



November 2, 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 October 3, 2017

Project: 17PL1108

RANCHO VISTA PHASE II (PRELIMINARY – 65.21 ACRES)

Located south of Yorktown Boulevard and east of Fred's Folly.

Applicant: Gulfway Shopping Center
Engineer: Urban Engineering

The applicant proposes to plat the property in order to develop a residential development.

GIS

1. Closure is not checked on preliminary plats. (closes) **Okay**
2. Remove all punctuation from the street names. **Correction has been made**
3. Dr Hector P Garcia Dr. is a dedicated sectional street requiring continuation or right of way closure, correct and revise. **Proposed Right-of-way closure shown. Closure will not be required until prior to final plat for proposed Unit 17 is submitted.**
4. Fischer and Peterson are duplicate or sound alike street names and not acceptable, correct and revise. **Street names have been changed.**

LAND DEVELOPMENT

1. Provide a 10' UE at the rear of Block 2, Lots 28 thru 35 and Block 29, Lots 49 thru 53. **No, we are providing 5' in additional easement in the form of a 5' E.E. along the rights-of-way per request from AEP below.**
2. Change 10 YR to 15 YR on Block 29, Lots 14, 18, 29, 33, 44, and 48. **Corrections have been made**
3. Provide a 50-foot YR along Yorktown Boulevard. **Yard Requirement has been added**
4. Provide a DE on Lot 1, Block 35 on plat for storm sewer pipe shown on Utility Plan. **Easement has been added and Block No. changed to 38 due to duplication**
5. Provide half street distances for Bayley Lane and Fischer Lane. **Dimensions have been added**
6. Label easement at rear of Block 35, Lots 1 and 2. **Dimension has been added**
7. Provide half street distances for Stampede Drive at south boundary of plat. **Dimensions have been added**
8. On Page 1 of plat, provide street label for Oso Parkway. **Label has been added**
9. On Page 2 of Plat, provide street label for Ames Street. **Label has been added**
10. Add the following "Yard Requirement" standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change. **Note has been added**

11. Add a note to the Oso Parkway alignment stating alignment to be redesigned with the Future adjacent Phases of development. **Requesting meeting with Development Services prior to submitting revisions to this plat. Note has been added within South Oso Parkway R.O.W.**
12. **Informational:** Developmental fees apply with final plat. **Understood**
13. **Informational:** 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. Subdivision external access points shall comply with UDC Table 8.2.1.E. Provide lot count for Rancho Vista Phase I & II. Currently there are only 2 external points from Rancho Vista Phase I. **Residential lot count for developed portion of Phase I and proposed Unit 16 is 712. Residential lot count for Rancho Vista Phase 2 is 78.**
2. Minor Residential Street (60ft ROW) requires 5 feet sidewalk per UDC Table 8.2.1.C. **Understood**
3. Dr Hector P Garcia Dr Sectional streets closure require City Council action. Plat cannot be recorded prior to the City Council approval of the street closure. **Understood**
4. Provide the dimensions for the turnarounds. **Dimensions have been added**
5. Developmental fees apply with final plat. **Understood**
6. 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**
7. SWQMP: Provide the drainage ditch design computations for the 5, 25 and 100 yr storm events. Verify the ditch is privately maintained or City maintained? Temporary drainage ditch will be maintained by developer. **Design computations not necessary for preliminary plat.**

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. Plat must be in conformance with Urban Transportation Plan. **Understood**
3. The design of the hammer heads must accommodate emergency and service vehicles. The proposed lot configurations have presented issues for service vehicles (i.e. solid waste trucks). The presence of driveways and on-street parking will affect the ability of these vehicles to maneuver through a tight space. **Understood**
4. Provide the locations of the proposed street lighting to Traffic Engineering for approval. **Street light locations have been added to utility plan.**
5. Provide a temporary turnaround for Stampede Drive. **No, Peterson Drive and Stampede form a hammerhead turnaround**

FLOODPLAIN

1. No comment. **Okay**

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**
2. 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 **Understood**

GAS

1. Provide a 5' U.E. on Lot 2, Blk. 35 from south of property line. **Easement has been added**
2. Provide a 10' U.E. between Lots 12 & 11, Blk. 30 with 5' on each side. **Easement has been added**
3. Provide a 10' U.E. between Lots 7 & 6, Blk. 30 with 5' on each side. **Easement has been added**

4. Provide a 10' U.E. between Lots 3 & 2, Blk. 30 with 5' on each side. **Easement has been added**

PARKS

1. Park fees are not assessed for Preliminary Plats. **Understood**

REGIONAL TRANSPORTATION AUTHORITY

1. This preliminary 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. No comment. **Okay**

AEP-TRANSMISSION

1. No comment. **Okay**

AEP-DISTRIBUTION

1. AEP will be needing a 5' EE on the first 5' off the right of way on all lots on Blocks 2, 29, 30, 31 and 35. **Easements have been added**

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 to be rezoned to "RS-4.5" Single-family 4.5 District. **Understood**

Thank you



Xavier Galvan