

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: 6-2-21  
TRC Meeting Date: 6-24-21  
TRC Comments Sent Date: 6-28-21  
Revisions Received Date (R1): 7-02-21  
Staff Response Date (R1): 7-15-21  
Revisions Received Date (R2): 7-20-21 7:40 PM  
Staff Response Date (R2): Pending on Traffic Engineering and Fire Department  
Planning Commission Date: Per Andrew Dimas 8-04-21 Non Public Notice

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: 21PL1083

PRELIMINARY PLAT OF HEMINGWAY (PRELIMINAY – 134.03 ACRES)  
Located east of Greenwood Drive and north of Holly Road.

Zoned: CG-2

Owner: BoCo Development Company, LLC  
Surveyor/Engineer: Urban Engineering

Urban Engineering 07/02/2021

The applicant proposes to preliminary plat the property in order construct future townhouse and commercial development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on Preliminary Plats	Understood			
2	Plat	Pls provide phase schedule in notes.	Phasing is shown on preliminary plat. Phasing beyond Phase 1 is not determined currently but it is desired to start a phase every 18 months depending on absorption dates.	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Phased development: Provide phase boundaries, phase number, phasing schedule, number of acres in each phase, and the land uses included in each phase, per UDC 3.7.4 (Master Preliminary Plat-Phasing).	Phasing is shown on the Preliminary Plat. Phasing beyond Phase 1 is not determined currently but its desired to phase every 18 months depending on absorption rates.	Not Addressed: Add a note phase schedule every 18 months.	Note has been added	Addressed
2	Plat	Show and label the feet of recorded utility easement for Block 10, Lot 1 (Phase 5) along Holly Road, if not provide a 15'U.E (UDC 8.2.3.A.2)	has been added	Not Addressed: Is the recorded utility easement 15'U.E, if not provide a 15'U.E (UDC 8.2.3.A.2)	Recorded easement varies in width. A 15' U.E. has been added to preliminary plat.	Addressed
3	Plat	Show and label the entire right of way widths and centerline dimensions for <u>all</u> streets shown on the plat, including existing street Silverberry Drive.	Has been added	Not Addressed: Holly Road was not provided.	information has been added	Addressed Lines L9-L11 previously dedication for the City.
4	Plat	Show and label the square footage and acreage for Phase 4 & 5.	has been added	Addressed		
5	Plat	Add a note to the plat: Each lot with shall confirm to zoning standards.	Note has been added	Addressed		
6	Plat	Add a note to the plat: Each lot area must comply with zoning designation."	Note has been added	Addressed		
7	Plat	Direct access onto Greenwood Drive and Gellhorn Drive is prohibited for Lots 1-12, Block 1, Lots 1-12, Block 5 and Blocks 1 and 2 along Gellhorn Drive.	Note has been added	Addressed		
8	Plat	Add a note Water, Wastewater lot/acreage fee shall be paid prior to recordation to the final plat.	Note has been added	Addressed		



			Lot 1B, Block 1; Lots 1C and 36A, Block 5 and Lot 36A, Block 7 are landscape lots that will be owned and maintained by the HOA. Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 5 and Lot 1, Block 7 are amenity lots that will be owned and maintained by the HOA. Lot 1A, Block 1 and Lot 1A, Block 2 are parking areas that will be owned and maintained by the HOA. Lots 5A, 17A and 21A, Block 1; Lots 5A, 17A and 21A, Block 2; Lots 5A, 17A and 21A, Block 5 and Lots 5A, 17A and 21A, Block 7 are landscape areas that will be owned and maintained by the HOA.	Not Addressed: <b>1)</b> Cross hatch and label on the plat all lots and blocks for U.E's stated on Note 5 ; Number 5 appears to be duplicate. <b>2)</b> Per your response, Add a note to the plat all the lots and blocks that will be maintained by the HOA and identify as "non buildable lots". <b>3)</b> All Private Streets for Phasing 1-3 shall be label <u>on the plat</u> as "Private access easement" and Add a note to the plat: Private streets are non-buildable lots and will be maintained by HOA (UDC 8.2.1.J)	The prelim plat indicates site is currently zoned general commercial 2 and also indicates current plans include approx. 25.4 Acres that are currently proposed townhomes. No other development plans are known at this time; but is described in PID comments previously approved by the city as mixed use commercial multi family and residential.	7-27-21 Not Addressed see previous comment 2 and 3
9	Plat	Along Phases 1-3 label and identify the purpose for, Block 1, Lot 1B & 1C, 5A, 1A, Block 2, 21A, 17A, Block 6, Lot 1, Block 3, Lot 1 and Block 2, Lot 1A & 1B				

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Will Boco Blvd. continue to the east to connect to Crosstown Expressway?	Currently only contemplated to the Silverberry roundabout. Remaining length dependent on the commercial development plan.	Not Addressed: Planning does not believe that the applicant has complied with our comment. We can work with the applicant in the future about the specific routing of the collector to the east but they need to acknowledge on this plat that a future collector providing access to Crosstown will exist and they should show it coming off the roundabout to the edge of the property they are currently platting.	Property to the East is owned under a separate entity that is not a participant in this plat application. We cannot show a proposed extension beyond what the applicant owns.	Planning finds the schematic future roadway drawing added to this latest version of the PP and the developer/engineer's comment reply sufficient.

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes at Final		Understood
Water	Yes at Final		Understood
Fire Hydrants	Yes at Final		Understood
Wastewater	Yes at Final		Understood
Manhole	Yes at Final		Understood
Stormwater	Yes at Final		Understood
Sidewalks	Yes at Final, Note that Holly Road is on the CC ADA Plan.		Sidewalks will not be provided for Units 1, 2, and 3
Streets	Yes at Final		Understood

\*A waiver will be required if sidewalks are not to be p

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	Addressed		
2	Plat	Public Improvements Plans are required for Final Plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood	Prior to recordation of final plat		
3	Plat	Provide dimension of the Utility Easement on Holly Road	Easement varies in width and is a recorded as such.	Addressed		
4	Plat	Add a Plat Note stating that the retention pond will be maintained by the developer or an HOA	Note has been added	Addressed		
5	Utility	Existing utilities are difficult to see on the plan. Use leaders or other means to clearly label existing.	Label has been added	Addressed		
6	Utility	label locations where proposed utilities connect to existing City Utilities.	Connect at Gellhorn and Greenwood Drive	Addressed		
7	Utility	Utility plan shows a dead-end water main on Ambergris Drive. Dead-end mains are not allowed.	Understand	Acceptable to address at Final Plat / Public Improvement Plans as a condition of preliminary plat approval		



