

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 October 3, 2017.

Project: 17PL1116

SHORELINE VISTA UNIT 2 (FINAL – 6.70 ACRES)

Located west of Flour Bluff Drive, north of Purdue Road and south of Division Road.

Applicant: Ronald A. Voss
Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 28 single-family residential lots for residential development.

GIS

1. The plat does not close within acceptable engineering standards, portions of the line and curve legend is missing. **Plat closes with information on line table. Please see attached lot closure. Addressed.**
2. Provide and label the recorded document number that dedicates Division Rd. north of the plat. **We are unable to locate document for north 60' of Division Road, but we have added reference to the document for the south 40' which is the portion adjacent to the property being platted. Addressed.**
- 3.

LAND DEVELOPMENT

1. Show and label one-foot contours or spot elevations on the plat (Note 4: Flood Zone "B"). **Contours have been added Addressed.**
2. On the owners certificate block label "owner" as the title for Ronald A. Voss along the signature line. **Correction has been made Addressed.**
3. The table curve at upper right corner of the plat is incomplete. Correct and revise. **Table is not incomplete. Addressed.**
4. Prior to recordation, show the document number for all utility easement dedicated by separate instrument. **Understood Addressed.**
5. Prior to recordation remove the reference on sheet 1 of 2 and 2 of 2: "Preliminary, this document shall not be recorded for any purpose..." **Understood Addressed.**
6. **Water Distribution System lot fee – 28 lots x \$182.00/lot = \$5,096.00 Understood Addressed.**
7. **Wastewater System lot fee – 28 lots x \$393.00/lot = \$11,004.00 Understood Addressed.**
8. Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation. **Understood Addressed.**
9. 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 Addressed.**

ENGINEERING

1. 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. **Understood Addressed.**
2. Dead end watermain greater than 100 feet are not allowed. Revise utility plan. **As was recently accepted on The Coves at Lago Vista Unit 3C, a 2" HDPE line looped in the cul-de-sac. The cul-de-sac length is only 300 feet in length. A water exchange calculation for the dead-end line is attached. Addressed.**
3. Dead end street greater than 150 feet require temporary turn around. Provide temporary turn around easements. **Temporary turn-around has been added. Addressed.**
4. Provide access to Private Park from the Subdivision. Private Park cannot be landlocked if Division Road does not exist. **This comment is a duplicate from the preliminary plat comments and does not apply to the final plat. Addressed.**
5. SWQMP: Provide the drainage ditch design proposed in the 50 feet drainage easement. Provide the drainage ditch design computations for the 5, 25 and 100 year storm events. **Added cross-section and computations Addressed.**

TRAFFIC ENGINEERING

1. Determine the entity responsible for Division Road (Street Name Blade indicates Holly Road) and whether the right-of-way is publicly or privately owned. **City of Corpus Christi. Provide ownership of the 40' ROW and indicate whether it is also a railroad right of way as indicated on Preliminary plat or street right of way. Provide copy of document. Move "Division Road" label near centerline. Provide right of way label for Division Road (100' ROW). City of Corpus Christi. Addressed.**
2. Provide a layout of proposed street light locations for approval by Traffic Engineering. **Street light locations have been added to utility plan Addressed.**
3. Provide a temporary turnaround for Elm View Drive. **Temporary turn-around has been added. Addressed.**
4. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. **Understood Addressed.**
5. Provide a note on the plat prohibiting driveway access onto Division Road. **Note has been added Addressed.**

FLOODPLAIN

1. No comment. **Understood Addressed.**

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. **Understood Addressed.**
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. **Understood Addressed.**

GAS

1. Provide a 5' U.E. on Lot 12, Block 1 5' on the west property line and 5' U.E. on Lot 2, Block 2 5' on the west property line. **Easements have been added. Addressed.**

PARKS

1. **Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.**
 - a. **Community Enrichment Fund fee = (0.28 acre) x (Fair Market Value or Actual Purchase Price) Understood Addressed.**
 - 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 Addressed.**
 - c. **Park Development Fee (\$200 per unit) = \$200 x 28 units = \$5,600.00 Understood Addressed.**

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. Located approximately 1.2 miles N of NALF Waldron. May be subject to occasional aircraft noise and overflight due to aircraft transiting between airfields. **Understood Addressed.**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 1.2 miles N of NALF Waldron. May be subject to occasional aircraft noise and overflight due to aircraft transiting between airfields. **Understood Addressed.**

AEP-TRANSMISSION

1. No comment. **Understood Addressed.**

AEP-DISTRIBUTION

1. AEP will be needing a 5'EE on the first 5' off the right of way on Block 3 Lots 37-40, Block 5 Lots 12-33, Block 10 Lots 2-17. **Easements have been added to fronts of all lots. Addressed.**

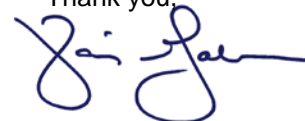
TXDOT

1. No comment. **Understood Addressed.**

NUECES ELECTRIC

1. No comment. **Understood Addressed.**

Thank you,



Xavier Galvan