

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 2-20-20  
TRC Comments Sent Date: 2-24-20  
Revisions Received Date (R1): 2-27-20  
Staff Response Date (R1): 3-2-20  
Revisions Received Date (R2): 9-11-2020  
Staff Response Date (R2): 9-14-20 TRC comments met set PC date  
Planning Commission Date: 10-7-20

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: 19PL1120

Urban Engineering Responses: 9-11-2020

RIVERBEND SUBDIVISION UNIT 3 – (FINAL 11.74 ACRES)  
Located east of Fred’s Folly and South of Yorktown Boulevard.

Zoned: RS-4.5

Owner: Patricia H. Wallace  
Engineer: Urban Engineering

The applicant proposes to plat the property to develop a 66-unit residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Resolved.		
2	Plat	Label street names on t-heads coming off of Lasso Drive as listed on the preliminary plat.	Labels have been added	Resolved.		
3	Plat	Include 25' right of way easement on Yorktown Blvd. (doc#2005040990)	Right of way label has been added	Resolved.		

4	Plat	Provide curve data for platted area.	Has been added	Unresolved- Curve data on third page is overlapped by legend and north arrow. Please correct in order to make data legible.	Correction has been made	Resolved.
5	Plat	Label streets on adjacent subdivisions (North west section of page 2)	Labels have been added	Resolved.		
6	Plat	Provide dimensions for both sides of Yorktown Boulevard centerline.	Labels have been added	Resolved.		
7	Plat	Correct the spelling of street Bullrider Drive (as listed on preliminary plat)	Has been corrected	Resolved.		
8	Plat	Correct the spelling of adjacent subdivision *Starlight Estates	Has been corrected	Resolved.		
9	Plat	On location map, correct the spelling of Rancho Vista Blvd.	Has been corrected	Resolved.		

**LAND DEVELOPMENT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a 5' EE label for Blk. 5 frontage.	Correction has been made	Addressed		
2	Plat	Provide a 5' UE for rear of Lots 21-31 in Blk. 5, and Lots 43 and 75, Blk. 1.	Labels have been added			
3	Plat	Provide a 5' EE label for Lots 18 & 19, Blk 3.	Label has been added			
4	Plat	All Lots to have 20' YR, in particular Lots 15-17 and 22-24, Blk 4	Correction has been made			
5	Plat	Provide a UE label for Lots 21-25 & 30, Blk 4. Indicate document number.	Correction has been made	Not addressed.	label has been added	Addressed
6	Plat	Provide YR, EE and UE labels for Lots 1-5, Blk 5.	Labels have been added	Not addressed.	labels have been added	Addressed
7	Plat	Provide a minimum 15' UE for all looping water lines.	Understood	Addressed		
8	Plat	Label Pruet Dr. on Riverbend Unit 2.	Label has been added			
9	Plat	DS Engineer is Jalal Saleh, P.E.	Has been corrected			
10	Plat	Provide flood plain boundaries.	Property is entirely in Zone B There are no boundaries to depict			
11	Plat	Provide document number for offsite easment by separate recording.	Will Provide prior to recordation	To be addressed prior to recordation.		

12	Plat	Coordinate offsite easement Doc #2019033250 in relation to easements dedicated by this plat. Provide new labels for Lots 15-18, Blk 3. Remove labels on Block 3 and 4 and replace with easement by separate recording.	Correction has been made	Not addressed.	labels have been revised according to recorded document.	Addressed
13	Plat	Water Pro-rata: 357.16 LF x \$10.53= <b>\$3,760.89</b>	Understood	To be addressed prior to recordation.		
14	Plat	Waste water Pro-rata: 357.16 LF x \$12.28= <b>\$4,350.12</b>	Understood	To be addressed prior to recordation.		
15	Plat	Water Distribution System acreage fee: 11.74 acres x \$719.00/acre = <b>\$8,441.06</b>	Understood	To be addressed prior to recordation.		
16	Plat	Wastewater System acreage fee: 11.74 acres x \$1,571.00/acre = <b>\$18,443.54</b>	Understood	To be addressed prior to recordation.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Wastewater per master Plan	Yes	
Stormwater	Yes	
Fire Hydrants	Yes	
Manhole	Yes	
	</	

