TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 5-28-20
Nueces County Date 6-05-20; R2 7-02-20
TRC Comments Sent Date: 6-09-20
Revisions Received Date (R1): 6-11-20
Staff Response Date (R1): 6-22-20
Revisions Received Date (R2): 6-23-20
Staff Response Date (R2): 7-02-20
Revisions Received Date (R3): 7-02-20
Staff Response Date (R3): 7-07-20
Planning Commission Date: 7-22-20

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.
All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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: 20PL1047

STONEGATE UNIT 2 OCL (FINAL – 39.772 ACRES)
Located west of FM 1889 and south of Masters Street.

No Zoned: Outside City Limits

Owner: Superior H & H Development, LLC
Engineer: Bass & Welsh Engineering

The applicant proposes to final plat the property in order to construct 48 single-family residential lots outside city limits.

GIS						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	The plat closes within acceptable engineering standards.	OK			

LAND DEVELOPMENT						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	Remove Note 13: Referencing Driveways confirm to Access Article 7 UDC. (See Note 9)	Done.	Addressed		

2	Plat	Prior to plat recordation, the private onsite sewerage facilities must be installed or bonded. **Provide verification of approval from Nueces County.** (Nueces County Subdivision Regulations and Platting requirements Chapter II-3.4.1) (**See Nueces County comment #12)**	OK.	Prior to plat recordation		
3	Plat	Prior to plat recordation, provide an engineering report for the On-Site Sewage Facilities. **Provide verification of approval from Nueces County.** (Per Ch. II, Sec. 3 of the Subdivision Regulations and Platting Requirements of Nueces County, Texas **(See Nueces County comment #11)**	OK.	Prior to plat recordation		
4	Plat	Prior to plat recordation **provide verification of approval from Nueces County Water Control & Improvement District (NCWCID) #3** for review and approval. **(See Engineering Comment #2)**	OK.	Prior to plat recordation		
5	Plat	Prior to recordation Add the recording information for the pipeline easement along the south line of this development **(Nueces County Comment # 8)**	OK.	Prior to plat recordation		

NUECES COUNTY PUBLIC WORKS						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	Plat scale should be 1” = 100’.	Only one sheet would be eliminated. The city was late with plat comments. The number of easements in the east end is considerable and would be difficult to show at a 100 scale and we may yet be adding pipeline easements.	Not address: see attached from county	It is our understanding the county will accept the 50 scale (present) plat	Addressed
2	Plat	The minimum radius for a culdesac is 60 feet.	Preliminary plat was approved by PC with 56' Radii	Not address: see attached from county	Done (corrected).	Not Addressed: the minimum radius for Cul-de-sac is 60 feet, correct the curve data E on Sheet 4 of 4. **DONE!** Addressed
3	Plat	Remove the 5 foot sidewalk easements.	Done.	Addressed		
4	Plat	Add note: Subdivider shall provide water service to all lots.	OK.	Not address: see attached from county	Done.	Addressed
5	Plat	Add note: Subdivider shall provide septic systems to all lots.	Septic system by each homeowner at time of home construction	Not address: see attached from county	Done.	Addressed
6	Plat	Add note: Septic systems shall be approved by the City/County Health Department.	Yes/OK	Not address: see attached from county	Done.	Addressed

