

**PLAT REVIEW COMMENTS**  
**Urban Engineering Responses: 3-7-19**

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final. All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission. Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

**Project: 18PL1140**

HUNTINGTON PARK UNIT 2, BLOCK 1, LOTS 12 & 13 (FINAL – 10.56 ACRES)

Located south of Saratoga Boulevard and west of South Staples Street.

Zoned: CG-2 General Commercial

Owner: Hunt Enterprises, Ltd.  
Engineer: Urban Engineering

The applicant proposes to plat the property for future development.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	Understood	Addressed.
2.	Plat 1	Label the complete and correct legal description of the adjacent properties.	Correction has been made	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Add the following "Yard Requirement" standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.	Note has been added	Addressed.
2.	Plat 1	Provide to 20 feet Y.R. and 10 feet U.E.	Y.R. and U.E. have been added	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		along Huntwick Ave. on Lot 13		
3.	Plat 1	Provide to 20 feet Y.R. along Huntwick Ave. on Lot 12	Y.R. has been added	Addressed.
4.	Plat 1	Water Distribution System acreage fee – 10.56 acres x \$1,439.00/acre = <b>\$15,195.84</b>	Understood	Addressed.
5.	Plat 1	Wastewater System acreage fee – 10.56 acres x \$1,571.00/acre = <b>\$16,589.76</b>	Understood	Addressed.
6.	Plat 1	Water Pro-Rata - 259.80 LF x \$10.53/LF = <b>\$2,735.69 (Lot 13)</b>	Understood	Addressed.
7.	Plat 1	Wastewater Pro-Rata – 259.80 LF x \$12.18/LF = <b>\$3,164.36 (Lot 13)</b>	Understood	Addressed.
8.	Plat 1	Water Pro-Rata - 20.00 LF x \$10.53/LF = <b>\$210.60 (Lot 12)</b>	Understood	Addressed.
9.	Plat 1	Wastewater Pro-Rata – 20.00 LF x \$12.18/LF = <b>\$243.60 (Lot 12)</b>	Understood	Addressed.

DEVELOPMENT SERVICES ENGINEERING			
Public Improvements Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<input type="checkbox"/> Water <input 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

Please see response to Item 2 under Development Services Engineering

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver? ☐ Yes ☐ No List Waivers:

DEVELOPMENT SERVICES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1	Plat 1	Provide a note stating that shared vehicular access across Lot 12 shall not be obstructed for drive crossings into adjacent lots and parking lot drive aisles.	Note has been added	Addressed 3/8/2019
2		Public Improvements are required for the following: 1. Sidewalk (Crosswalk with ADA	Plans have been submitted to City for review/approval	Per revised drawings improvements are no longer required. 3/8/2019

		Ramps) at the end of Huntwick Ave. Public improvements shall be completed and accepted prior recordation of plat.		
3.	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	Noted. 3/8/2019

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	No water construction is required for platting	Understood	Addressed.
2.	Utility Plan	No wastewater construction is required for platting.	Understood	Addressed.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Understood	Addressed.

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Understood	Addressed.

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	INFORMATIONAL NOTE: Hydrant location not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (3000GPM, with 20 psi residual pressure).	Understood	Addressed.
2.	Utility Plan	Informational Note: A fire hydrant is required within 100' of a FDC, fire department connection.	Understood	Addressed.

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Understood	Addressed.

<b>PARKS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>REGIONAL TRANSPORTATION AUTHORITY</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>NAS-CORPUS CHRISTI</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	Located approximately 2.5 miles E of NALF Cabaniss. Due to location any crane used at the site above 148 feet tall will need an airspace study performed	Understood	Addressed.

<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	Located approximately 2.5 miles E of NALF Cabaniss. Due to location any crane used at the site above 148 feet tall will need an airspace study performed	Understood	Addressed.

<b>AEP-TRANSMISSION</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>AEP-DISTRIBUTION</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

<b>TXDOT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat 1	No comment.	Understood	Addressed.

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Understood	Addressed.

#### **INFORMATIONAL**

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. 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