

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#4
App Start Date: 6-09-22
TRC Meeting Date: 6-16-22
TRC Comments Sent Date: 6-21-22
Revisions Received Date (R1): 7-18-22
Staff Response Date (R1): 7-25-22
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 8-10-22 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: 22PL1102

OSO RANCH UNIT 2 (FINAL – 12.334 ACRES)

Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.

Zoned: RS-6

GRANGEFIELD DEVELOPMENT LLC

Surveyor/Engineer: Munoz Engineering

The applicant proposes to plat the property in order to construct 66 lots for 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)	Okay			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation , Oso Ranch Unit 1 (Final) is required to be filed and recorded prior to plat recordation "Oso Ranch 2 (Final)".	Will be provided	Prior to plat recordation		
2	Plat	Identify the feet for "UE" label on rear of Block 10, Lot 14.	Provided	Addressed		
3	Plat	Prior to plat recordation , show and label on the plat the recording information for "Oso Ranch Unit 1"	Will be provided	Prior to plat recordation		
4	Plat	Prior to plat recordation coordinate with your Electric provider on street light fees and provided confirmation of payment.	Will be provided	Prior to plat recordation		
5	Plat	Water Lot fee – 66 Lots x \$200.20/Lot = \$13,213.20	Okay	Prior to plat recordation		
6	Plat	Wastewater Lot fee – 66 Lots x \$432.30/Lot = \$28,531.80	Okay	Prior to plat recordation		

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

1	Plat	Per UDC 8.1.4 and 8.2.1, dedicate and construct a One-Way Cycle Track along Flour Bluff Drive in accordance with the Strategic Plan for Active Mobility Phase 1.	Okay	DS Land Development acknowledge.		
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ZONING

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes		Will be provided
Water	Yes		Will be provided
Fire Hydrants	Yes		Will be provided
Wastewater	Yes		Will be provided
Manhole	Yes		Will be provided
Stormwater	Yes		Will be provided
Sidewalks	Yes		Will be provided
Streets	Yes		Will be provided

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	General	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	Okay	Addressed		
2	PI	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	Will be provided	Addressed		
3	General	Comments provided are for the purpose of meeting minimum platting requirements. Additional information, clarification, or justification may be required in subsequent submittals.	Okay	Addressed		
4	Plat	Easement Labels are miss-placed at lot 17 block 11	Provided	Addressed		
5	Utility	Water/wastewater crossings to meet the requirement of TCEQ and the IDM.	Okay	To be addressed at Public Improvements		

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)	Will be provided	To be addressed at Public Improvements		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7;Wastewater Collection System Standards)	Will be provided	To be addressed at Public Improvements		

SOLID WASTE

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

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat:	Peaceful street goes from a C-1 to a L1-1C at John Oliver Drive. This is a safety concern as the vehicles the intersection needs to go smooth. The solution to this is if the C1 north of John Oliver has a taper and tangent, so it matches in with Peaceful on the south. Please confirm if this can be included on the Public Improvement Plans. We worked a similar situation with the other development of Cottages by Bay. I think these changes do not change the plat, but it will require to be addressed with the public improvement plans.	Okay			
2	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)	Okay			
3	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	Okay			
4	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	Okay			
5	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	Okay			
6	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	Okay			
7	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	Okay			
8	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.	Okay			
9	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.	Okay			

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

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	Okay			
2	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Okay			
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.	Okay			
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.	Okay			
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.	Okay			
6	Info:	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Okay			

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.	Okay			
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.	Okay			
9	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.	UDC requires 28-foot back to back curb	Addressed		
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.	Okay			
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.	Okay			
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.	Okay			
12	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.	Will be provided			
14	Plat	Temporary turn arounds should be provided in the event that Reyhans Way does not connect to the other development.	IFC does not require a turnaround on a road of less than 150-ft, fire hydrant will be placed at intersection of Caitlin Clare Dr. and Reyhans Way, no turn-around to be provided	Addressed		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park & Recreations is not responsible for any Easements or ROW.	Okay			
2	Plat	Park fee: (66 units x \$462.50/unit) = \$30,525.00	Okay			

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.	Okay			

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Located in the APZ-2 of NOLF Waldron. Will be subjected to overflight and aircraft noise. Recommended 1 to 2 dwellings per acre.	Preliminary plat approved			
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CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP Transmission requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths.	Centerline indicated and noted with dimension at pole location	Addressed: Barney Davis – Naval Base 138kV- no above ground improvements within 40' from centerline.		

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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.

Okay