

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date: 1-23-20

TRC Comments Sent Date: 1-28-20

Revisions Received Date (R1): 2-26-20

Staff Response Date (R1): 3-13-20 TRC comments approved and set PC date

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: April 1, 2020

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: 20PL1008

### OLIVEIRA COMPOUND, BLOCK 1, LOTS 1A, 1B, 1C & 1D (PRELIMINARY – 21.15 ACRES)

Located north of Northwest Boulevard west of Wildcat Drive.

Zoned: RS-6

Owner: Oliveira Properties, Ltd.

Engineer: LNV, Inc.

The applicant proposes to plat the property to create four residential lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.	No comment	Understood.		
2	Plat	Provide documentation of adjacent property on northwestern boundary. (Audry Smith Bagnall)	A copy of the warranty deed shall be included with the resubmittal package as requested.	Resolved.		
3	Plat	Recommend changing plat name due to possible negative connotations associated with the word "compound". (examples of substitutes include Estates, Tract, Industrial Park, etc.. )	Client would like to proceed with the name as noted on preliminary plat.	Understood.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On plat, provide ownership name and contact information above the Engineer's name and contact information.	Ownership name and contact information shall be added to plat as requested.	Addressed.		

2	Plat	Provide a 25' YR along the frontages of the lots.	25' yard line shall be added to plat as requested.	Addressed.		
3	Plat	25' Front Yard Requirement along the front boundary of Lot 1A, 1B and 1C utilizing Access Easement.	25' yard line shall be added to plat as requested.	Addressed.		
4	Plat	Provide a 25' YR along the frontage of the lot 1A at River Valley Drive frontage.	25' yard line shall be added to plat as requested.	Addressed.		
5	Plat	Signature certificates are not required for Preliminary plats as they are not recorded.	Signature certificates were removed as requested.	Addressed.		

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

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?	Yes, at the final plat stage	
Water	Yes, at the final plat stage, no dead end main will be permitted.	
Wastewater according to Master Plan	Yes, at the final plat stage	
Stormwater according to Master Plan	Yes, at the final plat stage	
Fire Hydrants	Yes, at the final plat stage	
Manhole	Yes, at the final plat stage	
Sidewalks		No sidewalks are required
Streets		No public streets are required; private streets must be built to City standards and must support 75,000 lbs for FIRE trucks use; Fire Access lane is required, access lane width is 20' and 26' wide at the FIRE Hydrants..

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required for water and wastewater main prior to plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	<b>Comment Noted</b>	<b>At the Final Plat stage</b>		
2	SWQM P	Please provide the pre-development and post-development and the differential flows for the 5, 25 and 100 year storm events and describe the mitigation for the increase in flows for the 5, 25 and 100 year storm events.	<b>Pre and post development flows for the 5,25, &amp; 100 year storm events are shown on Stormwater Quality Management Sheet 1 of 2. Due to the insignificant increase in flows, existence of an overflow corridor, and the close proximity to the downstream discharge water body (Nueces River), stormwater detention is not recommended, or required per DCM Section 5 Drainage Right-Of-Way/Easements.</b>	<b>Addressed</b>		
3	Utility Plan	Please verify: Lot 1A doesn't have an existing MH to connect to, please propose a MH at that location.	<b>MH in street not present. A public manhole has been added in Lot 1B. See Site &amp; Utility Improvements Plan.</b>	<b>Addressed</b>		
4	Utility Plan	FIRE Hydrants must be within 600' from the furthest point for each home; the access lane must be able to 75,000 lbs; the access lane must be 20' wide, and 26' wide at the FIRE Hydrants; a turn around must be provided to the FIRE truck.	<b>Existing firehydrants meet this criteria (See Site and Utility Improvements Plan)</b>	<b>At the Final Plat stage</b>		

5	Utility Plan	All Utility Easements must be 15' wide.	Comment noted	Addressed		
6	Plat	Pride a copy of the executed shared access easement.	No comment	Addressed		
7	Informa tional	See FIRE Department comments.	No comment	Addressed		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction may be required on Final Plat. No dead-end mains will be permitted.	Comment noted	At the Final Plat stage		
2	Plat	Wastewater construction will be required on Final Plat.	Comment noted	At the Final Plat stage		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Comment noted	Addressed		

#### FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

#### 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 Residential use requires 750 GPM with 20 PSI residual. Hydrants located every 600 feet. Hydrants are to be operational prior to going vertical with any structure.	Existing water infrastructure meets these requirements	At the Final Plat stage		
2	Infor:	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.	Comment noted and addressed See Site & Utility Improvements Plan.	To be addressed with site development.		
3	Infor:	The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Comment noted and addressed See Site & Utility Improvements Plan.	To be addressed with site development.		

4	Infor:	<p>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</p> <p>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</p>	<p><b>Comment noted and addressed See Site &amp; Utility Improvements Plan.</b></p>	<p>To be addressed with site development.</p>		
5	Infor:	<p>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).</p>	<p><b>Comment noted and addressed See Site &amp; Utility Improvements Plan.</b></p>	<p>To be addressed with site development.</p>		
6	Infor:	<p>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</p> <p>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.</p>	<p><b>Comment noted and addressed See Site &amp; Utility Improvements Plan.</b></p>	<p>To be addressed with site development.</p>		
7	Infor:	<p>Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.</p>	<p>N/A</p>	<p>To be addressed with site development.</p>		
8	Infor:	<p>Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.</p>	<p>N/A</p>	<p>To be addressed with site development.</p>		
9	Infor:	<p>Exceptions:</p> <p>2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.</p>	<p><b>Comment noted</b></p>	<p>To be addressed with site development.</p>		

10	Infor:	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	Comment noted	To be addressed with site development.		
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#### GAS

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

#### PARKS

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

#### REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	No comment	Addressed		

#### NAS-CORPUS CHRISTI

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

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

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

#### AEP-TRANSMISSION

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

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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