



June 1, 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

Project: 18PL1055WOOLDRIDGE CREEK UNIT 9, BLK 3, LOTS 1A & 1B (FINAL – 5.45 ACRES)

Located north of Wooldridge Road and west of Airline Road.

Applicant: Marketplace Properties, LLC

Engineer: Urban Engineering

The applicant proposes to plat the property for a commercial development.

GIS

1. The plat does not close within acceptable engineering standards. The line bearing and dimension legend is not visible, correct and revise. Urban Engineering provided a revised plat with the line bearing and dimension legend and closure was obtained. **This issue has been addressed**

LAND DEVELOPMENT

1. Correct title for Dallas Michael Hakes as Managing Member. **Correction has been made**
2. Provide a 20-foot Y.R. (Yard Requirement) for the entire plat boundary. **Correction has been made**
3. Provide 15' UE (Utility Easement) for Cimarron Boulevard and Airline Road frontages. **Easements have been added**
4. Provide a 10' UE for Wooldridge Road frontage. **Easement has been added**
5. Water Distribution System acreage fee – 5.45 acres x \$1,439.00/acre = \$7,842.55 **Understood**
6. Wastewater System acreage fee – 5.45 acres x \$1,571.00/acre = \$8,561.95 **Understood**
7. Water Pro-Rata – 212.39 LF (Lot 1A) x \$10.53/LF = \$2,236.47 **Understood**
8. Water Pro-Rata- 273.38 (Lot 1B) x \$10.53/LF = \$2,878.69 **Understood**
9. 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Wastewater <input type="checkbox"/> Manhole(s)	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets <input type="checkbox"/> Sidewalks

1. Public Improvements shall be completed by the developer and accepted by City prior to recording the plat.. Fire hydrants along Cimarron Blvd. shall not exceed 300 feet. **Understood**

2. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. **Understood**
3. Dedication along Airline Rd. (A-3) per Urban Transportation Plan. **Per discussions with City staff at the early assistance meeting for this project, it was our understanding that dedication along Airline Road was not going to be a requirement. Additionally, Airline Road is a fully developed street section with no plans for widening.**

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**
2. Site development must adhere to visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections. **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 mercantile and industrial areas and flow 1500 gpm at 20 psi residual pressure. **Understood**

GAS

1. No comment. **Okay**

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. **Okay**

NAS-CORPUS CHRISTI

1. No comment. **Okay**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Okay**

AEP-TRANSMISSION

1. No comment received. **Okay**

AEP-DISTRIBUTION

1. No comment received. Okay

TXDOT

1. No comment received Okay

NUECES ELECTRIC

1. No comment received. 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. The property is zoned CG-2 General Commercial and CN-1 Neighborhood Commercial. Okay

Thank you,



Xavier Galvan