi residual pressure. **Existing Fire Hydrants meet this requirement**
2. Note: A fire hydrant shall be location within 100 ft. of a fire department connection. **Understood**



GAS

1. No comment. **Okay**

PARKS

1. Industrial lots are exempt from Public Open Space regulations. **Understood**

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located approximately 1.5 miles east of Corpus Christi International Airport. May be subject to occasional aircraft overflight and noise. Depending on structure height and the height of construction equipment Form 7460 may need to be filed with FAA. **Understood**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 1.5 miles east of Corpus Christi International Airport. May be subject to occasional aircraft overflight and noise. Depending on structure height and the height of construction equipment Form 7460 may need to be filed with FAA. **Understood**

AEP-TRANSMISSION

1. No comment. **Okay**

AEP-DISTRIBUTION

1. No comment. **Okay**

TXDOT

1. Access shall be maintained through each proposed lot via the proposed thirty foot (30') Ingress/Egress Easement using existing access locations. The entire plat of five (5) subdivided lots is eligible for one (1) access location based upon current Access Management Guidelines. **Okay**
2. No additional stormwater discharge shall be accepted into State Right-Of-Way (R.O.W.) or drainage facilities. Any use of state facilities must be metered to meet existing site conditions. **Okay**
3. NOTE 8 – may conflict with TXDOT Access Management (Note 6) based upon available spacing requirements. **Okay**

NUECES ELECTRIC

1. No comment. **Okay**

**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. Informational: The property is zoned "IH" Heavy Industrial District.

Understood

Thank you



Xavier Galvan