

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#3

App Start Date: 6-23-22

TRC Meeting Date: 6-30-22

TRC Comments Sent Date: 7-01-22

Urban Engineering Comment Responses: 7-25-22

Revisions Received Date (R1): 7-25-22 5:31pm

Staff Response Date (R1): 8-05-22

Revisions Received Date (R2): 8-15-22

Staff Response Date (R2): 8-22-22

Revisions Received Date (R3): 9-09-22 Revised Preliminary Plat Submitted

Staff Response Date (R3): 9-13-22

Planning Commission Date: 9-21-22 Non Public Notice

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: 22PL1109

Urban Engineering Responses: 9-9-2022

LONDON TOWNE SUBDIVISION UNIT 9A (FINAL – 18.42 ACRES)

Located north of FM 43 and west of London Pirate Road.

Urban Engineering Responses: 8-15-2022

Zoned: RS-4.5

Owners: Braselton Development Company, Ltd/Alyssa Ann B McCoy/Bill J Brown/Reagan T Brown

Surveyor/Engineer: Urban Engineering

The applicant proposes to final plat the property in order to construct 102 single family lots for future subdivision.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood		
2	Plat	Street names Whitehall and Shaftsbury already exist. Pls revise with new proposed street names.	Street names have been revised	Resolved.	

LAND DEVELOPMENT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Prior to plat recordation of London Towne Subdivision Unit 9A, will need to be consistent with the latest approved preliminary plat, including the phasing plan. (UDC 3.8.5.A) The final plat cannot be approved unless the final plat is consistent with the preliminary plat or the preliminary plat is revised and approved. Submit the new revised Preliminary plat and Unit 9A concurrently, both plats will need to be scheduled to the next available Planning Commission Meeting.	Final plat of Unit 9A is consistent with approved preliminary plat. All lots shown are identical to what was approved on the preliminary plat.	The unit layout is not addressed.	The final plat layout is identical (consistent) with the approved preliminary plat as required under Section 3.8.5.A.2. Phasing/Unit boundaries are not discussed under Section 3.8.5.A.2, therefore there is no conflict to resolve.	Provide a Preliminary Plat labeling Unit 9A and label the unit for remaining lots for Unit 9 (see attached 10-13-21 Approved Preliminary PC Plat)	We have revised the preliminary plat. See attached. DS Land Development Acknowledge: ADDRESSED
2	Plat	Remove General Note-#9 #10referencing public open space regulation.	Note 10 (not 9) has been removed.	Addressed			
3	Plat	Along Romba Street identify the dashlines for Block 7, Lot 61	Additional labels have been added	Addressed			
4	Plat	London Towne Subdivision Unit 4 will need to be filed and recorded prior to plat recordation of Unit 9A.	Understood	Prior to plat recordation			
5	Plat	Prior to recordation, show and label on the plat the recorded document number for Unit 4.	Information has been added	Prior to plat recordation			

6	Plat	Prior to recordation , show the document number for <u>any</u> utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument.	Understood	Prior to plat recordation		
7	Plat	Prior to plat recordation provide new transfer warranty deed per Braselton Development Company, Ltd.	Understood	Prior to plat recordation		
8	Plat	Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded..."	Understood	Prior to plat recordation		
9	Plat	Prior to plat recordation coordinate with your electrical provider on street light fees and provided confirmation of payment.	Understood	Prior to plat recordation		
10	Plat	Water Lot fee – 102 Lots x \$200.20/Lot = \$20,420.40	Understood	Prior to plat recordation		
11	Plat	Wastewater Lot fee – 102 Lots x \$432.30/Lot = \$44,094.60	Understood	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Per UDC Table 8.2.1.C., London Pirate Road is classified as a C3 – Primary Collector, provide your plans to meet this public infrastructure requirement.	Will be provided for portion of London Pirate Road that abuts portion of Unit 9A at the public improvement plan submittal phase	The remain portion of London Pirate Road must be constructed to a minimum of a C1 Collector standard.	DS Land Development Acknowledge: Revised Preliminary Plat has been submitted.	