7	Plat	Add note: No fences will be allowed within a drainage easement.	Done.	Addressed		
8	Plat	Add the recording information for the pipeline easement along the south line of this development.	Ok will do.	Prior to plat recordation		
9	Plat	Revise note 14: The Detention Ponds and Drainage Detention Easement and Drainage Easements shall be maintained by the Subdivision Developer and/or the Homeowners Association.	Done (Note 16).	Addressed		
10	Plat	Provide a Subdivision Construction agreement to be filed with the final plat.	Construction will be complete at time of filing of plat thus no agreement needed.	Not address: see attached from county	I don't understand the need of this if the plat is filed for record after all improvements have been constructed and accepted	Prior to plat recordation
11	Plat	Provide a Final Engineering Report for the Water and On-Site Sewage Facilities per Ch. II, Sec. 3.2 of the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.	Water is public. Not needed. Will provide for septic systems.	Not address: see attached from county	Ok	Prior to plat recordation
12	Plat	Provide for Financial Guarantee for the public infrastructure to include: Streets, Water and On-Site Sewage Facilities per the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.	Not needed. Construction will be complete at time of filing of final plat.	Not address: see attached from county	Ok	Prior to plat recordation
13	Plat	Provide a Water Service Agreement per Ch. II, Sec. 3.2.1 of the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.	OK	Prior to plat recordation get with Nueces County District #3	Ok	Prior to plat recordation
14	Plat	Amanda Lane is at this time a private street, an agreement between Ronald Voss and Hamed Mostaghasi may be required.	Amanda Lane is public according to Stonegate plat	Not address: see attached from county	Amanda Lane is public	Amanda Lane in Stonegate Unit 1 a public road but not maintained by Nueces County.

HEALTH DEPARTMENT						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	On the plat show and label the health certificate block.		Not Addressed: Applicant did not response.	Done.	Addressed

2	Plat	Add a note to the plat: "TCEQ Chapter 285 OSSF Systems, Subdivisions of Single-Family Dwellings served by a Public water supply and using individual on-site sewage facility (OSSF's) for Sewage disposal, shall have lots of at least half acrea (21,780 SF). Properities with Drainage Easements within the property may limit the building and amenties footprint. All Lots and Structures shall adhere to TCEQ OSSF disposal, designs and requirments." Questions Contact Manuel Garcia Health Department 826-7225 ManuelG@cctexas.com		Not Addressed: Applicant did not response.	Done.	Addressed

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.				

DEVELOPMENT SERVICES ENGINEERING			
Action	**Yes**	**No**	
Public Improvements Required?	Yes		
Water		No (Water include FIRE Hydrants and looping from Nueces Water District 3)	Prior to Plat Recordation
Fire Hydrants		No (Water include FIRE Hydrants and looping from Nueces Water District 3)	Prior to Plat Recordation
Wastewater per Masterplan		No (SEPTIC)	Prior to Plat Recordation
Manhole		No (SEPTIC)	Prior to Plat Recordation
Stormwater	Yes; however, SWQMP must be approved by the City of Corpus Christi, TXDOT and Nueces County at this time prior to pre-liminary Plat approval		Prior to Plat Recordation
Sidewalks		No	Prior to Plat Recordation
Streets	~~Yes~~	No (County Streets)	Prior to Plat Recordation

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		

DEVELOPMENT SERVICES ENGINEERING						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1		Contact Nueces County Water District #3 for comments on Water system; provide a letter or an email indicating the coordination is completed; this item is required **prior to Plat Recordation**	Water was approved by NCWCIDN3	Addressed		

2	SWQMP	Indicate the pre-development, the post-development for the pre-development and post-development conditions for the entire site and the differential Q's in CFS for the 5, and 25 year storm for the site, provide the detention basin outfall detail.	This was done with preliminary plat and is reflected in approved construction plans.	Addressed		
3	Plat and SWQMP	Replace the "20' Drainage Detention Easement" with "20' Drainage Easement"; you may keep the word detention if the swale is designed for detention but you have to provide the supporting calculations.	This was done with preliminary plat and is reflected in approved construction plans.	Addressed		
4	Plat and SWQMP	Clarify the overlap of the "20' Drainage Detention Easement" with the Detention Drainage basin; are the flows from the "20' Drainage Detention Easement" going to bypass the detetion basin? If yes, please show how, provide the outfall detail and submit the necessary DE required on Stonegate Block 2 Lot 1 using a separate instrument.	This was done with preliminary plat and is reflected in approved construction plans.	Addressed		
5	Plat and SWQMP	Add a note indicating the size and slope of the futures driveways culverts to ensure your design is going to continue to function per your design.	This was done with preliminary plat and is reflected in approved construction plans.	Addressed		
6	Plat	The typical street section must have sidewalks on both sides of the street; the City of Corpus Christi doesn't accept a typical section without sidewalks, revise the typical section as necessary; this item must be addressed prior to Pre-liminary Plat approval.	Walks were removed as reflected in approved construction plans	Addressed		
7		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 at the Final Plat stage. UDC 8.1.3.A	Public improvements plans have already been submitted, corrected and approved.	Addressed		
8	Plat and Utility Plan	Provide and label all Utility easements.	Done.	Addressed		
9	Plat	Drainage Note 2 on the SWQMP must be added to the Plat.	Done.	Addressed		
10	Plat	Provide a temporary cul-de-sac at the west end of Cabernet Drive.	Temporary turnarounds approved by PC for prel plat and in approved construction plans	Addressed		
11	Utility Plan	A proposed street lighting layout will be required for review by Traffic Engineering.	This was sent to Nueces Elec Coop (NEC).	Addressed		
12	SWQMP	Design a concrete apron, wingwalls and rip-rap for all out falls.	Plans are already approved.	Addressed		

