



November 30, 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 November 28, 2017

Project: 17PL1138

THE VINEYARDS UNIT FOUR, Block 1, Lot 3 (FINAL – 5.45 ACRES)

Located south of Saratoga Boulevard and east of Airline Road.

Applicant: D & E Development Corporation
Engineer: Urban Engineering

The applicant proposes to plat the property for a commercial development.

GIS

1. Closes within acceptable standards. **Okay**
2. Streets are to be dimensioned with the centerline at a given point. **Additional dimensions have been shown.**
3. Lot lines are to be solid not dashed. **Correction has been made**
4. Fix one of the lots labeled Lot 4 in Flour Bluff & Encinal to the correct lot number. **Correction has been made**
5. Label the street on the western side of the area being platted. **Airline Road has been labeled**

LAND DEVELOPMENT

1. Prior to recording, provide the offsite easement's document numbers. **Understood**
2. Label Airline Street. **Label has been added**
3. Water Distribution System acreage fee – 5.45 acres x \$1,439.00/acre = **\$7,842.55 Understood**
4. Wastewater System acreage fee – 5.45 acres x \$1,571.00/acre = **\$8,561.95 Understood**
5. Water Pro-Rata fee for: (646.97 LF) for Airline Street frontage x \$10.53/LF = **\$6,812.59 Understood**
6. 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. Public Improvement Plans and construction and acceptance are required including (Storm water / Water with Fire Hydrants / Wastewater) prior to recording the Plat. **Understood**
2. Utility Plan: Show the layout of proposed street light locations on Airline Road on the Utility plan for approval by Traffic Engineering. **No. This is a recently constructed Arterial Street via bond improvements. Any street lights should have been added at that time under the bond and this should not be a platting requirement as it is an outside street, not an interior subdivision street.**

3. The City's Transportation Plan designates Airline Road as an A1 arterial (95' ROW) and Saratoga Boulevard as A3 arterial (130' ROW); dedicate additional ROW along Airline Road; the distance between the Property Line and the Center Line must be 47.5'. **The City recently obtained additional right-of-way which is reflected by our dimensions. Our property is 47.5' from the centerline at its narrowest point and widens to 59.5 near the intersection of Airline Road and Saratoga Boulevard**
4. Add the following note to the Plat document "Driveway access to Saratoga Boulevard shall conform to access management standards of Texas Department of Transportation."
FYI: All driveways and drainage shall be permitted through TxDot. **Note has been added, we would like to discuss further as note should not be a plat requirement as this is handled through the permitting process.**
Add the following note to the Plat document "Proposed driveway access to Airline Road shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances." **Note has been added, we would like to discuss further as note should not be a plat requirement as this is handled through the permitting process.**
5. Please provide documentation for plat note number 4. **It is unclear what is being asked with this question, please clarify**

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. **Note added to plat per Item 4 under Engineering. We would still like to discuss plat note requirement.**
2. Proposed driveway access to a TXDOT road shall conform to TXDOT access management standards. A permit is required by TXDOT for access onto Saratoga Boulevard. **Note added to plat per Item 5 under Engineering. We would still like to discuss plat note requirement.**

FLOODPLAIN

1. No comments. **Okay**

FIRE

1. No comments. **Okay**

GAS

1. No comments. **Okay**

PARKS

1. No comments. **Okay**

REGIONAL TRANSPORTATION AUTHORITY

1. No comments. **Okay**

NAS-CORPUS CHRISTI

1. No comments. **Okay**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comments. Okay

AEP-TRANSMISSION

1. No comments. Okay

AEP-DISTRIBUTION

1. No comments. Okay

TXDOT

1. No comments. Okay

NUECES ELECTRIC

1. No comments. 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 zoned "CG-2" General Commercial with a portion within an "ON" Office District.
Okay

Thank you,

Xavier Galvan