

## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date: 1-23-20

TRC Comments Sent Date: 1-28-19

Revisions Received Date (R1): 2-4-20

Staff Response Date (R1): 2-7-20

Revisions Received Date (R2): 2-12-20

Staff Response Date (R2): 2-13-20

Planning Commission Date: 3-04-20

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: 20PL1004

KING'S LANDING UNIT 1 (FINAL – 124.485 ACRES)

Located at FM 43 west of CR 33 and east of Digger Lane.

Zoned: RS-4.5 &amp; CN-1

Owner: MPM Development, LP &amp; Corpus Christi Community Church

Engineer: Bass &amp; Welsh Engineering

The applicant proposes to plat the property in order construct 166 lots for single-family residential and commercial development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok.			
2	Plat	Provide a north arrow on the location map as well as all map sheets.	Done.	Resolved		
3	Plat	The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T.	O.R. is official records, not Deed Records. it is obvious Nueces County.	Provide acronym legend as shown on approved preliminary plat. (refer to UDC Article 3.8.5.A.2)	Done (Sheet 1).	Resolved
4	Plat	Add plat note and label as Drainage Easement and Right of Way; The developer has granted and conveyed, and by these presents does hereby grant and convey unto the City of Corpus Christi, a municipal corporation duly incorporated under and by virtue of the laws of the State of Texas, it's successors and legal representatives, the free and uninterrupted use, liberty, privilege and easement, of going in, over, under and along the certain tract of land called a Drainage Easement and Right of Way, labeled as such. Together with the free ingress, egress and regress to and for the City for the purpose of maintaining a public drainage facility, and for the purpose of maintaining, servicing, repairing and inspecting said public drainage facility under, on and along said tract.	Done (Sheets 6 & 7).	Resolved		
5	Plat	Additional street dedications from existing streets will be hatched in light gray.	Done.	Resolved		
6	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.	Resolved		
7	Plat	West block on sheet one (currently labeled as block 3) shall be changed to annotate new block. Lots shall not include subdesignation (i.e. 1A and 1B) in order to mitigate variability.	Now consistent with preliminary plat. Leave as is so don't have to renumber many lots and blocks.	Per Nueces County Appraisal District approval, lot sub designation (1A - 1B) is allowed for this plat. The reason why it is uncommon and not recommended is because it interferes with the order when assigning a 12 digit tax id.	OK leave as is.	Resolved
8	Plat	All blocks are to be labeled on the plat area, preferably using a circled number. (Block 5 label missing on sheet 2.)	Corrected (done).	Resolved		
9	Plat	Resolve conflicting lot area/acreage calculations on blocks 1 and 2 between sheet one and sheets two and three.	Done.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation, wastewater amendment will need be approved by City Council.	Allright	Prior to plat recordation		
2	Plat	The certificate blocks shall not be in separate sheets. Create a single sheet containing all certificate blocks.	Done.	Addressed		
3	Plat	On the Planning Commission certificate block change "Nina Nixon-Mendez FAICP to "Al Raymond III" and "Eric Villarreal, P.E" to "Carl Crull, P.E"	Done.	Addressed		
4	Plat	On the Engineering certificate block change "William Green, P.E" to Jalal Saleh, P.E."	Done.	Addressed		
5	Plat	Coordinate with Nueces Electric on street light fees and provided confirmation of payment <u>prior to</u> recordation.	OK.	Prior to plat recordation		
6	Plat	Show and label the north arrow for each sheets of the plat including the location map.	Done.	Addressed		
7	Plat	As shown on approved Preliminary plat show and label the continuation 15'U.E along the rear Block 3, Lots 1A & 1B.	Done.	Addressed		
8	Plat	As shown on approved Preliminary Plat Cross-Hatch the 15' Street Dedication along County Road FM 43	Done.	Addressed		
9	Plat	Show and label acreage amount for each individual lot.	Done big lots. SF only on single family lots	Addressed		
10	Sheet 2 of 6	Identify the dash lines Block 3, Lots 23-27 along Rhaegal Court.	Done.	Addressed		
11	Sheet 2-3 of 6	Show and label 7.5' by separate instrument along the adjacent property of Block 6, Lots 1-16	Done.	Addressed		
12	Sheet 2 of 6	Show and label Block 5	Done.	Addressed		
13	Sheet 2-3 of 6	Identify the dash lines along the rear of Block 5 along Drogon Street.	Done.	Addressed		
14	Sheet 3 of 6	Identify the dash lines Block 18, Lots 20 & 40, Block 21, Lots 20 & 40	Done.	Addressed		
15	Sheet 5 of 6	Identify the dash lines along the rear of Block 19, Lot 18 and Block 22, Lot 36	Done.	Addressed		
16	Plat	Show and label 7.5' by separate instrument along the adjacent properties of Blocks 6, 18, 19, 22, 26 & 39	Done.	Addressed		
17	Plat	Wastewater Distribution Acreage fee - 78.04 acre x \$1,571.00/acre = \$122,600.84 (Commercial Lots)	Allright	Prior to plat recordation		
18	Plat	Water Distribution Acreage fee – 78.04 acres x \$1,439.00/acre = \$112,299.56 (Commercial Lots)	Allright	Prior to plat recordation		
19	Plat	Wastewater Distribution Acreage fee - 46.44 acre x \$1,571.00/acre = \$72,957.24 (Residential Lots)	Allright	Prior to plat recordation		
20	Plat	Water Distribution Acreage fee - 46.44 acre x \$719.00/acre = \$33,390.36(Residential Lots)	Allright	Prior to plat recordation		
21	Additional comment	Prior to plat recordation show and label the recorded document number for the 7.5' by separate instrument along the adjacent properties of Blocks 3,6, 18, 19, 21,22, 26 & 39	OK.	Prior to plat recordation		

