## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. \*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments. \*\*\*

Staff Only/District#: GG/District #1 App Received: 1-25-21 TRC Meeting Date: 2-04-21 TRC Comments Sent Date: 2-09-21 (Per Engineering) Revisions Received Date (R1): 2-24-21 Staff Response Date (R1): 3-02-21 Revisions Received Date (R2): 3-09-21 Staff Response Date (R2): 3-19-20
Bass & Welsh Engineering submitted REVISED SHEET 2 3-25-21, Per Traffic Engineering

Planning Commission Date: 4-28-21 Public Notice Plat

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: 20PL1010

BRIDGES MILL VILLAGE UNIT 2 (FINAL – 23.850 ACRES)

Located north of Saratoga Boulevard and east of Kostoryz Road.

Zoned: RS-4.5

Owner: Superior H & H Development, LLC Surveyor/Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to construct 132 lots and private park for single family subdivision.

GIS	is .						
No. She	eet Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution		
1 Pla	t The plat closes within acceptable engineering standards.	Ok					

LAND	DEVELO	DPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
			This would cause the			
			addition of a third sheet. I			
			prefer to keep the plat two			
1	Plat	All certificate blocks will need to be provided on first sheet.	sheets.	Not Addressed	Done.	Addressed
		On the Engineering certificate block change "Jalal Saleh, P.E" to "Brett Flint,				
2	Plat	P.E."	Done.	Addressed		
		Note 8 and on the plat reference the Private Park to include "Non-	Eliminated private park (on			
3	Plat	buildable lot".	lot and in notes)	Addressed		
		Identify the dashlines on Block 4, Lot 18 and Block 5, Lot 1 along Willies				
4	Plat	Landing Drive.	Done.	Addressed		
		Change the 10'Y.R to 20'Y.R for Block 6, Lots 1-3 along Bridges Mill Drive				
5	Plat	(UDC 4.3.3.)	Done.	Addressed		
		To be consistent label 10'Y.R./U.E for Block 9, Lots 1 & 10 along Hadi Drive				
6	Plat	(UDC 4.2.10)	UE not reg'd/needed	Not Addressed	Done.	Addressed
		To be consistent label 10'Y.R./U.E for Block 8, Lots 1 & 10 along Hadi Drive				
7	Plat	(UDC 4.2.10)	UE not req'd/needed	Not Addressed	Done.	Addressed
		To be consistent label 10'Y.R./U.E for Block 7, Lots 1 & 9 along Hadi Drive				
8	Plat	(UDC 4.2.10)	UE not req'd/needed	Not Addressed	Done.	Addressed
		On the rear of Blocks 1 and 2 change "10'U.E" to "15'U.E" as part of the				
9	Plat	continuing of Bridges Mill Unit 1, Vol 65, Page 17 (UDC 8.2.3.A.4)	Done.	Addressed		
				Correction: On the rear		
				of Block 2, Lots 12-15		
				change "10'U.E" to		
			I did this for Blk 2, Lots 12 -			
		On the rear of Block-1-2, Lots 12-15 change "10'U.E" to "15'U.E" as part of	15. Blk 1 does not go	continuing of Block 3		
10	Plat	the continuing of Block 3 (UDC 8.2.3.A.4)	above Lot 13	(UDC 8.2.3.A.4)	Done.	Addressed
1		Prior to plat recordation submit a legal instrument, for a Home Owners	Not needed with			
11	Plat	Association, for approval by the City Attorney (UDC 8.1.8)	elimination of private park	Addressed		
		Prior to plat recordation coordinate with AEP on street light fees and				
12		provided confirmation of payment .	Ok	Prior to recordation		
13		Water Distribution lot fee - 132 lots x \$182.00/lot = \$24,024.00	Ok	Prior to recordation		
14	Plat	Wastewater lot fee - 132 lots x \$393.00/lot = \$51,876.00	Ok	Prior to recordation		

PLANNING/E	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?	YES					

Water	YES	
Fire Hydrants	YES	
Wastewater	YES	
Manhole	YES	
Stormwater	YES	
	YES. Including over DE's	
	leading to Drainage Right	
Sidewalks	of Way	
Streets	YES	

Preliminary was approved without this; 3-10-21 Addressed in DS Engineering comments

