



April 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 April 2, 2018
Project: 18PL1036

THE VINEYARDS UNIT FIVE (PRELIMINARY – 17.33 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. Closure is not checked on preliminary plats. **Understood**
2. Label the purpose of the labeled access easements. If they are for ingress/egress to the property label as such. **Ingress/Egress has been added to label**
3. Label the complete and correct legal description of the adjacent properties. **Corrections have been made**

LAND DEVELOPMENT

1. Change the 10' U.E to 15 U.E along Saratoga Boulevard (State Highway 357) (UDC 8.2.3.A.2) **Correction has been made**
2. Add the following "Yard Requirement" standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change. **Note has been added**
3. Add the following note on the plat: Water and Wastewater fees shall be paid prior to recordation of the final plat. **Note has been added**
4. Add the following note to the plat: Property must comply with TxDOT's Traffic Access Management Plan. **Note has been added**

ENGINEERING

1. Preliminary plat shall comply with the waste water and the storm water master plan. **Understood**
2. Informational: Public Improvement Plans and construction are required during final plat stage. **Understood**

TRAFFIC ENGINEERING

1. Proposed driveway access to Saratoga Boulevard, which is a TXDOT maintained roadway, shall conform to TXDOT access management standards. **Understood**
2. The City's Transportation Plan designates Saratoga Boulevard as A3 arterial (130' ROW). **Understood**

FLOODPLAIN

1. No comment. **Understood**

FIRE

1. No comment. **Understood**

GAS

1. No comment. **Understood**

PARKS

1. No comment-Preliminary Plat **Understood**

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 comment. **Understood**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Understood**

AEP-TRANSMISSION

1. No comment. **Understood**

AEP-DISTRIBUTION

1. No comment. **Understood**

TXDOT

1. Shared Access on Lot 1 to extend to rear of Lot, clarification needed. **Existing drive lies entirely within proposed Lot 1. 30' Wide Shared Ingress/Egress Easement shown provides access for Lot 2 through Lot 1.**
2. Minimal drainage allowed onto SH 357 (Saratoga Blvd.) ROW. Orient drainage to adjacent drainage ditch. **100' of frontage drainage to Saratoga is minimal. Storm system in Saratoga discharges to subject ditch in either case.**
3. Engineering study TIA may be required for Lot 2 at time of Development, depending on type of development. (contact: TxDot Armando Bosquez - Armando.Bosquez@txdot.gov 361-808-2208) **Understood, will consider when Lot 2 is developed.**

4. Turn lanes may be required for Lot 2 shared access as per TxDOT Access Management, Road Design guidelines, depending on type of development. **Understood, will consider when Lot 2 is developed.**

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 and "IL" Light Industrial District. **Understood**

Thank you,



Xavier Galvan