



May 16, 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 we received on May 1, 2018  
**Project: 18PL1042**

THE VINEYARDS UNIT FIVE, BLOCK 1, LOT 1 (FINAL – 2.64 ACRES)

Located south of Saratoga Boulevard (State Highway 357) and west of Rodd Field Road (State Highway 357).

Applicant: L C Alty, Ltd a Texas limited partnership & Alty Enterprises, Inc., a Texas Corporation  
Engineer: Urban Engineering

The applicant proposes to plat the property in order to obtain a building permit for a future commercial development.

GIS

1. The plat closes within acceptable engineering standards. **Okay**
2. Locate the labeled 45' wide drainage easement and the 15' wide utility easement and drainage maintenance strip, their location is not shown on the plat and it appears they are incorrectly located in the middle of the plat. **Correction has been made.**

LAND DEVELOPMENT

1. If applicable show and label a Lien holder certificate block. **I have confirmed with out client that there are no longer any liens on the property**
2. Add the following note to the plat: Property must comply with TxDOT's Traffic Access Management Plan. **Note has been added**
3. **Water Distribution System acreage fee – 2.64 acres x \$1,439.00/acre = \$3,798.96 Understood**
4. **Wastewater System acreage fee – 2.64 acres x \$1,571.00/acre = \$4,147.44 Understood**
5. **Water Pro-Rata – 226.94 LF x \$10.53/LF = \$2,389.68 (Saratoga Boulevard). Understood**
6. Prior to plat recordation remove the reference plat: "Preliminary, this document..." **Understood**
7. Prior to recordation, on the plat show the document number for all easements dedicated by separate instrument. **Understood**
8. 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 for Water (fire hydrant) and Wastewater per master plan. **Understood**

TRAFFIC ENGINEERING

1. Proposed driveway access to Saratoga Boulevard, which is a TXDOT maintained roadway, shall conform to TXDOT access management standards. **Understood**

FLOODPLAIN

1. No comment; Floodplain comment is accurate. **Understood**

FIRE

1. No comment. **Understood**

GAS

1. No comment. **Understood**

PARKS

1. Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase." **Note has been added**

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. **Understood**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Understood**

AEP-TRANSMISSION

1. No comment. **Understood**

AEP-DISTRIBUTION

1. No comment. **Understood**

TXDOT

1. No comment. **Understood**

NUECES ELECTRIC

1. No comment. **Understood**

**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 LAND DEVELOPMENT

1. The property is zoned "CG-2" General Commercial District. **Understood**

Thank you,

A handwritten signature in blue ink, appearing to read 'Xavier Galvan', written in a cursive style.

Xavier Galvan