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	

DEV	EVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
		Public Improvements Plans are required; submit a .PDF copy of proposed					
		public improvements along with a title sheet to					
		Publicimprovements@cctexas.com for review and approval; this item is					
1	Plat	required prior to Final Plat Recordation UDC 8.1.3.A	Ok	Addressed			
				Agreed, not required			
		Include public sidewalk in Drainage Easements to Drainage Right of Way	Preliminary was approved	by the Preliminary Plat-			
2	Plat	(Bicycle Path) and change DE to DE/Access Easement.	without this	Addressed			
			Will do in construction				
			plans if city pays for bike	Not Addressed: Show			
			path. Preliminary	as "Future			
			approved without bike	Bicycle/Pedestrian			
3	Plat	Provide Section of drainage Right-of-Way with Bicycle/Pedestrian path.	path	Path"	Done (on attached preliminary plat).	3-10-21 Addressed	

UTI	ITILITIES ENGINEERING								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution			
	1 Plat	Water construction is required for platting.	ok	Addressed					
	2 Plat	Wastewater construction is required for platting.	ok	Addressed					

TRAF	FIC ENG	NEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Applicant Response/Staff Response
				Not Addressed: The		
				City's Transportation		
				Plan, which is shown		
				on the GIS maps, show	(Staff Resolution Cont.) It's not clear on whether this alignment ends at the Point of Curve	
			Masterson does not dead	the proposed	(PC)/Point of Tangent(PT) or within the curve itself. An extension of the alignment is needed	
			end into the ditch. It can	classification and	to see whether the roadway can maintain an alignment, meeting geometric standards,	
		ditch. Provide an exhibit or additional clarity within the plat that indicates	be extended in the future.	alignment of a City	outside of the drainage ROW. An extension of the drainage ROW would also demonstrate if	
		the proposed alignment of Masterson Drive allows for the extension and	A simple observation of	master planned street.	this were feasible. Once the applicant demonstrated on an exhibit that the alignment can	
		future connection to the existing "Carroll Lane". This comment was	City GIS map demonstrates		be extended provides the possibility of future connection to the existing alignment to the	See attached exhibit showing extension of Masterson Drive outside and parallel
1	Infor:	previously made on the preliminary plat.	this	design is performed by	north, then the comments will be satisfied.	to drainage ROW. 3-18-21 Traffic Engineering Addressed
		There is a Master Service Agreement (MSA) for Bond 2020 Street Feasibility				
		Studies for Carroll Lane and Wickersham Drive. Mai Bernal (Engineering				
		Services) is the PM for this project. Coordinate with Engineering Services to				
		ensure Masterson Drive will connect to the existing segment of Carroll	connected to Carroll Lane.		Once Masterson Drive leaves this subdivision and turns to be parallel to the ditch ROW it is	
2	Infor:	Lane. This comment was previously made on the preliminary plat.	See City GIS.	Not Addressed	a straight shot to Carroll Lane as shown on attached city GIS map	3-18-21 Traffic Engineering Addressed
		The plat should show the distance to the centerline of the drainage ROW				
3	Infor:	for the entire property.	Done. Added to Sheet 2	Not Addressed	Done.	3-18-21 Traffic Engineering Addressed
						3-18-21 Not Addressed: Although the right-of-way (centerlines) intersect at or
						close to 90 degrees, the approaches on the streets (named in our comments)
		Deview AASUTO evidelines especial interestina especial to improve				should intersect on a tangent section and not a curve. In some cases, a longer
		Review AASHTO guidelines regarding intersection geometry to improve proposed intersections of Hamed Street and Bridges Mill Drive, Bridges				tangent section should be provided. The intersection of Hamed Street and
		Mill Drive and Masterson Drive, and Hadi Drive and Masterson Drive.				Bridges Mill Drive is the intersection we have the most issue with. We have service vehicles (e.g. Solid Waste trucks) that have to be able to make this turn
		Intersections are recommended to intersect at 90-degrees. Improperly	They do intersect at 90			on a weekly basis. Additionally, the UDC does not define all roadway design
		designed intersections create safety and operational issues. Comments	degrees. Preliminary plat			standards. The Engineer should refer to standard reference material (e.g.
		were previously made on the preliminary plat regarding intersection	was approved in this		Intersections listed all meet at 90 degrees. Preliminary plat was approved in this	AASHTO) to ensure roads are designed to meet general standards. <b>3-26-21</b>
4	Infor:	geometry.	configuration	No Addressed	configuration without an exception for this.	Intersect on a tangent section is ADDRESSED
- 4	illioi.	geometry.	Preliminary plat was	NO Addressed	configuration without an exception for this.	intersect on a tangent section is ADDRESSED
		A tangent section (typically 100 ft) is required on intersection approaches.	approved in this		Preliminary plat was approved in this configuration without an exception for this. UDC does	
5	Infor:	Provide the tangent distance proposed at each intersection.	configuration	Not Addressed	not specify this tangent section.	3-18-21 Not Addressed: See above comment #4: 3-26-21 ADDRESSED
,	illor.	Proposed driveway access to a public City Street shall conform to access	comiguration	NOT Addressed	not specify this tangent section.	5-10-21 Not Addressed. See above comment #4, 5-20-21 ADDRESSED
6	Infor:	management standards outlined in Article 7 of the UDC	Ok			
-	illioi.	management standards outlined in Article 7 of the obc	OK .			
		Public improvement plans shall include all signage and pavement markings				
		needed for traffic operations (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				
7	Infor:	for any one-way designations and affected side streets.	Ok			
1		nor any one way acaignations and anceted side sideets.	O			
R	Infor:	Public improvement plans shall include all proposed signs and sign sizes.	Ok			
		p and an proposed signs and sign sizes.	1 ***	1	<u> </u>	

