

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 #1
App Start Date: 9-15-22
TRC Meeting Date: 9-22-22
TRC Comments Sent Date: 9-23-22
Revisions Received Date (R1): 9-28-22 5:01PM
Staff Response Date (R1): 10-06-22
Revisions Received Date (R2): 10-26-22
Staff Response Date (R2): 11-01-22
Planning Commission Date: 11-16- 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: 22PL1146

BRIDGES MILL VILLAGE UNIT 3 (FINAL – 12.906 ACRES)

Located north of Saratoga Boulevard and east of Kostoryz Road.

Zoned: RS-4.5

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

The applicant proposes to final plat the property in order to construct 66 lots for a future residential subdivision.

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)	OK			
2	Plat	Recommend street name Willies Landing Drive continue northeast to Masterson Drive. Address interval will change between lots 15 and 16, block 3 and will lead to confusion if there is not a street sign identifying the street name change.	Changed Bridges Mill Dr. to Willies Landing Dr. as recommended	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation , Bridges Mill Village Unit 2 (Final) are required to be filed and recorded prior to plat recordation "Bridges Mill Unit 3 (Final)".	OK	Prior to plat recordation		
2	Plat	On the Engineer certificate block change "Brett Flint, P.E" to "Bria A. Whitmire, P.E."	Done.	Addressed		
3	Plat	On the Planning Commission certificate block change "Dan Dibble" to "Kamran Zarghouni"	Done.	Addressed		
4	Plat	On Sheet 2 of 2 show and label the north arrow.	Done.	Addressed		
5	Plat	Identify the dashlines for Block 1, Lots 12-13 along Hadi Drive (Reference approved plat Unit 2)	Done.	Not Addressed: the dashlines for Block 1, Lots 12-13 along Hadi Drive	Done.	Addressed
6	Plat	Show and label the dashlines along the rear of Blocks 1 & 2 (Reference approved plat Unit 2)	Done.	Addressed		
7	Plat	Identify the dashlines at southwest corner of Block 6, Lot 3	Done.	Addressed		
8	Plat	Prior to plat recordation show and label on the plat the recording information for Bridge Mill Village Unit 2.	OK.	Prior to plat recordation		

9 Plat	Prior to plat recordation coordinate with AEP on street light fees and provided confirmation of payment .	OK.	Prior to plat recordation		
10 Plat	Water Lot fee – 66 Lots x \$200.20/Lot = \$13,213.20	OK.	Prior to plat recordation		
11 Plat	Wastewater Lot fee – 66 Lots x \$432.30/Lot = \$28,531.80	OK.	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The drainage channel will have an off-road multi-use trail per the adopted Bicycle Mobility Plan, especially given the proximity of Mary Carroll High School to the south.	The cost thereof to be reimbursed by the city	Addressed		
2	Plat	The 20' drainage easements connecting Bridges Mill Drive (between Block 3, Lots 9 & 10) and Masterson Drive (Block 3, Lot 1) to the City drainage channel should also be a dual drainage and access easement for pedestrians and bicyclists to access a future bike trail along the drainage channel.	It makes more sense to have drainage right-of-way access via Masterson Drive when it is extended in the future	Not Addressed: The applicant needs to provide an explanation of why dedicating an access easement (within the D.E.) will not physically work.	The 10' DE can be used as part of yard for each of lots 9 & 10, Blk 3. Prefer no access easement here. Made the 20'DE be 20' DE/AE in Lot 1, Blk 3.	Note to applicant: check with Parks Department to see if providing public, unfenced access points to future drainage channel trails which could substitute for required park dedication fees (reference Vol. 68, Pgs. 91-93.
3	Plat	Add a note stating which lots are now located within the APZ-2. See NAS comment # 1	Done PER NAS Comment # 1.	Addressed		

ZONING

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	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
	Yes (See Planning Comment # 1) Construction plans for Unit 3 to include Unit 2 portion	
Sidewalks		
Streets	Yes	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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 prior to Final Plat Recordation, UDC 8.1.3.A	OK.	Accepted.		
2	Plat	On the Engineering certificate block change "Brett Flint, P.E." to "Bria Whitmire, P.E., CFM, CPM"	Done.	Accepted.		
3	Plat	Per Section 6.2.11 of the Infrastructure Design Manual, The minimum centerline curve radii for local streets is 300' and for collector streets 500 feet. None of the curves shown meet this criteria. This layout will require a variance from the IDM criteria.	This design is according to the preliminary plat which was approved prior to the present IDM.	Accepted.		