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		All hammer heads must conform to the City current hammer Head design, use the following hyperlink to access the City current hammer Head design: <a href="https://www.cctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf">https://www.cctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf</a>	Hammer Heads shall comply with Previously approved Hammer Head configuration Per Preliminary Plat.	Addressed		
2	Utility Plan	.A proposed street lighting layout will be required for review by Traffic Engineering. This item is required prior to Plat Recordation	Understood	To be addressed prior to recordation.		
3		The water line on Lassoo must be 8" in diameter.; no dead end mains allowed.	There is an 8" Line in Ranch View. Why is another Parallel 8" Line need two blocks away?Preliminary plat has been approved	Addressed		
4	Utility Plan	Public Improvements and development fees shall be required prior to Final plat Recordation. Public Improvements shall meet all city master plans and city standards. Public improvement plans must include a 5' wide sidewalk along Yorktown.	See Previous Sidewalk Comment	To be addressed prior to recordation.		
5	Utility Plan	The Water Main at the South west end of Ranch View Drive must extend to the Property limit.	Understood, I assume by property limit they are refering to final plat boundary.	To be addressed prior to recordation.		
6	Informa tional	See Utilities Department Comments hereafter.	Understood	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for platting.	Understood	To be addressed prior to recordation.		
2	Plat	Wastewater construction will be required for platting.	Understood	To be addressed prior to recordation.		

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	Understood	To be addressed at Site Development / Building Permit stage.		
2		As mentioned on Plat Review for "20PL1009 Starlight", review Unified Development Code 8.2.4 where it states that "block lengths shall not exceed 1,600 feet". Ranch View Dr extension on Startlight plat is more than 1600' and create safety concerns for vehicles speeding on these roadways. Since this plat includes this street at the beginning, traffic calming devices such as speed humps shall be installed along this street.	Please clarify comment and provide specific instruction or guidance based on approved regulations	To be addressed with Public Improvement plans prior to recordation.		
3		Review T-sac streets to ensure they have correct emergency vehicle turning access meeting requirements on AASHTO. Provide turning path drawings for emergency vehicles.	The turning movements were reviewed and approved by staff previously for the configuration presented	Addressed and approved with Prelim Plat layout		
4		As mentioned on Plat Review for "20PL1009 Starlight", additional homes are being proposed to a subdivision which only has one external access points to an existing network. Yorktown Boulevard is the only existing access point for this subdivision.	Riverbend subdivision proposes 3 points of access to Yorktown and one to South through Starlight.			
5		Submit a street lighting plan for review with Traffic Engineering prior to recordation of plat.	Understood	To be addressed with Public Improvement plans prior to recordation.		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1		WATER DISTRIBUTION SYSTEM STANDARDS-Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Understood	To be addressed with Public Improvement plans prior to recordation.		
2	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.	Understood	To be addressed at Site Development / Building Permit stage.		
3	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.	Understood	To be addressed with Public Improvement plans prior to recordation.		
4	Info:	D103.1 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	Understood	To be addressed with Public Improvement plans prior to recordation.		
5	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).	Understood	To be addressed with Public Improvement plans prior to recordation.		
6	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	Understood	To be addressed with Public Improvement plans prior to recordation.		

7	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.	Understood	To be addressed with Public Improvement plans prior to recordation.		
8	Info:	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Understood	To be addressed with Public Improvement plans prior to recordation.		
9	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. “Y”, or 96-foot diameter cul-de-sac, or hammer head (hammer head dimensions to follow City Design Standards.)	Proposed hammerhead configuration complies with previously approved design that was reviewed for compliance with Fire Code Previsions for acceptable Fire Apparatus Turn -Around.	Addressed and approved with Prelim Plat layout		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. between lots 18,19, Blk. 4 (5' each side). Request 10' U.E. between lots 5 & 6, BLK. 5 (5' each side)	Easements have ben added to match approved preliminary plat	Addressed.		
2	Plat	Request 5' U.E. on lot 25, Blk. 4. Request 10' U.E. between lots 10 &11, Blk. 5 and 10' U.E. between lots 15 & 16, Blk. 5 (5' each side)	Easements have ben added to match approved preliminary plat	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood	Addressed.		

2	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)	Understood	Addressed.		
3	Plat	fee = (0.66 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .66 acres = <b>\$41,250</b>	Understood	To be addressed prior to recordation.		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 66 units = <b>\$13,200.00</b>	Understood	To be addressed 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.	Understood	Addressed.		

#### NAS-CORPUS CHRISTI

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

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

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

#### AEP-TRANSMISSION

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

#### AEP-DISTRIBUTION

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

#### TXDOT

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	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 Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT