



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: 18PL1002**

RUSSELL INDUSTRIAL DISTRICT, BLK 9, LOTS 35A & 42A (FINAL – 2.56 ACRES)

Located north of Agnes Street and east of Omaha Drive.

Applicant: Sechrist-Hall Company  
Engineer: Urban Engineering

The applicant proposes to plat the property in order to combine lots for two future industrial lots.

GIS

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

LAND DEVELOPMENT

1. Place "Chairman" under name on Planning Commission certificate. Change credential from "PE" to "P.E." **Correction has been made**
2. Due to requirements of fire walls to existing building, it is recommended to include the pan handle portion with Lot 35A and have an access easement as per this plat from Lot 42A to Southview Drive or to Omaha Drive. Option 2 will be to include Lot 1, Block 8-A with this plat. **This plat was originally submitted as single lot plat for Lot 35A (Lot 35R) by another firm. After the initial review of that plat, the City asked that the un-platted portion of what is now shown as Lot 42A be included. The owner does not desire to include Lot 1, Block 8-A at this time, as it was not their intent to include Lot 42 originally. We have adjusted our layout to provide 10' of separation from the existing building to the proposed property line and we have added 10' foot of access easement across Lot 35A to provide for additional access to the rear portion of Lot 42A.**
3. Change BL to YR within platted area. **Correction has been made**
4. Water Distribution System acreage fee – 2.56 acres x \$1,439.00/acre = **\$3,683.84**
5. Wastewater System acreage fee – 2.56 acres x \$1,571.00/acre = **\$4,021.76**
6. 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**
7. Location Map: change "Agnes Street (Business 44)" to "Agnes Street (State Highway 544)". **Correction has been made**
8. SWQMP: add other utility lines to Legend or remove the irrelevant utility lines off the plan for clarity. **Lines have been removed**

### ENGINEERING

1. Public Improvements are required and shall be completed and accepted prior recordation of the plat. Additional fire hydrant will be required and shall be within 300 feet hose lay with a minimum 3,000 GPM @ 20 psi. residual pressure. The Existing building doesn't have fire protection including access to the building. **This is not a platting requirement. This is an item that should be addressed as part of building permit.**
2. The plat will affect the existing building and it will be converted into a non-conforming building because it will be at the property line. Provide a 2 hrs. fire rated wall so the building will be a conformed building or provide a separation between the property line and the building a minimum of 10 feet or provide evidence the existing wall is already a 2 hrs. rated wall. **This is not a platting requirement. This is an item that should be addressed as part of building permit.**
3. Provide distances for width of panhandle on Lot 42A. **Dimensions have been added.**
4. Any proposed driveways shall comply with UDC 7.1 Access and Circulation. **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. **Okay**

### FIRE

1. Hydrant location(s): are not to be more than a 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (3000 GPM, with 20 psi residual pressure). **This is not a platting requirement. This is an item that should be addressed as part of building permit.**
2. **Informational Note:** A fire hydrant is required to be within 100 ft. to any fire department connection. **This is not a platting requirement. This is an item that should be addressed as part of building permit.**

### 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. No comment. **Okay**

### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Okay**

AEP-TRANSMISSION

1. No comment. **Okay**

AEP-DISTRIBUTION

1. No comment. **Okay**

TXDOT

1. No comment. **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

A handwritten signature in blue ink, appearing to read 'Xavier Galvan', with a long horizontal flourish extending to the right.

Xavier Galvan