All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, lusted version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement provided in the control of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement provided in the control of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. The City of the C
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12   Infor:
Pawement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.  Pawement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Ok  Raised blue pawement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be subject to specifications stated in public improvement plan review.  The Developer shall be responsible for furnishing and installing of STOP" signs in accordance with inspections by the City.  The Developer shall be responsible for furnishing and installing Ok The Developer shall be responsible for furnishing and installing Ok The Developer shall be responsible for furnishing and installing Ok The Developer shall be responsible for furnishing and installing Ok The Developer shall be responsible for furnishing and installing Ok United States of the City's Traffic Engineering Ok Department. All new fixture types of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior
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will be required to be provided at entrances to the subdivision, all interior
intersections, curve-sacs, dead-end streets, and as required by the city's
Traffic Engineering Department to meet the City's continuous lighting
16 Infor: standards. Ok
The "Street Lighting Plan" shall 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
Engineering Department, is required before the during visite on NEC) can start the design of the street lighting system and determine
developer fees, which are required for plat recordation. Traffic Engineering
issues a Letter of Authorization to the utility company, allowing for
17 Infor: construction of the street lighting system, once this process is complete. Ok

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

o. Sheet	TMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT  Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
o. Sneet	Fire hydrant flow for residential areas shall have 750 GPM with a 20 PSI	Applicant Response	Staff Resolution	Applicant response	Starr Resolution
	residual.	No. 1			
		Not applying for building			
1 Infor:	Fire hydrants are to be located every 600 feet.	permit			
	Fire apparatus access roads shall be designed and maintained to support				
	the imposed load of 75,000 lbs. and shall be surfaced to provide all				
	weather driving capabilities by means of asphalt, concrete or other	Not applying for building			
2 Infor:		permit			
	Fire apparatus access roads shall have an unobstructed width of not less				
		Not applying for building			
3 Infor:	not less than 13 feet 6 inches	permit			
	Sec. 103.D Where a fire hydrant is located on a fire apparatus access road,	Not applying for building			
4 Infor:	the minimum road width shall be 26 feet, exclusive of shoulders	permit			
	Note: If parking is allowed on streets, the minimum width should be 32 ft.				
	otherwise any obstructions to clear path of travel for emergency vehicles				
	will require the painting of fire lanes or installation of No Parking Signs in				
	accordance with section D103.6: Signs. Where required by the fire code				
	official, fire apparatus access roads shall be marked with permanent NO	Not applying for building			
5 Infor:	PARKING—FIRE LANE signs.	permit			
	Note: a drivable surface capable of handling the weight of fire apparatus is	Not applying for building			
6 Infor:	required to be in place prior to "going vertical" with the structure.	permit			

