



# J. Schwarz & Associates, Inc.

*Professional Engineering Solutions*

October 19, 2017

Gloria Garcia  
City of Corpus Christi Development Services  
2406 Leopard St. #100  
Corpus Christi, TX 78408

Re: Maple Hills Unit 7 Phase 2 Review

Ms. Garcia:

In response to the review comments transmitted via email on October 3, 2017, we offer the following responses:

## GIS

1. The plat does not close within acceptable engineering standards. – **Added missing line call.**
2. The plat name and layout is incorrect as it does not match the submitted approved preliminary plat layout. The plat can be divided into Unit 7, Phase 2 and Unit 6, Phase 3 or only Unit 7, Phase 2, correct and revise to the TRC recommendations. The TRC recommends the plat to be Maple Hills Unit 7, Phase 2. – **The plat name has been changed to Maple Hills Unit 7, Phase 2.**
3. Label the correct and complete legal description of the adjacent properties. **Adjoining property have been updated to ownership shown on Nueces County Tax map as of 10/3/17.**

## LAND DEVELOPMENT

1. Correct and revise the signature line for Eric Villarreal, P.E., Chairman – **Corrected.**
2. Remove the Y.R.'s along the rear of Block 4 – **Removed.**
3. Some of the data on the curve table is not legible. Correct and revise. **Overlapping data revised.**
4. Label the 10.U.E/Y.R Block 4, Lot 1 along Creek View Drive. **Labels added.**
5. Along the north abutting property of Creek View Drive show and label the recording legal description Block 1. **Legal Description added.**
6. Along the east property line abutting Block 5, show and label the recording legal description, rear and side utilities easements and front and side yard setbacks. **Added per request.**
7. Along the west property line abutting Block 4, show and label recorded plat and legal descriptions for the remaining unplatted tracts. **Added per request.**
8. Show and label the found monuments on the plat. **Added per request.**
9. Add a note to the plat that states: "Private driveway access onto Creek View Drive is prohibited."
10. **Water Distribution System lot fee – 37 lots x \$182.00/lot = \$6,734.00 Noted.**
11. **Wastewater System lot fee – 37 lots x \$393.00/lot = \$14,541.00 Noted.**
12. Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation. **Noted.**
13. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **Noted.**

## ENGINEERING

1. Proposed wastewater infrastructure shown on the plan near the intersection of Wood Creek and Creek Bottom does not match the existing wastewater infrastructure. Verify with as-builts. **This is a review of the final plat. Utility construction should be addressed on the review of the construction plans for Unit 7, Phase 2. Note that the preliminary plat was approved in 2012. The preliminary plat does not reflect changes that were required to the proposed utility layout during actual design. The construction plans submitted for review on July 6, 2017 are based on the existing utilities and not those in preliminary plat.** Not addressed; **APPROVED**
2. Public Improvements construction required with the final plat. Public Improvements shall comply with City standards and shall be approved by Development Services prior to the construction. **Noted.** **PI Plans will be submitted**
3. Proposed street pavement section and the sidewalk for minor residential (5 feet) does not meet City standards. Revise the x-section. **This is a review of the final plat. Sidewalk construction should be addressed on the review of the construction plans for Unit 7, Phase 2.** **PI Plans will be submitted**
4. SWQPM: How is the runoff on the Creek Bottom Drive being captured? **Runoff from Creek Bottom is routed via curb and gutter to curb inlets located on Creek Side, Wood Creek and Shallow Creek Drive.** **Addressed**

## TRAFFIC ENGINEERING

1. Provide a layout of proposed street light locations for approval by Traffic Engineering. **This is a review of the final plat. Street light location should be addressed on the review of the construction plans for Unit 7, Phase 2.** **PI Plans will be submitted**
2. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. Public improvement plans shall include locations for signage. **Noted.** **Addressed**
3. Provide a note on the plat prohibiting driveway access onto Creek View Drive. **Added.**
4. Street pavement cross sections shown do not meet City street standards. Minimum **Addressed** HMAC thickness is 2 inches. **This is a review of the final plat. HMAC thickness should be addressed on the review of the construction plans for Unit 7, Phase 2.** **PI Plans will be submitted**

## FLOODPLAIN

1. No comment.

## FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant will be located every 600 feet as measured along dedicated streets in residential areas and flow 750 gpm at 20 psi residual. **Noted.**
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 ft. or 26 ft. at fire hydrant locations exclusive of shoulders, per IFC 2015. **Noted.**

## GAS

1. No comment. **Noted.**

## PARKS

1. Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land. **Noted.**
2. Community Enrichment Fund fee = (0.28-acre) x (Fair Market Value or Actual Purchase Price) **Noted.** **Staff Error** **0.37**

3. The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC8.3.6) **Noted.**
4. Park Development Fee (\$200 per unit) = \$200 x 37 units = \$7,400.00 **Noted.**

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located approximately 5.4 miles NW of runway 13 at Corpus Christi International Airport. Will be subject to occasional aircraft overflight and noise. **Noted.**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 5.4 miles NW of runway 13 at Corpus Christi International Airport. Will be subject to occasional aircraft overflight and noise. **Noted.**

AEP-TRANSMISSION

1. No comment. **Noted.**

AEP-DISTRIBUTION

1. No comment. Will use existing easements **Noted.**

TXDOT

1. No comment. **Noted.**

NUECES ELECTRIC

1. No comment. **Noted.**

Should you have any questions or require any additional information, please do not hesitate to call. Attached are the revised drawings for your approval. Thank you for your assistance with this project.

Sincerely,  
J. Schwarz & Associates, Inc. (F-8138)

James Schwarz, P.E.  
Project Engineer  
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