

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

**Staff Only/District#: GG/District# 5**  
**App Start Date: 3-31-22**  
**TRC Meeting Date: 4-07-22**  
**TRC Comments Sent Date: 4-08-22**  
**Revisions Received Date (R1): 7-22-22**  
**Staff Response Date (R1): 8-22-22**  
**Revisions Received Date (R2): 9-01-22**  
**Staff Response Date (R2): 9-06-22**  
**Planning Commission Date: 9-21-22 Non Public Notice Plat**

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.  
 Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

**Project: 22PL1061**

Urban Engineering Responses 9/01/2022

**LANDMARK AT AIRLINE, BLOCK 1, LOT 1 (FINAL – 11.16 ACRES)**

Located east of Airline Road and south of Brooke Road.

**Zoned: RM-3**

**Owner: Airline Multifamily Partners, LP a Texas limited partnership**

**Engineer/Surveyor: Urban Engineering**

The applicant proposes to plat the property in order to construct a future apartment use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded..."	Understood			
2	Plat	Water Distribution Acreage fee - 11.16 acre x \$1,582.90/acre = <b>\$17,665.16</b>	Understood	Prior to plat recordation		
3	Plat	Wastewater Distribution Acreage fee - 11.16 acre x \$1,728.10/acre = <b>\$19,285.60</b>	Understood	Prior to plat recordation		
4	Plat	Water Pro-Rata - 463.57 LF x \$11.58/LF = <b>\$5,368.14</b>	Understood	Prior to plat recordation		

5	Plat	Wastewater Pro-Rata - 463.57 LF x \$13.40/LF = <b>\$6,211.84</b>	Understood	Prior to plat recordation		
---	------	--	------------	---------------------------	--	--

**PLANNING/Environment & Strategic Initiatives (ESI)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

**ZONING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No		
Public Improvements Required?	Yes			
Water		No, may require a horizontal bore to connect	Public Improvement plans have been submitted for review on 7/15/2022	Addressed
Fire Hydrants	Depends on Fire comments		Hydrants are shown on public improvement plans	Addressed
Wastewater Manhole		No, may require a horizontal bore to connect	No bore required to make sewer connection	
Stormwater	Yes		Understood	Addressed
Sidewalks		No, Existing	Stormwater connections are shown on public improvement plans	Addressed
Streets		No	Understood	Addressed

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
--------------------------------------	--	--

**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Understood	Addressed		
2	Public Improvement Plans	Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Public Improvement plans have been submitted on 7/15/22 for review	Addressed		
3	Utilities	Design information to be provided with Final Plat / Public Improvement plans. City may request additional information, as deemed necessary for future reviews and approvals.	Understood	Addressed		

4	Utilities	Indicate location of proposed connection to existing utilities	Connection points for proposed utilities has been added	Addressed		
5	Utilities	Show utilities on the west side of Airline Drive, and wastewater lines to the north of the property.	Utilities have been added	Addressed		
6	SWQMP	Provide a brief description of the Project to include current land use, proposed land use, soil types on site, existing drainage structures and patterns on or near the site and proposed drainage patterns and structures and to be constructed with the development. (MC14-1002)	Project description has been added to the SWQMP	Addressed		
7	SWQMP	Confirm that rainfall intensity and run-off calculation coefficients are consistent with the Current Infrastructure Design Manual. Cite the source of the information.	Intensities, coefficients and sources have been listed on th SWQMP	Addressed		
8	SWQMP	Delineate the path and ultimate outfall of runoff to the receiving waters. (MC 14-1002)	Detention pond outfall pipes and flow direction arrows have been added to the SWQMP.	The ultimate outfall is the the body of water where the water will ultimately drain. You stated on Note 2 is the Oso Bay. In the diagram on the top righ an arrow line needs to be drawn to indicate the drainage path from the development to the Oso Bay	information has been added to location map	Addressed
9	SWQMP	Provide Estimated runoff at connections to existing systems	Connection points for storm water to existing system has been called out and flows calculated.	Addressed		
10	SWQMP	Provide contours or flow direction arrows to document pre-, and post-Development flow pattens (on and off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Flow arrows have been added to the SWQMP. Statement has been added regarding off-site flow contributions.	Addressed		
11	SWQMP	Provide retention calculations and cross sections of the proposed retention structures.	Detention pond calculations have been added to the SWQMP.	Addressed		
12	SWQMP	show the location of retention pond outflows and how the flow is directed to existing stormwater systems.	Detention pond outfall pipes and flow direction arrows have been added to the SWQMP.	Addressed		
13	SWQMP	Verify capacity of the existing storm water systems and confirm conformance with the stormwater master plan or appropriate master plan amendment. (MC14-1002)	Capacity is sufficient. Drainage is consistent with 2011 HDR Airline Road Plans.	Addressed		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting	Understood	Addressed		

2	Plat	No wastewater construction is required for platting	Understood	Addressed		
---	------	---	------------	-----------	--	--

**SOLID WASTE**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
2	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood			
3	Info:	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.	Understood			
4	Info:	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants..	Understood			
5	Info:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	Understood			
6	Info:	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Understood			

7	Info:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Understood			
8	Info:	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Understood			
9	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			
10	Plat	<b>Note: An accessible road meeting the above requirements and a suitable water supply is required once construction materials are brought on site. This shall be strictly enforced.</b>	Understood			
11	Info:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Understood			
12	Info:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Understood			
13	Info:	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Understood			
14	Info:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Understood			
15	Info:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Understood			

16	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Understood			
17	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Understood			
18	Info:	If Applicable: D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.	Understood			
19	Info:	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with <b>two separate and approved fire apparatus access roads.</b>	Understood			
20	Info:	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Understood			
21	Info:	Commercial development of the property will require further Development Services review.	Understood			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along any existing CCRTA service route but will be along and served by the future Route 24 Del Mar South Oso Campus Loop Route.	Understood			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	3.5 Miles from NALF Waldron. Not within any approach zones or clear zones and not within any compatibility areas.	Understood			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	NON TxDOT ROW	Understood			

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

**INFORMATIONAL**

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. 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