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	Staff Resolution
Public Improvements Required?	Yes	Prior to Plat Recordation
Water (onsite and offsite)	Yes, per Master Plan	Prior to Plat Recordation
Wastewater (onsite and offsite)	Yes, per Master Plan	Prior to Plat Recordation
Stormwater (onsite and offsite for the ditch between London Towne Unit 1 and King's Landing Unit 1)	Yes for ditch. No detention is being provided.	Prior to Plat Recordation
Fire Hydrants	Yes	Prior to Plat Recordation
Manhole	Yes	Prior to Plat Recordation
Sidewalks on both sides of the streets	Yes	Prior to Plat Recordation
Streets	Yes	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		The following comments are conditional to the wastewater master plan amendment.		Prior to Plat Recordation		

Draft Copy

2		The following comments are conditional to the water and wastewater construction within London Towne Subdivision Unit 1 and the extension of the 16" Water Main and the lift station construction.	OK	Prior to Plat Recordation		
3	Utility Plan	There is a dis-connect between Kings Landing Unit 1 utilities and London Towne Unit 1 utilities; provide a Utility Plan that connects all utilities and calls for the construction of the ENTIRE ditch located between both subdivisions per agreement between both Developers; please coordinate with Urban Engineering and confirm the coordination's.	Water and wastewater will connect. Will build all of ditch	Prior to Plat Recordation		
4		Submit all offsite UE's to ContractsAndAgreements@ctctexas.com for review and approval.	Ok	Prior to Plat Recordation		
5	SWQMP	Provide a detailed SWQMP including the flows for pre-development flows, post-development flows and differential flows for the 5, 25, and 100 year storm events; provide all hydrology and hydraulic calculations necessary to design and construct the ditch between both subdivisions; provide the necessary recommendations / mitigations due to increase in flows and make sure the mitigations conform to the City of Corpus Christi Stormwater Master Plan; briefly describe the mitigation for the increase in flows; use the stricter criteria of (the City of Corpus Christi, Nueces County and TX DOT), Nueces County is experiencing flooding in numerous locations within and abutting this development. This item is required prior to the preliminary plat approval.	This was done with SWQMP approved with preliminary plat.	Addressed		
6	SWQMP	Add the receiving water note to the SWQMP; use the same note indicated on the Plat.	We are not revising the SWQMP with this plat. This note is shown on the plat (Note 1).	Addressed		
7	SWQMP	Provide streets typical sections including all pavement details.	Shown on preliminary approved plat.	Addressed		
8		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@ctctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Ok.	Prior to Plat Recordation		
9	Utility Plan	Utility plan shall meet city standards and master plans, including but not limited to water distribution mains, water transmission mains, wastewater collection mains and wastewater trunk mains to be constructed at appropriate depth in accordance with City water and wastewater master plan amendments; make sure Water mains and wastewater mains are available at the appropriate depths for the existing subdivisions to the north of this plat and to the west of this plat.	OK	Prior to Plat Recordation		
10	Plat	Add the following note "all driveways to residential and collector public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Done (Note 7).	Not addressed	Sorry. It was missing. Now done (Note 7).	Addressed
11	Plat	Minimum right of way for all streets, including hammerheads, shall not be less than 50 feet. Also, Solid Waste Services utilizes automated trucks, that are not able to pull alongside lots at the end of the hammerheads. Use hammer heads per the following hyper link <a href="https://www.ctctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf">https://www.ctctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf</a> .	No hammerheads this plat. Will review for future units containing hammerheads	Addressed		
12	Plat	This project must use the Street Hammerhead Design Standard dated August 26, 2019, click on the following hyperlink: <a href="https://www.ctctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf">https://www.ctctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf</a>	See 11. above.	Addressed		
13	Plat	We are recommending the installation of traffic mitigation devices (e.g. speed humps, no street alley's are allowed) as necessary. The length and width of block encourages higher speeds than intended.	Will add extra stop signs in plans.	Addressed		
14	All documents	The Professional Civil Engineer must sign, seal and date all documents.	well do for construction plans, not plat.	Prior to Plat Recordation		
15	All documents	All UTP streets within the subdivision are C3 and must have 75' of right-of-way.	OK.	Prior to Plat Recordation		
16		The proposed Dragon Street must be designed to allow the continuous flow of the stormwater through the drainage channel, a bridge may be needed; this street must be constructed and coordinated with London Towne; the construction must be paid for by the Developer .	Plans will reflect bridge (double box culvert)	Prior to Plat Recordation		
17	SWQMP	Design a concrete apron, wingwalls and rip-rap for all out falls.	OK.	Prior to Plat Recordation		
18		Dorne Street must have two permeant type IV barricades to protect vehicles from the drainage channel	OK. Not in this Unit.	Addressed		
19		Submit the water contract/s to ContractsAndAgreements@ctctexas.com for review and approval.	OK.	Prior to Plat Recordation		
20	Plat	Final plans shall include locations of all traffic control devices (e.g., signs, pavement markings).	OK.	Prior to Plat Recordation		
21	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		
22	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	Ok.	Addressed		
23	Plat and SWQMP	Add Flood Zone boundary lines for Zones AE and X on the Plat and SWQMP, please utilize thick line work to depict the flood zones.	None in this plat	Addressed		
24	Additional Comment	Prior to plat recordation:Participation Agreement for the extension agreement for the 16" water main and 12" Water Main	OK.	Prior to Plat Recordation		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	OK	Prior to plat recordation		
2	Plat	Wastewater construction is required for platting.	OK	Prior to plat recordation		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	OK.			