ZONING

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

NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	We show the owner as Brown Bill J Etals.	Agree. Owner was applicant. Property will be transferred to Braselton Development Company prior to recordation of plat.	DS LD Acknowledge		

DEVELOPMENT SERVICES ENGINEERING

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

Understood
Understood
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Understood

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	Understood	Addressed.		

2	General	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 Offsite construction will include CR 33 street construction from Rombs Street lot 1 frontage to London Towne Blvd. to meet the required 3rd external access point (UDC Table 8.2.1.E).	We understand public improvement plans are required. These will include the portion of County Road 33 that abuts the portion of Unit 9A that is being developed.	Addressed. Will be addressed at Public Improvements		
3	General	Comments provided are for the purpose of meeting minimum platting requirements. Additional information, clarification, or justification may be required in subsequent submittals.	Understood	Addressed.		
4	SWQMP	Confirm that rainfall and runoff parameters are consistent with Infrastructure Design Manual (IDM) and cite the IDM in the source statement.	Note included in plan	Addressed.		
5	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions.	Note included in plan	Addressed.		
6	SWQMP	Post development flow pattern is shown, include pre development flow pattern	Provided	Addressed.		
7	SWQMP	Show anticipated flow quantity at each outfall to the drainage ditch.	Provided	Addressed.		
8	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)	Provided	Addressed.		

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)	Understood	Addressed.		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	Understood	Addressed.		

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The hammer heads on London Towne subdivision are unacceptable.	No hammerheads are proposed with Unit 9A. Hammerheads shown are located in existing Units 1 and 3.	DS LD Acknowledge		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat:	Need to provide temporary turnaround on Jermyrn Street at Rombs Street.	temporary turn-around has been added	DS Engineering, Addressed		
2	Plat:	Can you provide explanation for Rombs Street if it is connecting to London Pirate Road, and if London Pirate Road is a paved street that has an outlet.	Rombs does connect to London Pirate Road. London Pirate Road is paved and has an outlet at FM 43.	DS Engineering, Addressed		
3	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)	Understood	DS Engineering, Addressed		
4	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	Understood	DS Engineering, Addressed		
5	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	Understood	DS Engineering, Addressed		
6	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	Understood	DS Engineering, Addressed		
7	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	Understood	DS Engineering, Addressed		
8	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	Understood	DS Engineering, Addressed		
9	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.	Understood	DS Engineering, Addressed		

10	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 plot 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.	Understood	DS Engineering, Addressed	
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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	Note	Although Unit 3 does not appear to be in this plat, it is noted that Greenwich park Lane and Alexandra Park Lane are still proposed as a hammerhead designs. Due to the hazard of backing large vehicles like fire trucks and Solid waste trucks, we will not approve this design.	No hammerheads are proposed with Unit 9A. Hammerheads shown are located in existing Units 1 and 3.	Addressed		
2	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Understood			
3	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Understood			
4	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			
5	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			
6	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			
7	Plat	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Understood			
8	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			
9	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			
10	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.	Understood			
11	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			
12	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			

13	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			
14	Note	Note: The turn at Everly Lane and Carnaby Street is an acute angle. Please note that the turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, the acute angle could possibly prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	This intersection is located within existing London Towne Subdivision Unit 2 and not a part of this plat	Addressed		
15	Plat	Will Kings Lane and Abbey roads are dead ends. Will these two roads have temporary turn arounds until the next subdivision is built out?	These streets are located within existing London Towne Subdivision Units 2 and 5 and are not a part of this plat.	Addressed		
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			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 5' U.E. on lot 36, blk. 16 west side of lot and 5' U.E. on lot 85, blk. 7 south side of lot.	Easements have been added	Provide 5' U.E. in back of lot 18, blk. 12 south side of lot and change 10' Y.R. to 10' Y.R./U.E. on lot 10, blk. 15	Easements have been added	DS LD Acknowledge; Addressed

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park fee: (102 units x \$462.50/unit) = \$47,175.00	Understood			

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.	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	Plat	No comment.	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	No comment.	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