

Project: 18PL1061

LAGUNA BUSINESS CENTER, LOTS 1, 2, & 3 (PRELIMINARY – 36.38ACRES)

Located south of Compton Road and west of Waldron Road.

Applicant: CCSemloh Partnership, Ltd.

Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct storage units as per Special Permit.

GIS

1. Add Block B-4, Vol 45, Pgs 232-233 reference in Legal Description **Correction has been made. Addressed.**
2. Remove Vol and Page on city property located at Southeast corner, it is incorrect. Document number is all that is needed. **Correction has been made. Addressed.**
3. 15' UE abutting both the drainage easement and the east boundary of platted area should be labeled M.R.N.C.T not D.R.N.C.T. **Correction has been made. Addressed.**
4. Fix boundary of Lot 1 in accordance with Deed Document 680430 (Vol 2172, Pg1009). The property adjacent to Compton Rd. and this plat, with the Tax Id's of 410500040000 and 410500040002 are owned by CC Semloh Partnership LTD according to the Nueces County Appraisal District (NCAD). Include those properties as part of this plat or provide documents of conveyance. Property owned by the City of Corpus Christi is now included in the plat and not on the owner's certificate. **The parcels for 410500040000 and 410500040002 are included in the boundary of this plat. There is 80' between those parcels and the North side of Compton Road. There is a narrow strip owned by the City of Corpus Christi that was dedicated for the use as a drainage easement. This property was never used as a drainage easement and a clause in the original dedication of this land states that the property would revert back to the property owner is this was the case. A preliminary plat does not have an owner's certificate. We have listed the owner/developer who has submitted the application. Addressed.**

LAND DEVELOPMENT

1. Compton Road is a designated Collector street with a 60-foot designated right-of-way. The existing right-of-way along the frontage is 80-foot with the right-of-way west of First National Boulevard at 60-foot. Since the right-of-way varies, provide half distances at frontage boundary points of the Lots with street centerline. **Dimensions have been added. Addressed.**
2. Provide the boundary, legal description and document number for City of Corpus Christi property. **There is a narrow strip owned by the City of Corpus Christi that was dedicated for the use as a drainage easement. This property was never used as a drainage easement and a clause in the original dedication of this land states that the property would revert back to the property owner is this was the case. Addressed.**
3. Provide a 10-foot Utility Easement along Compton Road. May consider providing a UE for the entire properties (Tax ID's 4105-0004-0000 and 4105-0004-0002) since the public waste water line is required to be in a minimum 15-foot utility easement. **A 10' U.E. has been added. Addressed.**
4. Provide name label for the Master Ditch. **Label has been added. Addressed.**
5. Verify distances on each side of the dedication for Graham Road as they are not showing consistent half street distances. **Dimensions have been added. Addressed.**

6. Provide a 10-ft UE along Graham Road. **Easement has been added. Addressed.**

ENGINEERING

Public Improvements Required at time of Final Plat?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Sidewalks

