



December 18, 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 December 7, 2017

Project: 17PL1147

RANCHO VISTA PHASE 2, UNIT 15 (FINAL – 9.01 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 with 39 units.

GIS

1. Remove the erroneous bold line to the northwest and southwest of the plat. **Correction has been made**
2. It was determined Fischer Ln. and Peterson Dr. were unacceptable duplicate street names. See the revised preliminary plat for the corrected street names. **Correction has been made**
3. The plat closes within acceptable engineering standards. **Okay**

LAND DEVELOPMENT

1. Title to include "Phase 2". **Correction has been made**
2. Verify if third and fourth Notary Certificates to have GSC Holdings, Ltd. as General Partner to Nuss Family Partnership. **Correction has been made**
3. Change the 5' UE to a 5' EE along all frontages. **Corrections have been made**
4. Change 10 YR to 15 YR on Block 29, Lots 14 and 18. **Corrections have been made**
5. Label easement at rear of Block 35, Lots 1 and 2. **Applied to previous preliminary plat, not current final plat**
6. Provide a 15' Drainage easement east of Peterson Drive for storm pipes and catch basin outside the plated area as per Utility and SWQMP Plan. Provide document number. **Easement has been added to end of Breeze Drive.**
7. Provide a 5' EE along frontages of Block 30, Lots 1 thru 6. **Easement has been added**
8. Provide 20' YR for Block 31, Lot 1 along Stampede Drive. **A 20' YR will make this lot unbuildable. We will request a variance to allow setback as shown.**
9. Water Distribution System lot fee – 39 Lots x \$182.00/lot = **\$7,098.00 Understood**
10. Wastewater System lot fee – 39 Lots x \$393.0/lot = **\$15,327.00 Understood**
11. East endpoint of Stampede Drive to transition to 50' right-of-way. Consider reverse curve for transition. **Per meetings with City staff, a 60' is what will be required. Preliminary plat will be adjusted to match final plat.**
12. Lot 14 and 18 must have a 50-foot wide Y.R. **Changes have been made to these lots per discussions with City staff**

13. 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. Plat note number 4: Provide the documentation for this note and revise the panel number as necessary. **Note has been revised from City of Corpus Christi to Nueces County. All other information, including panel number is correct.**
2. Private driveways are prohibited onto Stampede Drive for Block 2, Lot 35, Block 29, Lot 8, Block 30, Lot 1, Block 31, Lot 1. Following note has been added: **Private driveway access onto Breese Drive from Lot 35, Block 2 is prohibited. Private driveway access onto Stampede Drive from Lot 1, Block 21 is prohibited.**
3. Fisher Lane does not comply with city standards. Minimum ROW shall not be less than 50 feet. **Changes have been made per discussions with City staff**
4. Revise Stampede Drive ROW to match preliminary plat. The street from Starlight Subdivision should tie with Stampeded Drive. **Per meetings with City staff, a 60' is what will be required. Preliminary plat will be adjusted to match final plat.**
5. Public Improvements plans, construction and acceptance are required with the final plat. Public Improvements shall comply with City standards and shall be approved by Development Services prior to the construction. **Understood**
6. 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? **(This comment must be addressed before this plat is scheduled for Planning Commission) 5, 25 and 100 year storm flows are provided for subdivision. The ditch is temporary and thus does not require evaluation in 25 year and 100 year events.**
7. Provide the locations of the proposed street lighting to Traffic Engineering for approval. **Street light locations have been added**

TRAFFIC ENGINEERING

1. The City's Urban Transportation Plan designates Yorktown Drive as a C2 Secondary collector (65' ROW). **Understood**
2. Propose driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. **Understood**

FLOODPLAIN

1. No comment. **Okay**

FIRE

1. No comment. **Okay**

GAS

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

PARKS

1. **Park Development Fee** (\$200 per unit) – (\$200) x (39 units) = **\$7,800.00 Understood**
2. **Community Enrichment Fund:** Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 39 unit = **0.39** acre of land dedication. **Understood**

In lieu of land dedication, \$62,500/acre x .39 acres = **\$24,375** is due unless fair market value/purchase information is provided.

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. No comment. **Okay**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Drainage ditch needs to be designed and maintained to drain within 48 hours of a rain event. **Understood**

AEP-TRANSMISSION

1. No comment. **Okay**

AEP-DISTRIBUTION

1. AEP is requesting the first 5' of property off the right of way on every block and lot to be an EE to serve it power by the means of front lot. AEP will also accept the second 5' due to the wet utilities that will be in conflict in the first 5'. **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 rezoned to "RS-4.5" Single-family 4.5 District. **Agree**

Thank you,

Xavier Galvan