



June 1, 2018

Mr. Greg Collins  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

Mr. Collins,

Below are our responses to the Technical Review Plat Comments

**Project: 18PL1049**

WILLOWOOD UNIT 8 (FINAL – 5.70 ACRES)

Located west of Violet Road at the end of Willowood Creek Drive.

Applicant: Tierra Motors, LLC  
Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 27 lots for single family residential development.

GIS

1. The plat closes within acceptable engineering standards. **Understood**

LAND DEVELOPMENT

1. Revised Block 11, Lots 16 & 17 as Block 11, Lots 17 & 18 per approved preliminary plat October 09, 2013. **Correction has been made**
2. Prior to plat recordation remove the reference plat: "Preliminary, this document..." **Understood**
3. **Water Distribution lot fee – 27 lots x \$182.00/lot = \$4,914.00 Understood**
4. **Wastewater System lot fee – 27 lots x \$393.00/lot = \$10,611.00 Understood**
5. Coordinate with AEP on street light fees and provided confirmation of payment prior to plat recordation. **Understood**
6. Prior to recordation, on the plat show the document number for all easements dedicated by separate instrument. **Understood**
7. 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

Public Improvements Required?		<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 checked="" type="checkbox"/> Manhole(s)	<input checked="" type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Sidewalks

ENGINEERING (CONT.)

1. Revise Utility Easements to be 15 feet total in width (Block 9, Lots 3-4, Lots 8-9, Lots 13-14) **No. The easement between lots 3 and 4, Block 9 was approved with the plat for Unit 7. The easements between Lots 8 and 9; and 13 and 14, Block 9 are similar side lot easements for franchise utilities.**
2. Revise the 5' ft U.E to 10' U.E for Block 13, Lot 12 and 13 to be consistent with Block 12 lots 1 and 12. **Correction has been made**
3. Public Improvement Plans and construction are required for all public improvements (Streets, Water, Wastewater & Stormwater). Public Improvements shall be constructed by the developer and accepted by City prior to recording the plat. Dead end watermain are not permitted. **Understood**
4. SWQMP: Provide calculation to verify the downstream storm sewer has capacity to convey the runoff to the outfall without adversely impacting the adjacent properties. **Please review attached information, plans and calculations originally collected as part of the Willowood Preliminary Plat. It is evident from this information that Willowood Unit 7 and thus future units 8 and 9, etc. comply with original master plan for the subdivision and utilize existing drainage systems as originally intended. The property is being developed as originally anticipated and run-off volumes remain unchanged from original assumptions. Also provided are record drawing from Willowood unit 7 showing drainage calculations and current unit 8 plans being reviewed by your department showing drainage calculations.**

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**
2. Provide a street lighting layout for the subdivision for review by Traffic Engineering. **Proposed Street light locations have been added to utility plan**
3. Construction plans must include appropriate dead-end barricades and sign plaques (mounted on STOP/Street Name sign assembly) for South Creek Drive, Willow Weep Drive and Willowood Creek Drive. **Understood**

FLOODPLAIN

1. No comment. **Okay**

FIRE

1. No comment **Okay**

GAS

1. No comment. **Okay**

PARKS

1. Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land. **Understood**
  - a. Community Enrichment Fund fee = (0.27 acre) x (Fair Market Value or Actual Purchase Price) **Understood**
  - 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) **Understood**
  - c. Park Development Fee (\$200 per unit) = \$200 x 27 units = \$5,400.00 **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. No comment. **Okay**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 6.6 miles NW of Corpus Christi International Airport. Located W of the approach to runway 31. May be subject to occasional aircraft overflight and 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.**

INFORMATIONAL FOR LAND DEVELOPMENT

1. The property is zoned "RS-6" Single-Family District. **Okay**

Thank you,



Xavier Galvan