

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 6-25-20

TRC Comments Sent Date: 6-29-20

Revisions Received Date (R1): 7-08-20

Staff Response Date (R1): 7-16-20

Revisions Received Date (R2): 7-17-20

Staff Response Date (R2): 7-21-20

Planning Commission Date: 8-05-20

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: **20PL1059**

SAVAGE LANE ADDITION, LOTS 1-LA & 1-LB (FINAL REPLAT – 3.69 ACRES)

Located south of Interstate Highway I-37 and east of Navigation Boulevard.

Zoned: CG-2 and IL

Owner: Bre/LQ Tx Properties L.P.

Engineer: Dodson Civil Group, LLC

The applicant proposes to replat in order subdivide property into 2 platted lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Agreed			
2	Plat	Revise the plat title template to _____, Block _____, Lots _____.	Plat title has been updated	Resolved.		
3	Plat	Provide a north arrow on the location map.	North Arrow added	Resolved.		
4	Plat	Revise legal description to clearly indicate volume and page numbers. The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T. (refer to previous plat for legal description template.)	Legal description revised	Not Resolved. Replatted lot is 1-L. Additionally, please spell out volume and page number (i.e. Volume 47 Page 70 M.R.N.C.T.)	corrected as requested	Resolved.
5	Plat	Basis of Bearing; The City of Corpus Christi is located in State Plane South FIPS 4205 (Zone 5) Please revise.	Bearings revised as requested.	Not Resolved. General Note 1 still indicates Texas South Central Zone.	same	Resolved.
6	Plat	Adjacent lot legal description is incorrect. Please refer to volume 68 page 491 map records Nueces county texas for revisions.	Corrected	Not Resolved. Adjacent Lots are labeled as 2-LA and 3-LA. Again, refer to to volume 68 page 491, map records Nueces county texas for revisions.	same. Btw the original plat shows them to be 2-L and 3-L and I was going off the original plat when I was labeling the adjoiner.	Resolved.

7	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.	ROW widths are indicated and variable widths have a measurement	Resolved.		
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LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On both sheets of the plat revise the plat title to read: "Final Plat Savage Lane Addition Lots 1-LA & 1-LB" (see reference Vol 47, Page 70).	Revised Title is on both pages	On the plat title: Separate "Final Plat" from entire plat title name.	I put a dash in there. Is this what you wanted?	Addressed
2	Plat	On both sheets of the plat revise the legal description under the plat title to read: "Being a replat of Savage Lane Addition, Lot 1-L..."	Legal Description is revised	Not Addressed: revise the legal description under the plat title to read: "Being a replat of Savage Lane Addition, Lot 1-L..."	corrected	Addressed
3	Plat	On the owners certificate blocks, clarify owners; submitted Warranty Deed 2006009487 reference <u>one</u> owner for the entire tract.	Owner certificate is revised for the correct ownership	Addressed		
4	Plat	Remove the reference "Owners Certificate" on the owners certificate block.	Done	Addressed		
5	Plat	On the owners certificate blocks, show and label the person name and title along the signature line.	Name and title are added	Addressed		
6	Plat	Underneath the owners notary remove all property owners.	Multiple owners removed	Addressed		
7	Plat	The storm basin receiving water note is missing from General Notes. Correct and revise.	Note is added	Addressed		
8	Plat	Change page "2 of 2" to "1 of 2" and change page "1 of 2" to "2 of 2"	Done	Addressed		
9	Plat	Remove the Nueces County Health Certificate block	Removed	Addressed		
10	Plat	On the Planning Commission certificate block change "Eric Villareal, P.E." to "Carl Crull, P.E." and "Nina Nixon Mendez, FAICP" to "Al Raymond III, AIA"	Changed	Addressed		
11	Plat	On the Engineer certificate block change "William J Green, P.E." to "Jalal Saleh, P.E."	Changed	Addressed		
12	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."	Note is added	Relocate the note to be included with General Notes.	corrected	Addressed
13	Plat	On both sheets of the plat: Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded for any..."	Preliminary is removed	Addressed		
14	Plat	On the Engineer, Surveyor and notary certificate blocks remove Italic font style and replace it to match with other certificate blocks.	Font is corrected	Addressed		

15	Plat	On the second sheet: remove <u>only</u> owners names along the surrounded abutting properties.	Owner's names removed	Addressed		
16	Plat	On the second sheet: The line type for U.E and Y.R around the perimeter of property appear to look similar. Correct and revise	Corrected	Addressed		
17	Plat	On the second sheet: Show and label 10'U.E and 20 Y.R on the dashlines along Interstate Highway I-37 and Navigation Boulevard.	Done	Not Addressed: Along Interstate Highway I-37 label 10'U.E and 20 Y.R (BL) <u>on the dashlines</u>	Not sure what more labeling you would prefer. Both have been labeled with arrows and they are clearly marked on the first go around. I did however change the n.c.p.r. to M.R.N.C.T. as you requested above.	Addressed
18	Plat	Identify the dashline on the rear of Lot 1-LB	UE is now defined	Addressed		
19	Plat	On the second sheet: Remove the reference: "Portion of (3.685 Acres) #2006007057" on <u>both</u> lots		Not addressed: On the platted Lot 1-LA remove the previous recorded plat reference "3.691 Acres, Lot 1-L 47/70 N.C.P.R"	corrected	Addressed
20	Plat	On the second sheet: Show and label the square footage for each lot.	Done	Addressed		
21	Plat	On the second sheet: Show and label the existing 10' U.E along the perimeter of Lot 1-LA (reference Vol 47, Page 70).	UE is now defined	Addressed		
22	Plat	Prior to recordaton show and label a shared Access easement between Lots 1-LA & 1-LB adjacent to Interstate Highway I-37.	Will do	Prior to 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	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No
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	Staff Resolution
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1	Plat and SWQMP	Add the following Corpus Christi Inner Harbor Drainage Basin "Receiving Water" standard note to the plat: The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".	Note is added	Addressed		
2	Utility plan	Show and label the 6" ACP water main on Navigation.	6" is now labeled	Addressed		
3	Utility plan	Show and label the 8" VCP wastewater main on Navigation.	8" is now labeled	Addressed		
4	SWQMP	Provide the Q's for the 5, 25 and 100 year flows for the Developed / existing condition.	Q's have been updated	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting. Existing infrastructure provides for domestic service and has fire protection that appears to meet the Water Distribution Standards.	Agreed	Addressed		
2	Plat	No wastewater construction is required for platting.	Agreed	Addressed		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	No change to existing conditions is proposed			
2	Informational	Review cul-de-sac streets to ensure they have correct emergency vehicle turning access meeting requirements on AASHTO. Provide turning path drawings for emergency vehicles.				
3	Informational	Public improvement plans need to include appropriate traffic control devices (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 sheets.				
4	Informational	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.				

5	Informational	At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.				
6	Informational	The "street lighting plan" must also 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 plat recordation.				
7	Informational	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.				

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Purpose: Subdivide property into two lots Note: Fire Department access will need to be maintained for the Denny's Restaurant. No barriers allowed to prevent access to the rear of the facility.	Noted, no changes to layout are proposed that would affect access			

GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final replat is not located along an existing or foreseeably planned CCRTA service route.	Noted			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP is requesting that the padmount transformers on the property be labeled in the replat. Contact George L Guerra 361-356-0022 glguerra@aep.com	No pad mounts were noted on the survey	Not Addressed: AEP is requesting that the padmount transformers on the property be labeled in the replat. Contact George L Guerra 361-356-0022 glguerra@aep.com	Pad transformers are now shown. They are labeled in the legend.	Addressed

TXDOT

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

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.