

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 #3
 App Received: 2-10-21 Process for 3-10-21 Deadline
 TRC Meeting Date: 3-18-21
 TRC Comments Sent Date: 3-24-21
 Revisions Received Date (R1): 4-5-21
 Staff Response Date (R1): 4-16-21
 Revisions Received Date (R2): 5-03-21
 Staff Response Date (R2): 5-12-21
 Planning Commission Date: 6-9-21 Public Notice Plat

URBAN ENGINEERING RESPONSES 4-5-2021

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: **21PL1022**

LONDON TOWNE SUBDIVISION UNIT 7 (FINAL – 10.86 ACRES)

Located north of FM 43 and east of County Road 33

Zoned: RS-4.5

Owner: Braselton Development Company, Ltd
 Surveyor/Engineer: Urban Engineering

The applicant proposes to plat the property to construct 60 single family lots for a future residential subdivision

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			
2	Plat	Oxford Dr is a duplicate street name (Stonegate North Unit 2)	Revision has been made	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation of London Towne Subdivision Unit 7, will need to be consistent with the latest approved preliminary plat, including the phasing plan. (UDC 3.8.5.A) The final plat cannot be approved unless the final plat is consistent with the preliminary plat or the preliminary plat is revised and approved.	A Phasing plan is a planning tool and often changes. We can re-submit an updated phasing plan, but this should not trigger an update to preliminary plat assuming nothing in that preliminary has changed with exception of phasing.	Not addressed, Prior to plat recordation	a revised phasing plan will be provided prior to recordation.	Prior to plat recordation
2	Plat	Prior to plat recordation of London Towne Subdivision Unit 7, Units 1, 2, 5 and 6 will need to be filed, recorded and labeled on the plat.	Understood	Prior to plat recordation		
3	Plat	Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded..."	Understood	Prior to plat recordation		
4	Plat	Prior to recordation coordinate with AEP on street light fees and provided confirmation of payment.	Understood	Prior to plat recordation		
5	Plat	Water Lot fee – 60 Lots x \$182.00/Lot = \$10,920.00	Understood	Prior to plat recordation		

6	Plat	Wastewater Lot fee – 60 Lots x \$393.00/Lot = \$23,580.00	Understood	Prior to plat recordation		
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PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes, for final plat		Understood
Water	Yes, for final plat		Understood
Fire Hydrants	Yes, for final plat		Understood
Wastewater	Yes, for final plat		Understood
Manhole	Yes, for final plat		Understood
Stormwater	Yes, for final plat		Understood
Sidewalks	Yes, for final plat Per UDC 8.2.2		Understood
Streets		No	Understood

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
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Understood			
2	Plat	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 prior to Final Plat Recordation, UDC 8.1.3.A	Understood			
3	Utility Exhibit	SWQMP provided with the preliminary plat states that the site will be drained via underground drainage which will flow to the trunk lines shown (on the Preliminary SWQMP). Please show proposed storm drainage pipes on the utility plan and the calculated Hydraulic grade line for designed storm events.	Detailed design information will be provided with construction plans.	Acceptable, addressed.		
4	SWQMP	Include a brief description of the project along with current and proposed land use. (Code of Ordinances 14-1001)	Project description is obvious, single family residential and correct and proposed land use is similarly obvious. Not sure what we are trying to accomplish with this comment.	Municipal Code Section 14-1002. "Storm Water Quality Management plan means a preliminary engineering report and analysis that provides: a. A brief description of the Project, ..."	Current land use is Agricultural. Proposed land use is Single Family Detached Residential Housing.	5-12-21 Addressed
5	SWQMP	Please show contour lines and the current and proposed direction of stormwater flow, including flows from adjoining properties. (Code of Ordinances 14-1001)	Contours are only needed to be shown in a Flood Hazard Area. Property is not in a flood hazard area.	On further review, agreed and addressed.		

6	SWQMP	Delineate the route of runoff to the ultimate outfall (Code of Ordinances 14-1001)	It is delineated	"ultimately draining to.." is not delineated, please show the drainage path.	Areas East of CR 33 drain to existing City Borrow pit and ultimately to Oso Creek per previously approved Master Drainage Plan for London Towne. Areas West of CR33 drain to Master Plan Ditch now fully developed for Ultimate Flows. Area West of 33 ultimately drains to Oso Creek. This is presented on Previously approved SWQMP for London Towne.	5-12-21 Addressed
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UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Understood			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards)	Understood			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood			
2	Infor:	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 for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
3	Infor:	All traffic signs shall be furnished and installed by the Developer 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. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
4	Infor:	Pavement 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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
5	Infor:	Pavement 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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			

6	Infor:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
7	Infor:	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. 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 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.	Understood			
8	Infor:	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 NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation.	Understood			
9	Infor:	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood			

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Understood			
2	Infor:	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.	Understood			
3	Infor:	3310.1 Required access Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Understood			

4	Infor:	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. Note: the above requires roads capable of supporting fire apparatus before going vertical with any structure.	Understood			
5	Infor:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Understood			
6	Infor:	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, exclusive of shoulders.	Understood			
7	Infor:	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Understood			
8	Infor:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Understood			
9	Infor:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof.	Understood			
10	Infor:	The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Understood			
11	Infor:	Note. The plat has 2 roads that terminate in dead ends. However, each road is not longer than 150 feet in length and do not have houses that face the dead-end area.	Understood			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 5' U.E. by separate instrument and 10' U.E. between lots 47 & 48, blk. 17 5' each side & 10' U.E. between lots 53 & 54, blk, 17 5' each side	Easements have been added	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			

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 8.3.5 & 8.3.6)	Understood	Prior to plat recordation		
3	Plat	Community Enrichment Fund fee = (0.60 acres) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.5 & 8.3.6) OR \$62,500/acre if fair market value/purchase information is not provided \$37,500.00	Understood	Prior to plat recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 60 units = \$12,000.00 (Unplatted lots) (UDC 8.3.5 & 8.3.6)	Understood	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	1.95 miles Southwest of Cabaniss ALF an aeronautical study may be required based on construction methods.	Understood			

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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.

Understood

