



April 26, 2018

Mr. Greg Collins
City of Corpus Christi
2406 Leopard St., Suite 100
Corpus Christi, TX 78408

Re: RBFCU Staples St (Replat)/18PL10015
Response to Technical Review

Dear Mr. Collins:

We have reviewed your technical review comments dated February 27, 2018 and offer the following responses:

GIS

1. The plat closes within acceptable engineering standards.
2. The plat name is unacceptable, revise and resubmit.
Response: Please see attached revised plat.
3. Reference to Map Records Nueces County Texas as M.R.N.C.T. and Deed Records Nueces County Texas as D.R.N.C.T.
Response: Please see attached revised plat.
4. It appears additional right of way was dedicated along the northeast boundary of Williams Dr. Provide and label the documentation and revise the plat accordingly.
Response: Right of way dedication was not recorded and is not reflected on the plat. Right of way dedication was discussed with Lawrence Fisher.
5. Remove the southwest boundary line of Williams Dr. maintaining the right of way width label.
Response: Please see attached revised plat. The southwest boundary line of Williams Dr has been revised to show dedication per conversation with Lawrence Fisher.

LAND DEVELOPMENT:

1. Delete Health Unit certification. (water and wastewater are public).
Response: Please see attached revised plat.
2. Engineer's certificate: change city to Corpus Christi.
Response: Please see attached revised plat.
3. Surveyor's certificate: add, after Pape-Dawson Engineers, Inc., "...UNDER MY DIRECTION."
Response: Please see attached revised plat.
4. Owner's certificate: add entity name, and name and title of officer/signer.
Response: Please see attached revised plat.
5. City engineer certificate: Replace "Ratna Pottumuthu" and credentials with "William J. Green, P.E."
Response: Please see attached revised plat.
6. Add City Planning Commission Certificate:

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20____.

William J. Green, P.E.
Interim Secretary

Eric Villarreal, P.E.
Chairman

Response: Please see attached revised plat.

8. Delete "Building Setback Line" label and replace with Y.R.
Response: Please see attached revised plat.
9. Provide square footage of lot.
Response: Please see attached revised plat.
10. Label the Build Line and the U.E. on the adjacent lots to the west.
Response: Please see attached revised plat.

11. Note 4: Provide the point of beginning location.

Response: Please see attached revised plat.

12. Note 6: add additional language regarding the category and status of receiving waters.

Response: Please see attached revised plat.

13. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Response: Please see attached tax certificate.

ENGINEERING:

1. Fire Hydrant is required along Williams Drive; F.H.'s must be placed 300' or less OC.

Response: A proposed fire hydrant has been added to the Utility Exhibit and the construction plans. Please see attached Utility Exhibit.

2. The receiving water note on the plat must read as follows: 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.

Response: Please see attached revised plat.

3. Add the receiving water note to the SWQMP Plan.

Response: Please see attached SWQMP.

4. The SWQMP Plans must be signed, sealed and dated by the Registered Civil Engineer in the State of Texas.

Response: Please see attached SWQMP.

5. Utility Plan: Indicate the diameter for each and indicate its material.

Response: Please see attached revised utility plan.

TRAFFIC ENGINEERING:

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC

Response: Existing driveway locations will be utilized for the redevelopment.

FLOODPLAIN:

1. No comment.

FIRE:

1. No comment.

GAS:

1. No comment.

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."

Response: Please see attached revised plat.

REGIONAL TRANSPORTATION AUTHORITY:

1. This replat is located along but not immediately adjacent to any bus stops served by bus Routes 8s, 29 and 63 should not adversely impact CCRTA bus route services.

NAS-CORPUS CHRISTI:

1. No comment.

CORPUS CHRISTI INTERNATIONAL AIRPORT:

1. No comment.

AEP-TRANSMISSION:

1. No comment.

AEP-DISTRIBUTION:

1. No comment.

TXDOT:

1. Non-TXDOT ROW

NUECES ELECTRIC:

1. No comment submitted.

If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,
Pape-Dawson Engineers, Inc.



Gary Smith
Sr. Project Manager

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