- Demonstrate by model calculations that the additional 55' drainage easement dedication combined with existing master plan ditch provides sufficient conveyance capacity for run-on and run-off on the property (5, 25, 100 year storm event). **We have provided ditch cross-sections and hydraulic calculations demonstrating compliance with the Master Drainage Plan. Addressed.**
- Public water design, construction and acceptance along ROW frontage for lot 1 and lot 2 and along Graham Road for lot 3 is required at final Plat of Lot 1; Fire Hydrants are required for plating and building. Commercial: Fire Hydrants are spaced 300' OC with 1,500 gpm and with 20 PSI residual Pressure. Understood. **This is a final plat comment. Addressed.**
- Public wastewater design, construction and acceptance along ROW of Graham Road is required with Final Plat for Lot 3. **This is a final plat comment. Addressed.**
- Provide a 20-foot DE for the existing 24" Storm drainage pipe that enters property from Compton Road into the existing pond. **20' Wide Drainage Easement exists. Pipe will be relocated to fall within existing easement. Addressed.**
- Provide a 15-foot UE within the properties or provide recording documentation for the existing easements for the 10" Waste water line and manholes along Compton Road and on the east side (the UE must be increased for a total of 15' wide); existing storm must be covered with a UE. **Existing 10' UE has been added. Additional 5' of easement has been added. Previous location of Sanitary Sewer manholes along East boundary were incorrectly shown. They have been shifted based on the location of City of Corpus Christi record maps. Storm sewer line outside of drainage easement is to be removed/relocated. Addressed.**
- Show all easements on the Utility Plan and on the Plat document; indicate the recording information. **Additional record easements have been added. Addressed.**
- SWQMP: Indicate the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storm for the entire area with each subsequent plat you may use the flows for the area to be platted, provide the necessary recommendations / mitigations due to increase in flows. **Pre and Post Development flows are provided. Ditch section existing and proposed as required by Master Drainage Plan are provided and relative capacities per Master Drainage Plan. Addressed.**
- Provide cross section of the existing and proposed drainage ditches for 5 yr., 25 yr. and 100yr. demonstrate sufficient drainage ditch access for maintenance and operation. **See above response. Addressed.**
- Provide a Grading Plan. This plan must show how the stormwater will flow and how it isn't going to adversely impact all the abutting lots; show existing and proposed elevations. Include in the grading elevations 25 feet beyond all property boundaries from adjacent property and lots. Grading for onsite channel and offsite channel must be incorporated into the grading plan as applicable. **This will be provided at time of building permit plan set. Addressed.**
- Show the typical sections for all Streets (abutting and within the Plat) per Master Transportation Plan. **There are no proposed streets. All existing streets are fully developed. There is no need to show street sections. Addressed.**
- Utility Plan: Show the layout of proposed street light locations on the Utility plan. **All streets are existing. Addressed.**
- Identify if the existing pond is jurisdictional or non-jurisdictional; show and provide all necessary documentation. **Owner has a letter from the Corp of Engineers allowing the pond to be filled and land reclaimed. Addressed.**

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.** **Addressed.**
2. Review TIA to include recommended public improvements. **Understood.** **Addressed.**

FLOODPLAIN

1. No comment. **Understood.** **Addressed.**

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 industrial areas and flow 1500 gpm at 20 psi residual pressure. **Understood.** **Addressed.**
2. INFORMATIONAL NOTE: Per IFC 2015 Section 507, 5075.1, Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 ft. (300 ft. per AHJ) from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the fire code official. **Understood.** **Addressed.**

GAS

1. No comment. **Understood.** **Addressed.**

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.** **Addressed.**

REGIONAL TRANSPORTATION AUTHORITY

1. This preliminary plat is located along but not immediately adjacent to any bus stops served by bus Routes 3, 4, 8s, 29F, 65 and 90 and should not adversely impact CCRTA bus route services. **Understood.** **Addressed.**

NAS-CORPUS CHRISTI

1. Property located approximately 0.8 miles S of Truax Field. Located just south of AZP 2 for runway 13R-31L. Existing drainage ditch will need to be able to drain with 48 hours of a rain event, including runoff from new impervious surfaces. May be subject to occasional aircraft overflight and noise. **Understood.**
Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Property located approximately 0.8 miles S of Truax Field. Located just south of AZP 2 for runway 13R-31L. Existing drainage ditch will need to be able to drain with 48 hours of a rain event, including runoff from new impervious surfaces. May be subject to occasional aircraft overflight and noise. **Understood.** **Addressed.**

AEP-TRANSMISSION

1. No comment. **Understood.** **Addressed.**

AEP-DISTRIBUTION

1. No comment. **Understood.** **Addressed.**

TXDOT

1. Not a TxDot state roadway. **Understood.** **Addressed.**

NUECES ELECTRIC

1. No comment. **Understood.** **Addressed.**

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

7. The property is zoned "RE" Residential Estate, "CG-2" General Commercial and "RE/SP" Residential Estate with a Special Permit for storage. **Understood.** **Addressed.**

ENGINEERING

11. All public improvements must be approved by Development Services. Submit final construction plans in accordance with UDC Subsection 3.8.5 for all improvements pertinent to platting requirements. (UDC 3.8.4) **Understood.** **Addressed.**
12. Submit public improvement construction plans to the following e-mail address Publicimprovements@cctexas.com. **Understood.** **Addressed.**

Thank you,



Xavier Galvan