

November 13, 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 August 4, 2017

Project: 17PL1087

RANCHO VISTA SUBDIVISION UNIT 16 (FINAL – 8.14 ACRES)

Located south of Yorktown Boulevard and east of Rodd Field Road.

Applicant: Related Investment, Ltd.

Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 39 lots for single-family residential development.

GIS

1. The plat closes within acceptable engineering standards. **Okay**

LAND DEVELOPMENT

1. The final plat is not consistent with administratively approved preliminary plat dated December 10, 2014. The final plat has to match the approved Preliminary Plat on file or the preliminary plat has to be revised. The final plat cannot be moved forward until the preliminary plat is revised and approved. **(email attached see administratively Approved preliminary plat). Understood, we are working on a revised preliminary plat that is currently awaiting the status from the City of the proposed Oso Parkway alignment. (please see attached)**
2. Show and label a 5'U.E along the north side of Block 12, Lot 39 and verify the dash along the north side of Block 16, Lots 44 & 47 and Block 22, Lot 18. **Easement and labels have been added.**
3. Show and label a 5'U.E along the south side of Block 12, Lot 43, Block 33, Lots 3 & 28 and Block 32, Lot 3. **Easements have been added**
4. Show and label an additional 5'U.E dedicated by separate instrument along the south side of Block 34, Lots 1-10. **Easement have been added**
5. **Water Distribution System lot fee – 39 lots x \$182/lot = \$7,098.00 Understood**
6. **Wastewater System lot fee – 39 lots x \$393.00/lot = \$15,327.00 Understood**
7. **Fees in luie of street construction will be required for Rodd Field Road. Monies were paid with the previous Units when platted. Understood**
8. Prior to recordation, show the document number for utility easement and temporary drainage easement dedicated by separate instrument. **Understood**
9. Prior to recordation provide the warranty and authorization documentation for new owners "Yorktown Oso Joint Venture, Fred Braselton Managing Partner." **Understood**
10. Prior to recordation remove the reference: "Preliminary, this document shall not be recorded for any purpose..." **Understood**
11. Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation **Understood**

12. 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. SWQMP missing storm water calculations for predevelopment and post development for 5 yr., 25 yr., and 100 yr. storm events. **Information has been added**
2. Public improvements are required for city infrastructure. Fire hydrants are required every 600 feet on frontage with a minimum GPM of 750 @ 20 psi residual pressure. Dead ends mains greater than 99 feet are prohibited. **Understood**
3. Urban Transportation Master Plan shows a collector street through the proposed subdivision. The proposed collector is not shown on the plat. If the street is not proposed, an amendment to the Urban Transportation Master Plan will be required prior to the plat scheduling to the Planning Commission. The Urban Transportation Master Plan amendment requires City Council action. **Per our current preliminary plat, the proposed collector to Rodd Field Road has been shifted one block south and will be developed with the next phase.**
4. Temporary turn around for fire are required at the end of Lands End Dr. and Fort Griffen Dr. **Temporary turn-arounds have been added to both streets**
5. Fort Griffen Dr. length will be over 1,000 feet. Traffic calming measure may be required with the Public Improvements Plans. **Understood**
6. Public Infrastructure plans and construction is required per City standards. **Understood**

TRAFFIC ENGINEERING

1. Provide a layout of proposed street light locations within the subdivision for approval by Traffic Engineering. **Street light locations have been added**
2. Show location of the Type 4 (End of Roadway) object markers at the end of Lands End Drive, Recon Drive, Cattlemen Drive, and Fort Griffen Drive on the construction plans. **Understood**
3. Proposed 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. 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's at 20 psi residual. **Understood**

GAS

1. Provide 5' on the south side of Lot 43, Block 12 and 10' U.E. between Lots 2 & 3, Block 33 center 5' each. **Easements have been added**

PARKS

1. Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.
 - a. Community Enrichment Fund fee = (0.39 acre) x (Fair Market Value or Actual Purchase Price) **Understood**
 - b. The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price

- (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC8.3.6) **Understood**
c. Park Development Fee (\$200 per unit) = \$200 x 39 units = \$7,800.00 **Understood**

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. No comment. **Okay**

AEP-TRANSMISSION

1. No comment. **Okay**

AEP-DISTRIBUTION

1. AEP is requesting the first 5' off the ROW of every block and lot to be a 5' EE. **Easements have been added**

TXDOT

1. Non-TxDOT ROW; no comments. **Okay**

NUECES ELECTRIC

1. No comment. **Okay**

Thank you,



Xavier Galvan