



January 11, 2018

Mrs. Ratna Pottumuthu
Development Services, City of Corpus Christi
2406 Leopard
Corpus Christi, TX 78408

Mrs. Pottumuthu,

Below are our responses to the Technical Review Plat Comments we received on January 5, 2018

Project: 17PL1152

Caribbean Village, Block 1, Lot 1 (FINAL – 7.0 ACRES)

Located east of Laguna Shores Road and south of Caribbean Drive.

Applicant: B L Marina Properties, LP
Engineer: Urban Engineering

The applicant proposes to plat the property in develop a RV Park.

GIS

1. Plat closes acceptably. **Okay**
2. Laguna Shores is a Road not a Drive. **Correction has been made**

LAND DEVELOPMENT

1. Verify correct General Partners of B L Marina Properties, LP are listed on the owner's certificates. **Correction has been made. Ann Arbor G.P., Inc is no longer a general partner per documentation provided at submittal.**
2. Place Chairman under name on Planning Commission certificate. **Correction has been made**
3. On Surveyor's certificate, either place surveyor name printed or replace with "myself" instead of "me". **No. The L.S.L.S. specifically requested this language. This request is a preference and not a requirement.**
4. Indicate whether points along C1, L24, L23, and south boundary are found, placed as per Legend. These areas fall within the water. **Annotation has been added to indicate no monumentation was found or set at these locations.**
5. Provide legal description and volume and page of plat for north property. **Information has been added**
6. Provide distance for adjacent Lot 22 to locate property from Nassau Drive. **Dimension has been added**
7. Provide ownership and legal description of Montego Cove canal. **Per the owner signature block on the plat of Tropic Isles – Section No. 2, recorded in Volume 20, Page 69, M.R.N.C.T., the Cove is dedicated to the Public. We have not been required to address this on other plats that are adjacent to public waters.**
8. Verify half distance on north centerline of Caribbean Drive as per latest north platted property. **Correction has been made**
9. Water Distribution System acreage fee – 7.0 acres x \$1439.00/acre = **\$10,073.00 Understood**

10. Wastewater System acreage fee – 7.0 acres x \$1,571.00/acre = **\$10,997.00 Understood**
11. 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

1. Public Improvements for wastewater construction and fire hydrant are required with the plat. Public Improvements shall comply with City standards and shall be approved by Development Services prior to the construction. **Understood**
2. Water main looping will be required with the site construction plans. Dead end water mains greater than 100 feet are not allowed. **Understood**

TRAFFIC ENGINEERING

1. City's Urban Transportation Plan designates Caribbean Drive as C1 Residential Collector (60' ROW) **Understood**
2. Propose 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. **Okay**

FIRE

1. No comment. **Okay**

GAS

1. No comment. **Okay**

PARKS

1. No park fees accrued for RV parks. **Understood**

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is not located along an existing or foreseeably planned CCRTA service route. **Understood**

NAS-CORPUS CHRISTI

1. Project just north of the 60 dB noise contour for NALF Waldron. May be subject to aircraft noise. **Understood**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Project just north of the 60 dB noise contour for NALF Waldron. May be subject to aircraft noise. **Understood**

AEP-TRANSMISSION

1. No comment. **Okay**

AEP-DISTRIBUTION

1. No comment. Okay

TXDOT

1. No comment. Okay

NUECES ELECTRIC

1. No comment. 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, RS-6 Single Family 6 and RV Recreational Vehicle Park. At pre-submittal meeting for zoning, City staff informed us that no portion of this property was zoned RS-6. We were told that the City GIS map incorrectly shows a portion of the property as RS-6 and that the intent was that the water area adjacent to the property is what is classified as RS-6.

Thank you



Xavier Galvan