



April 20, 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 we received on April 3, 2018  
**Project: 18PL1030**

IHS PARK SPRINGS (PRELIMINARY – 10.19 ACRES)

Located west of Hazel Bazemore (CR 69) and south of Northwest Boulevard (FM 624).

Applicant: IHS Consultants, LP  
Engineer: Urban Engineering

The applicant proposes to plat the property to develop 4 commercial lots.

GIS

1. Revise the plat name to Park Springs, it is to be without abbreviations. **Our client's entity is IHS Consultants and he has asked us to name the plat after it. Unless the UDC prohibits this, we do not believe the name needs to be changed.**
2. The street dedication 30' from and parallel to the south boundary, dedicated by v67/p357-358 is shown on the adjacent lot to the west. It appears a 30' right of way dedication is required at the south boundary, revise accordingly. **Per the current City of Corpus Christi Master Transportation Plan, there is no planned road shown along the rear of the subject property between Hazel Bazemore and FM 1889. As such, we do not believe the City can require ROW dedication at this time.**
3. Label the right of way widths and centerline dimensions for all street shown on the plat. **Dimensions have been added**
4. The plat closes within acceptable engineering standards. **Understood**

LAND DEVELOPMENT

1. Provide a label for the easements between Lot 1 and Lot 2. **Labels have been added**
2. Show the centerline of River Hill Drive continued and consistent with the Urban Transportation Plan. **The extension of the centerline of River Hill Drive is outside of the subject property. We do show future dedication within the subject property for the extension of River Hill Drive.**
3. Provide a half street distance from centerline to new property line at north and south end of River Hill Drive. **Dimensions have been added**
4. Provide a 15-foot Utility Easement at the rear of Lot 4 for the existing Sanitary Sewer line. **Easement has been added**
5. A separate recorded access easement may be required since adjacent west owner is not part of this plat. Provide a note indicating which properties share the Access Easement along Northwest Boulevard. See TXDoT comment for accessibility to frontage lots. Access Easement may be required on River Hill Drive if acknowledgement is not granted from owner of Lot 3B. **Note has**

been added. This is a preliminary plat, separate instrument for shared access easement can be handled at the final plat stage.

#### ENGINEERING

1. Preliminary plat shall comply with the Allison Service Area 2004 waste water master plan. **Understood**
2. Add 10 feet UE the along the River Hill Dr. on lots 2, 3 and 4. Add 5 feet UE at the rear of Lot 4. **10' feet of utility easement has been added to the East side of Lots 2, 3 and 4. A 15' utility easement has been added to the rear of Lot 4 as requested in Land Development Comment No. 4.**
3. Typo error on the SWQMP since both are labeled as Pre-Development. **Correction has been made**
4. Provide approval letter from Nueces County Water District #3 that acknowledge the existing water line and fire hydrants along River Hill Dr. are maintained by them and provide the fire flow. **We have requested a letter from the water district.**

#### TRAFFIC ENGINEERING

1. No comment received. **Okay**

#### FLOODPLAIN

1. No comment received. **Okay**

#### FIRE

1. No comment received. **Okay**

#### GAS

1. No comment. **Okay**

#### PARKS

1. If development is residential, then Parkland Dedication Requirements should be captured at permitting phase **Understood**

#### REGIONAL TRANSPORTATION AUTHORITY

1. This preliminary 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 received. **Okay**

AEP-DISTRIBUTION

1. No comment. **Okay**

TXDOT

1. No access will be allowed to property along FM 624 due to not meeting TxDOT's access spacing requirements. Access along River Hill Drive must be provided for both Lots 1 & 2. **Understood**

NUECES ELECTRIC

1. No comment received. **Okay**

VERIZON

1. This property is zoned by Verizon. **Not sure what this means, but 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 District. **Understood**

Thank you,



Xavier Galvan