8	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post- Development.	the calculations are indicated on the sheet including pre and post development runoff	No fully addressed, add a brief description of the proposed development / land use as currently foreseen.	The preliminary plat indicates site is currently zoned General Commercial 2 and also indicates current plans include approximately 25.4 acres that are currently proposed townhomes. No other development plans are known at this time, but is described in PID documents previously approved by the City as mixed use commercial, multifamily and residential. See attached Master Plan and description and description (Figure 3) from the TIRZ adopted City Ordinance.	Addressed in the PID
9	SWQMP	Cite source and rational for the Manning's "C" and rainfall intensity values used.	Have been added	Not fully addressed, values are provided but the source for the values is not cited.	Per City Drainage Master Plan	Addressed in the PID
10	SWQMP	Drainage easement is noted as "Temporary" Is the detention pond to be relocated or removed during subsequent development? Show location of the proposed outfall.	the detention pond will be relocated in future development. The ultimate outfall will be to the box culvert and drainage system in Holly Road. See note about discharge into the Airline ditch.	Comment has been addressed by the response. This would be helpful information to provide in the "Brief Project Description" required by Municipal Code 14-1002.	Understood	Addressed in the PID
11	SWQMP	Add drainage arrow to the legend and indicate if the flow patterns shown are pre-, or post- Development. Indicated what, if any off-site contributions are included in the run-off calculations.	Pre and Post Runoffs are shown and a note indicates that the drainage plans will be provided when development of future areas shown in note on SWQMP.	Not Addressed, the second page of the SWQMP in the original submittal shows drainage patters delineated by arrows - the arrows are not included in the legend, and is not clear if they represent pre-development or post-development flow. A Second Page was not included with the Resubmittal	The arrows and drainage boundary identify the City Drainage Master Plan. Second page included, see comment 12 below.	Addressed
12	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Arrows and Notes have been added to SWQMP.	Not addressed, the SWQMP provided with the Resubmittal does not appear to have been modified from the original. The resubmitted SWQMP is one page, the original had a second page titled "Overall Storm Water Quality Management Plan." Is this page missing from the re-submittal?	The overall SWQMP has been included	Addressed
13	SWQMP	Overall Storm Water Quality Plan references calculations that supporting drainage of the site to existing and proposed systems. Provide a summary of those calculations.	Calculations are shown on the SWQMP	Not addressed, there a two sets of pre-, and post- development calculations, one set is for the full area, the second is for the "Townhome Development." There is no information to indicated what flows are anticipated to go into existing systems and what flows are anticipated for proposed systems.	The SWQMP indicates that the 100 Yr. Post Development flow will be detained and released at the 5 Yr. Pre-Development rate into existing system at Greenwood and Holly streets. The only proposed system is that within the townhomes development	Addressed
14	SWQMP	Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Understood	Acceptable with final Plat / Public Improvement Plans.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	At Final Plat, Water construction will be required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). No dead-end mains will be permitted (Water Distribution Standards, Section IV-A, Paragraph 1; TCEQ #RG-195, Section 290.44(d)(5))	Understood	Addressed		
2	Plat	At Final Plat, Wastewater construction will be required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Understood	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add an additional typical section for Bluefin Drive to include the islands (Block 6, Lot 1 & Block 3, Lot 1). Identify if privately or publicly maintained on the plat.CC UDC Article 8.1.3.A	Bluefin 28' as detailed at islands the lanes will be 20' Each side with 9' for paving and 11' change lane for described traffic.	Not Addressed: Add an additional typical section for Bluefin Drive to include the islands (Block 6, Lot 1 & Block 3, Lot 1). Identify if privately or publicly maintained on the plat.CC UDC Article 8.1.3.A.	A section was added indicating dimensions of the island as it varies along with proposed pavement lanes on each side. The street R.O.W. width was reduced to 60' at each end with variation at the island.	
2	Plat	Update the existing typical section for Bluefin Drive to show the min and max width for the street and green space instead of the term “varies”. CC UDC Article 8.1.3.A	60' Right of Way with 28' Street leaves 32' or 16' each side for greenspace. The width widens to as much as 90' at Pilar Way. Allowing for up to 62' of greenspace for landscaping.	Not Addressed: Update the existing typical section for Bluefin Drive to show the min and max width for the street and green space instead of the term “varies”. CC UDC Article 8.1.3.A.	Addressed	
3	Plat	Define the purpose of the green space areas shown for Bluefin Drive, Amberjack Drive, Ambergris Drive, and Pilar Way. It is not clear whether any construction can will be allowed in this space. CC UDC Article 8.1.3.A	It will be for landscaping and greenspace.	Not Addressed: Define the purpose of the green space areas shown for Bluefin Drive, Amberjack Drive, Ambergris Drive, and Pilar Way. It is not clear whether any construction can will be allowed in this space. CC UDC Article 8.1.3.A.	See Architectural Rendering	



