



June 19, 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 May 1, 2018

**Project: 18PL1047**

HUNTINGTON PARK UNIT 2 (PRELIMINARY – 14.99 ACRES)

Located south of Saratoga Boulevard and west of South Staples Street (FM 2444).

Applicant: Hunt Enterprises, Ltd. and Hunt Development, Ltd.  
Engineer: Urban Engineering

The applicant proposes to plat the property in order to increase existing Lot 2A for expansion of the existing building.

GIS

1. Closure is not checked on preliminary plats. **Understood**
2. Label the right of way widths and centerline dimensions for all streets shown on the plat. **Labels have been added**
3. Label the purpose of the noted access easement, ingress/egress if applicable. **Added information**
4. Label the lot and block numbers of Hunter's Point Unit 2 as shown adjacent to the platted area. **Missing information has been added**
5. Label the block and lot number of this plat after the subdivision name in the plat title. **Lot and block have been added**

LAND DEVELOPMENT

1. All existing easements from previous plat of Huntington Park Unit 2, Block 1, Lot 2A (Vol 67 Pg. 47) are to be located and dimensioned. **This is a preliminary plat that will not be filed. Adding this information serves no purpose. Additionally, the final plat will be a recorded document and annotating these on the final plat will cause confusion when a title report is performed on these properties in the future. Our plat will be based on state plane and the previous recorded documents are not. This would create multiple recordings of these easements. This would also complicate any closures or revisions to the easements in the future should relocation of these easements be necessary.**
2. Verify the other two Access easements crossing Lot 12 from Lot 2AR. Provide respective Access Easement document numbers filed with DRNCT. **There are no other access easements from Lot 2AR other than the 60' Wide shown.**

### ENGINEERING

1. Add 20 feet YR on lot 12 along Huntwick Ave. **YR has been added**
2. Add a 10 feet UE on Lot 12 along Huntwick Ave. **UE has been added**

### 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; Floodplain comment is accurate. **Understood**

### FIRE

1. No comment. **Understood**

### GAS

1. No comment. **Understood**

### 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 preliminary plat is not located along an existing or foreseeably planned CCRTA service route. **Understood**

### NAS-CORPUS CHRISTI

1. No comment. **Understood**

### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Understood**

### AEP-TRANSMISSION

1. No comment. **Understood**

### AEP-DISTRIBUTION

1. AEP has a three phase transformer at the rear of the building on lot 2AR being fed from a splice box in the 10' UE on Huntwick Avenue. Not sure if there is a blanket easement on the property but we would prefer to include an EE for this transformer and the conductor route in the plat. **This is a preliminary plat, easements are typically dedicated with final plats. We will contact AEP and see if they have an existing easement. If not, we will work with them on defining one with the final plat. Please allow the preliminary plat to move forward as we work with AEP on resolving this issue.**

TXDOT

1. Future developments shall utilize access points and/or Huntwick Avenue. No additional access points to SH 357 (Saratoga Blvd) will be allowed. Existing driveway shall remain a shared access driveway. Post development drainage shall match pre-development conditions. Coordination with TxDOT shall occur at point of any future development. **Understood**

NUECES ELECTRIC

1. No comment. **Understood**

**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