13		Pollution Prevention Plan is required.	"	Addressed		
14		A UIR is required to do work on FM 1889; this iten is required at the building Plan stage.	OK	Prior to Plat Recordation		
15	Informational	This subdivision will be using SEPTIC systems; the minimum acceptable area fro each lot must 0.50 acre or more.	OK	Addressed		
16	Informational	See TXDOT Comments hereafter; TX DOT must approve the SWQMP.	Plans are already approved. No work in TxDot ROW	Addressed		
17	Informational	See Utilities Department Comments hereafter.		Addressed		
18	Informational	See Nueces County Comments hereafter, Nueces County must approve the SWQMP prior to pre-lim plat approval.	Plans are already approved	Not addressed; the Plans are not approved by Nueces County. Gloria, forward Nueces County comments to the Engineer 6/11/20.	The SWQMP was submitted with preliminary plat and all comments were addressed.	Addressed
19	Informational	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	ok	Addressed		
20	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	ok	Addressed		
21	Informational	NOI is required for projects with area 5.00 acre or more at the building Plan stage.	ok	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Area under NCWC&I District #3 for water comments.	water is approved	Adressed: Letter submitted		
2	Plat	Area outside the City of Corpus Christi Wastewater CCN.	ok			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational: PI Plans	We would like the signs to be called out on the plan view sheets by sign (not just the detail sheet at the of the plan set). This is to assure the contractor install the correct sign at the correct location. This applies to stop signs, street name blades, no outlet signs, dead end object markers, and any other signs .	will add signs			
2	Informational: PI Plans	Show in the plans with stop sign callouts on the plan view sheets if intersection of Masters St and Cabernet Dr is all way stop or two-way, and callout stop signs on plan view sheets.	will add signs	Informational		

3	Informational: PI Plans	There is a need of "dead end" blade (W14-1A) on top of the stop sign for southbound approach at the intersection of Masters St and Cabernet Dr. (this is for vehicles that turn southbound left and go to the dead end of Cabernet Dr)	will add	Informational		
4	Informational: PI Plans	Along Cabernet St, there is a need of "DEAD END" sign before vehicles approach the dead end (sign should be location along Masters St before Malbec.)	will add	Informational		
5	Informational: PI Plans	As vehicles approach northbound along Masters St toward the T intersection of Amanda Ln, they need to have a "STOP" sign, and the "DOUBLE ARROW" (W1-7T) sign below to make them know they are approaching a "T" intersection.	will add	Informational		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not currently located along but maybe served in the future by a modified route alignment of CCRTA Route 27 Leopard. Future plans identify County Road 1889 as a right-of-way for possible realignment.	ok			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Informational	We have a 69KV Line, more than likely a 100' ROW (Calallen STEC – Stadium)	ok			

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

TXDOT						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.				

NUECES ELECTRIC						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	Nueces Electric request a 10' easement to access the FM 1889 ROW directly.	Done.	Addressed		

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.