

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
 TRC Meeting Date: 6-13-19  
 TRC Comments Sent Date: 6-19-19  
 Revisions Received Date (R1): 7-02-19  
 Staff Response Date (R1): 7-19-19  
 Revisions Received Date (R2): 8-13-19  
 Staff Response Date (R2): 8-16-19  
 Revisions Received Date (R2.1): 8-20-19  
 Staff Response Date (R2.1): 8-28-19  
 Planning Commission Date: 9-04-19

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: 19PL1062

COUNTRY CLUB ESTATES UNIT 18, BLOCK 1, LOTS 2A AND 2B (REPLAT – 5.00 ACRES)  
 Located south of Saratoga Boulevard and east of Long Meadow Drive.

Zoned: RS-6  
 Proposed Rezoning: ON (Lot 2B) 2nd Reading Approved 8-13-19 Ordinance #031830

Owner: Mt. Olive Lutheran Church of Corpus Christi  
 Surveyor: Texas Geo Tech Land Surveying Inc.

The applicant proposes to replat the property in order to subdivide 1 lot into 2 lots.

GIS									
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plat	The plat closes within acceptable engineering standards.	OKAY	Incorrect, it may not close, see GIS comment #2.	NOTED	Incorrect, dimensions are missing from the plats perimeter boundaries and the street dedication.	DONE	Correct	
2	Plat	The intersection of Saratoga Blvd. (A3 130' arterial) and Long Meadow Dr. ( C1 60' collector) requires a minimum 20' radius.	DONE	Incorrect, the interior and exterior curve shall be labeled as C2 and C3 respectively and added to the curve legend.  A 10' radius is required a the intersection of Long Meadow Dr. and the 20' alley.  Saratoga Blvd. requires additional street dedication, it's an A3 130' arterial right of way.	DONE, AFTER TALKING WITH MR. FISHER, WE FIXED THE RIGHT OF WAY AND DEDICATED A 5' TO SARATOGA BLVD.	Correct			
3	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	DONE	Saratoga Blvd is incorrect.	DONE	Correct			
4	Plat	Plat Note 1, Sheet 1: correct acreage and replace "ARE" with "AREA".	CORRECTED	Correct	NOTED	Correct			
5	Plat	The location map requires a scale of 1" = 900' +/-.	I made it 1" = 100' or else is going to be to small	Incorrect, zoom out.	DONE	Incorrect, label the site location. You can eliminate the parcels and only show streets, this is why it's cluttered.	DONE	Correct	
6	Plat	Martin St. is not found on the plat. Revise plat or plat note 7.	DELETED	Correct	NOTED	Correct			
7	Plat	Correct spelling errors in Plat Note 8 and Note 1, Sheet 1 and 2.	DONE	Correct	NOTED	Correct			
8	Plat	Adjust labels so they do not overlap, all labels shall be legible.	DONE	Correct	NOTED	Correct			
9	Plat	Label the complete and correct legal description of the adjacent properties.	DONE	Incorrect, see V40/P13-14	DONE	Correct			
10	Plat	All blocks are to be labeled on the plat area, preferably using a circled number.	DONE	Correct		Correct			

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response

1	Plat	Condition for plat approval: City Council approval of change in zoning (second reading).	NOTED	Condition for plat approval: Prior to plat recordation.	NOTED	Addressed: City Coucil approved 2nd Reading 8-13-19 Ordinance# 031830
2	Plat	Revise the plat title to read, plat title first, then block and lots	DONE	Addressed		
3	Plat	Show and label the square footage for both platted lots.	DONE	Return the spot elevation onto the platted area. The square footage is addressed.	DONE	
4	Plat	Change the 10' U.E to 15' U.E along Saratoga Boulevard (UDC 8.2.3.A.2)	DONE	Addressed		
5	Plat	Show and label 10' U.E along Long Meadow Drive (UDC 8.2.3.A.2)	DONE	Addressed		
6	Plat	Water Distribution System acreage fee – 0.69 acres x \$1,439.00/acre = \$992.91 (Lot 2B)	NOTED	Prior to recordation	NOTED	
7	Plat	Wastewater System acreage fee – 0.69 acres x \$1,571.00/acre = \$1,083.99 (Lot 2B)	NOTED	Prior to recordation	NOTED	
8	Plat	Water Pro-Rata - 533.12 LF x \$10.53/LF = \$5,613.75	NOTED	Prior to recordation	NOTED	
9	Plat	Wastewater Pro-Rata – 320.00 LF x \$12.18/LF = \$3,897.60	NOTED	Prior to recordation	NOTED	
10	Plat	Saratoga is an A3 Arterial on the Urban Transportation Plan. Additional right-of-way dedication may be required, depending on the location of the centerline. Label centerline (see GIS #3).	NOTED	Not Addressed see GIS comment #3	DONE	Addressed