			1	I .				
- 1		Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in	I	I .				
			1	I .				
		length shall be provided with an approved area for turning around fire	I	I .				
		apparatus. Turn around provisions shall be provided with either a 60 ft.	I	I .				
		"Y", or 96-foot diameter cul-de-sac (Section 503.2 and Appendix D- Cull de	Not applying for building	I .				
- 1 :	7 Infor:	Sac turning diameter shall be 96' minimum.).	permit	I .				
		Note: Sadie Lane and Masterson terminate into dead ends. Sadie Lane						
			I	I .				
		appears to be 87'11" which is acceptable. Masterson should be provided	I	I .				
		with turn around provisions unless connection to other development will	Dead end of Masterson is	I .				
	8 Infor:	occur soon.	less than 150'	I .				
			1	I .				
			Sadie and Masterson	I .				
			would be extended with	I .				
			development of adjacent	I .				
		Be also and the form of the first of all the second of		I .				
		Developments of one- or two-family dwellings where the number of	tract to the northeast. The	I .				
		dwelling units exceeds 30 shall be provided with two separate and	preliminary plat was	I .				
	9 Infor:	approved fire apparatus access roads.	approved by the PC.	I .				
			1	I .				
		The number of dwelling units on a single fire apparatus access road shall	I .	1				
		not be increased unless fire apparatus access roads will connect with	1	I .				
		future development, as determined by the fire code official.	1	I .				
11	0 1-6	ratare development, as determined by the me code official.	Ok	I .				
10	0 Infor:		UK					
- [	1		I .	I				
1:	1 Infor:	Note: Currently, plans indicate the only point of access is Masterson Street.	Ok	I				
GAS								
No	Short	Commant	Applicant Personse	Staff Bacalution	Applicant Response	Staff Bacalution		
NO.	. sneet		Applicant Response	Staff Resolution	Applicant Response	Staff Resolution		
- [	1	Provide 10' U.E. Between lots 23 &24, 17 & 18, Block 3;	I .	I				
-   -	1 Plat	5" each side.	Done.	Addressed				
			[ · · · · ·					
- 1			I_	l				
	2 Plat	each side.	Done.	Addressed				
		Provide 10' U.E. Between lots 2 & 3, 8 & 9, Block 2	1	I .				
	3 Plat	5' each side	Done.	Addressed				
	4 Plat	Provide 5' U.E. on lot 13, North side of Block 5	Done.	Addressed				
PAF	RKS							
	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution		
NO.	Jileet	Comment	Applicant Response	Stall Resolution	Applicant response	Stall Resolution		
		Parkland Dedication Requirement and Park Development Fees apply. Parks	1	I .				
	1 Plat	Department will not accept land.	OK	I .				
		The development of the Shouth of Sound of the Office	1	I .				
		The developer must provide either the fair market value of the	I .	1				
		undeveloped land (as determined by a MAI certified real estate appraiser)	1	I .				
		or the actual purchase price (evidenced by a money contract or closing	I .	1				
			I .	Daine de mind				
		statement within 2 years of the application date) The fair market value may	I .	Prior to plat				
	2 Plat	not exceed \$62,500.00 per acre (UDC 8.3.5 & 8.3.6)	Ok	recordation				
			I .	1				
		Community Enrichment Fund fee = (1.32 acres) x (Fair Market Value or	1	I .				
			I .	I				
		Actual Purchase Price) (UDC 8.3.5 & 8.3.6) OR \$62,500/acre if fair market	I .	Prior to plat				
3	3 Plat	value/purchase information is not provided \$82,500.00	Ok	recordation				
		Park Development Fee (\$200 per unit) = \$200 x 132 units = \$26,400.00						
		(Unplatted lots) (UDC 8.3.5 & 8.3.6)	I .	Prior to plat				
-	4 Plat		Ok	recordation				
DEC								
	GIONAL 7	TRANSPORTATION AUTHORITY						
		TRANSPORTATION AUTHORITY	Applicant Possess	Staff Bacalistics	Applicant Recogney	Staff Baralutian		
		Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution		
No.	Sheet	t Comment This final plat is not located along an existing or foreseeably planned		Staff Resolution	Applicant Response	Staff Resolution		
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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.