4	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	OK.	Accepted.		
5	Plat	On Block 6, designate which side will be the front and where the driveways are planned. (Otherwise one house could face Hamed and the others Bridges Mills...)	Done (Note 11).	Accepted.		
6	Plat	The corner radii for all the corners has not been designated.	Done.	Accepted.		
7	Plat	Need a north arrow on the plat.	Done.	Accepted.		
8	Plat	Is lot 1, Block 3 a buildable lot with the easements and setback requirements?	Yes.	Accepted.		
9	SWQMP	The hydrologic analysis needs to comply with Section 3.03 of the Infrastructure Design Manual	It meets or exceeds IDM.	Accepted.		
10	Plat	For lot front easements, 5-foot UE to be adjacent to the street and 5-foot EE to be next to the UE -Prevents conflicts with the water and electrical services.	OK.	Accepted.		
11	Utility Plan	On the utility layouts, they would be easier to follow if the proposed systems were bold line work.	Done.	Accepted.		
12	Utility Plan	Per Section 3.04 b. d & e of the Infrastructure Design Manual, the minimum pipe size for storm sewer pipe is 18 inches.	OK for construction plans	Accepted.		
13	Utility Plan	How is Sadie Street being drained?	Via 18"rcp in unit 2	Accepted.		
14	Utility Plan	Confirm that the proposed street section conforms with the most recent version of the City of Corpus Christi Infrastructure Design Manual, Chapter 6	Confirmed.	Accepted.		
15	Utility Plan	Label Streets according to section of the Infrastructure Design Manual 6.2.2 Street Right of Way Dimensional Standards	Done.	Accepted.		
16	Utility Plan	Clearly show and Label the connections points to the existing Water and Wastewater systems	Done.	Accepted.		
17	Plat	The sanitary sewer manhole at the Sadie/Hadi has a pipe going westerly along Hadi connecting to the existing line and another going southerly along Sadie also connecting to an existing line. What is the flow direction for these lines?	NW on Hadi Dr.	Accepted.		
18	Utility Plan	Provide estimated flows at the connection point to the existing waste water system.	Done.	Accepted.		
19	Utility Plan	Where water line is extended for future development, not if the line is capped, or a valve is installed and the line is capped.	This will be reflected in construction plans	Accepted.		
20	Utility Plan	Please provide details that show how they are going to connect to the city main or write a comment referring the city of corpus christi pertaining standard. Standard Specifications https://www.cctexas.com/promo/standard-specifications Standard Details https://www.cctexas.com/promo/standard-details	This will be reflected in construction plans	Accepted.		
21	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)	Done.	Accepted.		
22	SWQMP	Provide sizes of pipes, inlets, and other structures.	Done.	Accepted.		
23	SWQMP	Provide a detail of the drainage outfall structures that are going to connect with the drainage channel. Note: 8.2.8.A. Storm Water Quality Control Measures to Reduce Pollution. Drainage outfalls that will discharge directly into an environmentally-sensitive area shall be located with consideration of the natural topography and drainage patterns of the environmentally sensitive area. Velocity control shall be provided at outfall openings to eliminate erosion of the environmentally[1]sensitive area. Rock rubble shall be placed at the outfall to allow for velocity reduction and trapping of some floating debris and sediments from storm water.	Will do in construction plans.	Accepted.		

24	SWQMP	Confirm that the proposed development is consistent with the land use shown on the Storm Water Master Plan and add a note that the project conforms with the Master Plan.	Done.	Accepted.		
25	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall into the receiving waters for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003) Provide as a brief Description of the project and Outfall Map.	Done.	Accepted.		
26	SWQMP	Site is within the Air Protection Zone for the Corpus Christi International Airport. Detention ponds are to be designed to drain with 48 hours of a rain event. Confirm that the proposed design will meet this criteria.	No detention ponds.	Accepted.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards)	OK.			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7;Wastewater Collection System Standards)	OK.			

SOLID WASTE

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

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	OK.			
2	Info:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK.			
3	Info:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK.			
4	Info:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK.			
5	Info:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK.			
6	Info:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK.			

7	Info:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	OK.			
8	Info:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Ok.			

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	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	OK.			
2	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	OK.			
3	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.	OK.			
4	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.	OK.			
5	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.	OK.			
6	Info:	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	OK.			
7	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.	OK.			
8	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.	OK.			
9	Plat	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.	OK.			

10	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.	OK.			
11	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.	OK.			
12	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.	OK.			
13	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.	OK.			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 10' U.E. Between lots 8 & 9 blk. 3 5' each side and Provide 5' U.E. next to the 5' E.E. on lots 1,2 & 3, blk. 6 south side of blk. 6	Done.	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park fee: (66 units x \$462.50/unit) = \$30,525.00	OK.	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	OK.			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	A portion of this property falls under the APZ-2. According to the MCAOB, this area shall be 1-2 dwellings per acre. Property will subjected to aircraft noise and overflight. Provide this statement as a Plat note.	Done (added note).	DS Land Development: Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	1.0 Miles from Cabaniss Field NOLF. The Location is outside of any approach zone or clear path. However, the location is within the Military compatibility area, Vertical obstruction subzone, and the light subzone. Further discussion is recommended.	OK.			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Rodd Field to Cabaniss 138kV – AEP will protect 80ft Right of Way. We will not approve any above ground improvements within 40' of centerline.	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	No comment.				

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.