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

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 for commercial use is 1,550 GPM with 20 psi residual. Hydrants are to be located every 300 feet. Residential use requires 750 GPM with 20 PSI residual. Hydrants located every 600 feet.	Allright			
2	Plat	Hydrants are to be operational prior to going vertical with any structure. IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches 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 (7925 mm), exclusive of shoulders	Allright			
3	Plat	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).	Allright			
4	Plat	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.	Allright			
5	Plat	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs. Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum.	Allright			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 7.5' U.E. by separate instrument to the North of lots 1 thru 16 blk. 6 and lot 36 blk. 19	Done except no lot 36, Blk 19	Not addressed: change lot 36, blk. 19 to lot 36, blk. 18 to the North 7.5' U.E. by separate instrument	It is correct as shown and matches preliminary plat.	Will need to be revise at the final plat.
2	Plat	Request 7.5' U.E. by separate instrument west of lots 1 thru 15 blk. 18 and lot on lot 18, blk. 19	Done.	Addressed		
3	Plat	Request 7.5' U.E. & 5" U.E. North of lot 18, blk. 19& lot 36, blk. 22 by separate instrument and lot 15, blk. 40 by separate instrument	Done.	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following standard "Public Open Space" standard note: "If Block 1, Lot 1, Block 2, Lot 1 and Block 3, Lots 1A & 1B is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Done (Note 8).	Addressed		
2	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	OK.			
3	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	OK.	Prior to recordation		

Draft Copy

4	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	OK.	Prior to recordation		
5	Plat	Park Development Fee (\$200 per unit) = \$200 x 63 units = \$12,600.00 (Unplatted lots) (UDC 8.3.6)	OK.	Prior to recordation		

REGIONAL TRANSPORTATION AUTHORITY

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Within 3 miles West of Cabaniss Air field, and 5 miles South of CCIA may be subject to occasional overflight and noise due to transiting aircraft Height issues may occur during construction depending on building height and construction method.	OK.			

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The following Notes and Comments originally on the Preliminary Plat were not addressed.  Add Following notes on plat: 1) Access to State right-of-way shall be through street access as depicted on this plat. No Additional access will be permitted. Access to meet current State guideline and requirements and shall require TxDOT review and approval. 2) Drainage to meet the current TxDOT Corpus Christi District standards, State guidelines, and State requirements. Drainage review and approval by TxDOT is required. 3) Additional detention may be required, if site specific development on a lot exceeds its pro-rata share of storm water runoff detention. Drainage review and approval by TxDOT required, at building permit stage.	1) Desire driveway access on FM 43 for Lot 1, Block 2. State guidelines and requirements OK. 2) No drainage into TxDot Row. 3) No drainage detention is provided.	1) Not addressed 2) Not Addressed 3) Not addressed Contact: Clemente Mena, EIT Office: (361) 808-2379 Clemente.Mena@txdot.gov	1) Desire driveway access on FM 43 for Lot 1, Block 2. State driveway guidelines and requirements OK. 2) No drainage into TxDot Row thus no TxDot Approval. 3) No drainage detention is provided. No drainage approval by TxDot	Prior to plat recordation resolution will need to occur between applicant and TxDOT.
2	Plat	Subdivision shall provide regional detention during the public improvement stage.	No drainage detention is to be provided.	Not addressed	Disagree.	Prior to recordation resolution will need to occur between applicant and TxDOT.
3	Plat	TIA is required for any access approval.	OK.	Not addressed	OK again.	Prior to recordation resolution will need to occur between applicant and TxDOT.

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.