



May 19, 2017

Revised: June 9, 2017

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 March 12, 2017

THE COVES AT LAGO VISTA UNIT 3C (30.47 ACRES)

Located south of the South of Oso Parkway and east of King Ranch Drive.

Applicant: Ronald A. Voss  
Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 36 lots for single-family residential subdivision.

GIS

1. The plat closes within acceptable engineering standards. **Okay**
2. There are duplicate Lot 16's within Block 13, correct and revise. **Correction has been made**
3. Change Lot 7A, Block 12 to Lot 7 unless a reason for 7A can be justified. Label Lot 7 as an unbuildable private lake. **Private Lake label has been added. Lot 7A is justifiable since it is a continuation of the existing Lake shown as Lot 7, Block 12 in Unit 3B.**

*Incorrect, change it to Lot 7, it is not justifiable because they are different subdivisions and will each have their own unique tax id.*

LAND DEVELOPMENT

*Revision has been made*

1. The property is zoned "RE" Residential Estate with a Special Permit (Ordinance number 027357). **Agree**
2. For consistence revise the text size for the Nueces County Health certificate block. **Text size is the same.**
3. The Nueces County Health certificate block label "Public Health Administrator" under the signature line. **Title has been added to signature block**
4. According to the ownership documents submitted "Michael Johnson" (VOLO Ventures, LLC/MJP Island, LLC) should be include in the ownership certificate block. **Michael's name has been added**
5. Change "Philip J. Ramirez, A.I.A., LEED AP Chairman" to "Eric Villarreal P.E. Chairman." **Correction has been made** Replace Julio Dimas, CFM to William J. Green, P.E. Interim Secretary *Revision has been made*
6. Add notes 6,8,9,10 & 11 as shown on Vol 68, Pgs 324-325 but referring to the new plat. **Notes have been added**
7. Verify and label the purpose for Lot 7A. **has been labeled as private lake**
8. If applicable show and label the continuation of the 50' Restrictive Rear Building Line along Block 12. **Per the client, this is not applicable**
9. Provide a layout of the driveway location for Lot 22R. **Please see attached.**
10. The U.E on Lot 22R along King Ranch Drive is incorrect see Vol. 67, Pg 614. **Easement has been changed from 10' to 15' as shown on recorded plat.**
11. Label a block number for Lot 22R. **Block no. has been added.**
12. Identify the parallel dash line at the street centerline of South Oso Parkway between Lot 13, Block 12 and Lot 14, Block 13. **This is an existing Utility Easement by separate instrument.**

13. There are duplicate lots numbers on Block 13. Correct and revise. **Correction has been made**
14. Show and label the Y.R dimension for Block 11, Lot 24. **Bearing and distance has been added**
15. Add a note to the plat "Driveway access to South Oso Parkway from Lots 14 & 18 **19**. Block 13 and Lots 46-48 **17-19**, Block 13 to King Ranch Drive is prohibited. **Note has been added.**
16. Driveways must comply with requirements to the Oso Parkway Plan. **Understood**
17. Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation. **Understood**
18. **Water Distribution System acreage fee – 30.47 acres x \$719.00/acre = \$21,907.93 Understood**
19. **Wastewater System acreage fee – 30.47 acres x \$1,571.00/acre = \$47,868.37 The developer will be requesting and exemption and will execute a sanitary sewer connection agreement**
20. 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** 6-5-17 Per Ratna and Chuck Urban via phone conversation. Correct and Revise Comments number 1-5  
See attached email from Chuck to Ratna.

1. Streets longer than 150 feet in length require turn around. **Hammerhead turn-around has been added at the South end of South Oso Parkway**
2. Public improvements construction and acceptance required prior to final plat recordation. The infrastructure and public improvements shall meet the minimum requirements established by the Unified Development Code, the City's standards for roads, streets, structures and utilities, and any other adopted City design or technical criteria. **Understood**
3. Provide Street lights location/design on the Utility Plan. **Locations have been added to utility plan**
4. Is the storm water run-off being routed to the existing pond? **Yes** Does the pond have additional capacity to hold the additional storm runoff generated from the proposed development. **Yes** Provide detailed analysis for the existing pond. Provide pre-development and post-development design computations for the 5, 25, and 100 year storm. **This is indicated on the plan. The attached approved SWQMP that was submitted with Unit 3B accounts for the overall drainage from the 85 Acre total area. The two lakes have capacity to contain the 5 year storm and the street design will allow overflow of the master storm into the adjacent ditch and thus to Oso Creek.**
5. Add the following note to the plat and Storm Water Quality Management Plan:
  - a. The City of Corpus Christi is not responsible for drainage within the private lakes in The Coves at Lago Vista Unit 3C. The Homeowner's Association will be responsible for any maintenance and storm water discharge into the receiving waters. This responsibility also includes ensuring the storm water quality that discharges into the receiving waters comply with TCEQ regulations. **Note has been added**
  - b. All drainage easement shown on the plat are private. The Homeowner's Association will be responsible for any maintenance of the drainage easements. **Note has been added**

**TRAFFIC ENGINEERING**

1. Provide locations of proposed street lights in subdivision unit. **Locations have been added to utility plan**
2. A turnaround is required at the end of South Oso Parkway. **Hammerhead has been added at South end. Must comply with Engineering** See attached email from Chuck to Ratna

**FLOODPLAIN**

1. No comment. **Understood**

**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 have a fire flow at any single fire hydrant will not be less than 750 gpm at 20 psi residual. Fire apparatus

access roads shall have an unobstructed width of not less than 20 ft. or 26 ft. at hydrant locations exclusive of shoulders, per International Fire Code 2015. Per Appendix D, Sec 107, a second fire apparatus access road shall be required when dwelling units exceed 30. **Understood**

GAS

1. No comment. **Understood**

PARKS

1. Parkland Dedication Requirement and Park Development Fees apply. **Understood**
  - a. Community Enrichment Fund fee = (0.36 acre) x (Fair Market Value or Actual Purchase Price)
  - b. 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)
  - c. Park Development Fee (\$200 per unit) = \$200 x 36 units = **\$7,200.00**

REGIONAL TRANSPORTATION AUTHORITY

1. This final 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 Distribution is requesting a 5' Electrical Easement along the road right of way of King Ranch Drive, Sunset Trail Court and South Oso Parkway. Urban Engineering also needs to label the existing Electrical Easements. **Existing utility easement is shown and additional labels have been added. 5' Electrical Easements have also been added.**  
*Is there a reason why they put the EE behind the 10'U.E? EE has been moved to front of utility easement*

TXDOT

1. No comment. **Understood**

NUECES ELECTRIC

1. No comment. **Understood**

Thank you,  
  
Xavier Galvan