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

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater		No
Manhole		No
Stormwater	Yes, at the building permit stage	
Sidewalks		No
Streets		No

**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution		
1		Saratoga Blvd. must be labeled as "FM 357 (Saratoga Blvd)."	DONE	Addressed						
2	Plat	Provide a Shared Access Easement on Plat	SHOWN	Addressed						
3	Plat	Provide flows for the existing conditions, proposed conditions and differential for the 25 and 100 year storm events.	DONE	Addressed						
4	Plat	Provide and label existing stormwater curb / field inlets and wastewater Manholes.	DONE	Not addressed; provide and label existing stormwater curb / field inlets and wastewater Manholes on Utility Plan.	DONE	Addressed				
5	Plat	Indicate the type of each existing and proposed utilities;	DONE	Not addressed; the type of each existing and proposed utility must be shown on the Utility Plan..	NO PROPOSED UTILITIES, ALL UTILITIES ARE EXISTING.	Fire Hydrants / water is required for Platting. Update utility plan. This is required prior to plat approval.	Utility plan is updated, no fire hydrant required.	Addressed		
6		The receiving water note must match on the plat and the SWQMP.	DONE	Addressed	NOTED					
7	Plat and SWQMP	Remove the spot elevations from the plat document; show them on the grading plan.	DONE	Addressed	NOTED					
8	SWQMP	Public Improvements Plans are required for water (Fire Hydrants for platting) and stormwater. Public Improvements shall be completed and accepted prior to plat recordation.	NOTED	Prior to Plat to recordation.	NOTED					
9	SWQMP	See TXDOT comments hereafter	NOTED	Prior to Plat to recordation.	NOTED					

**UTILITIES ENGINEERING (WATER AND WASTEWATER)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	NOTED			
2	Plat	No wastewater construction is required for platting.	NOTED			

**UTILITIES ENGINEERING (STORMWATER)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NOTED	Fire Hydrants / water is required for Platting. Update utility plan. This is required prior to plat approval.	Utility is updated, no fire hydrant required.	Addressed

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NOTED			
FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NOTED			
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Commercial Offices Spaces: Light Mercantile areas shall 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	NOTED	Informational		
		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 (34 050 kg).	NOTED	Informational		
		503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure. Note: Note: Future Development of lot is required to meet current 2015 IFC and IBC codes.	NOTED	Informational		
GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NOTED			
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	ADDED			
REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Informational		
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NOTED			
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NOTED			
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NOTED			
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP has a 3 phase transformer on the property to serve the existing church. AEP is requesting it be identified and labeled "AEP ELECTRIC EASEMENT" on the re-plat.	AFTER MEETING WITH AEP WE ARE SHOWING THE AEP EASEMENT ON PLAT	Addressed		
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note on Plat- " No additional access onto SH 357 (Saratoga Blvd.). All Lots adjacent to SH 357 must have a TxDOT approved permit."	ADDED	Addressed		Addressed, no further comment.

2	Plat	Note on Plat-" Drainage must meet TxDOT guidelines and have TxDOT Approval."	ADDED	Addressed		Addressed, no further comment.		
3	Plat	Note on Plat-" Drainage detention is required as per TxDOT guidelines and shall have a metered discharge. Drainage detention shall be provided as a Subdivision regional detention or individually per lot."	ADDED	Need clarification in regards to Storm Drainage. No surface drainage allowed to State right-of-way. Wrong intensity values being used. Need calculations, for storm water detention system with storm profiles and hydraulic grade line shown. <b>If needed, the Engineer can contact TxDOT for clarification on comments. Clemente Mena, EIT TxDOT Office: (361) 808-2379</b>	NOTED AND REVISED TO INDICATE NO DRAINAGE UNTO SARATOGA BLVD.	Not addressed, no storm water detention/storage was provided. Additionally, please delete the last part of note "...or individually per lot."	Revised General Notes to indicate existing runoff towards Long Meadow Drive. Stated that no Post-Development runoff would be towards Saratoga Boulevard. No surface drainage allowed to State right-of-way.	Addressed
4	Plat	No direct surface runoff onto SH 357 is allowed.	NOTED	See Comment #3 above		As per current SWQMP plan submitted, this was addressed.		
5	Plat	Drainage will be reviewed at the permitting stage at shall have approval at that time. Drainage shall not exceed existing runoff discharge conditions as calculated by TxDOT.	NOTED	See Comment #3 above		Addressed, no further comment.		
6	Plat	Note on Plat-"Access onto SH 357 shall be Shared Access."	ADDED	On Plat, 44 ft Access Easement to be denoted as " 44 ft Shared Access Easement"	DONE	Addressed, no further comment.		
7	Plat	Provide Shared Access Easement on Plat.	SHOWN	Revise to read: "Shared Access Easement"	DONE	Addressed, no further comment.		

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

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.







