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### TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

**Staff Only:**

**TRC Meeting Date:** 4-16-20

**TRC Comments Sent Date:** 4/21/20

**Revisions Received Date (R1):** 4-28-20

**Staff Response Date (R1):** 5-5-20

**Revisions Received Date (R2):**

**Staff Response Date (R2):**

**Planning Commission Date:**

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:** 20PL1030

**AVANTI LEGACY BAYSIDE, BLOCK 1, LOT 1 (FINAL – 5.45 ACRES)**

Located west of South Staples and south of Lipps Boulevard.

**Zoned:** RM-1

**Owner:** Saratoga Palms Properties, Ltd.

**Engineer:** Carney Engineering, PLLC

The applicant proposes to plat the property to develop a Multi-family development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	No comment	Resolved		
2	Plat	Original lot lines and Legal descriptions within platted area shall be a lighter shade than proposed legal descriptions. (Flour Bluff & Encinal lot lines and legal)	Done	Resolved		
3	Plat	Remove hatching from new utility easement (light gray hatching is reserved for additional street dedication).	Done	Resolved		
4	Plat	Location map subject property does not match boundary that is being platted. Please revise to show platted area.	Done	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update east property TG100 Village at Henderson with new Legal Description from plat (Village at Henderson, Blk 2, Lot 2) and recording information (Volume 69 Page 14).	Done	Addressed.		

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2	Plat	Update east adjacent property with "Remaining ## acres of Lot 6....."	Done	Addressed.		
3	Plat	Update Planning Commission Secretary to Al Raymond, III, AIA	Done	Addressed.		
4	Plat	Water Distribution System acreage fee – 5.45 acres x \$1,439.00/acre = <b>\$7,842.55</b>		To be addressed prior to recording.		
5	Plat	Wastewater System acreage fee –5.45 acres x \$1,571.00/acre = <b>\$8,561.95</b>		To be addressed prior to recording.		
6	Plat	Water Pro-Rata - 60 LF x \$10.53/LF = <b>\$631.80</b>		To be addressed prior to recording.		
7	Plat	Wastewater Pro-Rata – 60 LF x \$12.18/LF = <b>\$730.80</b>		To be addressed prior to recording.		

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes		
Water	Yes		
Fire Hydrants	Yes, with true looping		To be addressed prior to recording on Public Improvement plans
Wastewater		No, all lines are private except for the MH located over our existing 12 inch VCP is public.	
Manhole	Yes, only the MH located over our existing 12 inch VCP is public.		To be addressed prior to recording on Public Improvement plans
Stormwater		No, private system	
Sidewalks	Yes, ADA ramps (sidewalks exists).		To be addressed with Site Development.
Streets		No	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1		Public Improvements Plans are required at the Final Plat Stage; 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		To be addressed prior to recording on Public Improvement plans	

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	Informa 2 tional	FIRE access lane must be 26' wide at the FHs and the remaining must be 20' wide; the pavement must be able to withstand 75,000 lbs.		To be addressed prior to recording on Public Improvement plans		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction required for platting.				
2	Plat	No wastewater construction is required for platting.		To be addressed prior to recording on Public Improvement plans		

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: Plat indicated only one point of entry into complex. Will complex tie into existing Legacy Facility that has access to Henderson Street?	There is only one entry point planned	To be addressed on site development.		
2		MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS- Apartments				
3	Info:	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.	The complex will have 60 units	To be addressed on site development.		
4	Site	D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.	The complex will have 60 units	To be addressed on site development.		
5	Site	D106.3 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.		To be addressed on site development.		

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6	Info:	WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for Commercial Property shall have 1,500 GPM with 20 psi residual with a Fire hydrant every 300 feet and operational.		To be addressed on site development.		
7	Info:	Fire hydrants within areas containing apartments and apartment houses are to be located 100 feet to FDC and hose lay 300 feet from furthest point of structure.		To be addressed on site development.		
8	Info:	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)		To be addressed on site development.		
9		REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.				
10	Info:	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. 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.		To be addressed on site development.		
11	Info:	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		To be addressed on site development.		
12	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 (7925 mm), exclusive of shoulders		To be addressed on site development.		
13	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 (34 050 kg).		To be addressed on site development.		
14	Info:	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		To be addressed on site development.		
15	Info:	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.		To be addressed on site development.		
16	Info:	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.		To be addressed on 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	Open Space Regulations will apply on Building permits.				
1		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."	Note is #6 on plat already.	To be addressed on site development.		

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.		Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	No comment	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		2.7 miles Southwest of Cabaniss ALF. May be subject to aircraft noise and overflight, air study may be required dependent on construction method.		To be addressed on site development.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	No comment	Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	No comment	Addressed.		

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

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

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

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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.