



October 16, 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 13, 2017

Project: 17PL1120

THE VINEYARDS UNIT FOUR (PRELIMINARY – 15.45 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. Closure is not checked on preliminary plats. **Okay**
2. Correct the misspelled streets and street suffixes on the location map. **Corrections have been made**

LAND DEVELOPMENT

1. Provide YR's for the adjacent properties across Saratoga Boulevard. **Information has been added to Brandywine Unit 1B. Recorded plat of Bass Subdivision plat does not show yard requirements.**
2. Remove Note 7 as this note does not pertain to the plated property. **Note has been removed**
3. Correct the Yard Requirement Line type to a Phantom Line type on the Legend to match plat. **Correction has been made**
4. Provide square footage under acreage for each Lot. **Information has been added**
5. Development fees will apply for each lot at final plat. **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 Improvements for water, waste water and storm water will be require at final plat for Lot 3. **Understood**
2. Public Improvements for waste water and storm water will be require at final plat for Lot 4. **Understood**

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. Proposed driveway access to Saratoga Boulevard, which is a TXDOT maintained roadway, shall conform to TXDOT access management standards. **Understood**
3. The City's Transportation Plan designates Airline Road as an A1 arterial (95' ROW) and Saratoga Boulevard as A3 arterial (130' ROW). **Agree**

FLOODPLAIN

1. No comments. **Okay**

FIRE

1. No comments. **Okay**

GAS

1. No comments. **Okay**

PARKS

1. No comments. **Okay**

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 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