4	Plat	Provide a typical for the circular features shown on the plat (Block 9, Lot 1, Block 4, Lot 1). It is not clear whether the feature is a traffic circle or roundabout. The landscaping plan must also be indicated on the plat. It must also be indicated if these lots are privately or publicly maintained. CC UDC Article 8.1.3.A	At this time contemplate a circular island as an amenity with landscaping and possibly some feature, possibly nautical in nature.	Not Addressed: Provide a typical for the circular features shown on the plat (Block 9, Lot 1, Block 4, Lot 1). It is not clear whether the feature is a traffic circle or roundabout. The landscaping plan must also be indicated on the plat. It must also be indicated if these lots are privately or publicly maintained. CC UDC Article 8.1.3.A.	It is a landscaped circle as an amenity. See Architectural Rendering	
5	Plat	Review AASHTO Roadside Design Manual, AASHTO Geometric Design of Highways and Streets (Green Book), and Texas MUTCD Chapter 3C for the 2 intersections of Boco Blvd/Silverberry Drive and Pilar Way/Bluefin Dr (traffic circle and roundabout design). Submit an exhibit for TRC review which includes proposed signage, pavement markings, landscaping, parking restrictions and cross-section for 2 proposed traffic circle or roundabout design.	This will be determined during design and submitted with construction plans for approval.	Not Addressed: Review AASHTO Roadside Design Manual, AASHTO Geometric Design of Highways and Streets (Green Book), and Texas MUTCD Chapter 3C for the 2 intersections of Boco Blvd/Silverberry Drive and Pilar Way/Bluefin Dr (traffic circle and roundabout design). Submit an exhibit for TRC review which includes proposed signage, pavement markings, landscaping, parking restrictions and cross-section for 2 proposed traffic circle or roundabout design.	The subdivision is private and only residential. Pavement markings, signage, etc. will be determined by the HOA as necessary. Any additional markings, signage required will be determined during design and provided with plan review by the City.	
6	Plat	This exhibit is necessary at this stage to determine traffic flow and maneuverability of larger vehicles (e.g. solid waste, fire trucks) within the intersection. This review will help identify any issues prior to the final plat submittal. CC UDC Article 8.1.3.A	The intersection ROWs are larger than typical residential subdivision. It is anticipated that 24' clear pavement width will be provided on all sides of the island in the median.	Not Addressed: This exhibit is necessary at this stage to determine traffic flow and maneuverability of larger vehicles (e.g. solid waste, fire trucks) within the intersection. This review will help identify any issues prior to the final plat submittal. CC UDC Article 8.1.3.A.	Final configuration will be determined in design. Sufficient space is provided in the area to provide flow and maneuverability as required.	
7	Plat	Review Texas MUTCD Chapter 3C especially Figure 3C-2 as it seems the round about on Boco Blvd/Silverberry is missing different roundabout elements such as the splitter island. As mentioned on Comment #5, an exhibit will be needed. CC UDC Article 8.1.3.A	The details of the intersection will be determined in the future as such time as that phase of construction is known.	Not Addressed: Review Texas MUTCD Chapter 3C especially Figure 3C-2 as it seems the roundabout on Boco Blvd/Silverberry is missing different roundabout elements such as the splitter island. As mentioned on Comment #5, an exhibit will be needed. CC UDC Article 8.1.3.A.	Additional information for the roundabout at BoCo and Silverberry Drives is shown on an added street detail. The future connection to Crosstown Access will be provided per the Master Plan as included with the TIRZ Ordinance.	
8	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Understood			
9	Info:	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			
10	Info:	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			
11	Info:	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			
12	Info:	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			



13	Info:	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			
14	Info:	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			
15	Info:	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			
16	Info:	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			
SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	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	Info:	Purpose: Townhomes and commercial development Note: To meet the criteria for Single Family Townhouse use: each townhome is to separately platted with separate address. Non-transient use. Construction requires 2-hour fire separation between units. Transient use would require a 13D fire sprinkler system to be installed. Water Distribution Standards: Mercantile/Commercial: shall have 1,500 GPM with 20 psi residual	No transient use is proposed, only single family residences.			
2	Info:	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official.	Understood			
3	Info:	The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Understood			



		503.1.1 (amendment) 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 allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Understood			
	4 Info:					
		During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			
	5 Info:					
		3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. 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			
	6 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.	Understood			
	7 Info:					
		503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
	8 Info:					
		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			
	9 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, exclusive of shoulders. Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed on both sides of the street.	Understood	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. Note: Until such time that Boco Blvd. is completed and tied into Silverberry, a temporary turn-around will be required.	A cul-de-sac is provided on Ameberjack Drive	
	10 Info:					
		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			
	11 Info:					
		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			
	12 Info:					



13	Info:	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.	Not typically utilized in single family residential neighborhoods.	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet. 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. Note: If the center islands on Bluefin street narrow the roadway so as not to allow 20 feet clearance, no parking will be enforced.	Understood	
14	Info:	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			
15	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. Note: Bluefin Dr. has two center islands that narrow the street. At no point shall the dimensions on each side of the island be reduced to below 20 feet.	Understood			
16	Info:	MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS- Apartments, condominiums, and townhomes. 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.	Understood			
17	Info:	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.	Understood			
18	Info:	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.	Understood			
19	Info:	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. Note: for accessibility to be maintained Silverberry will be required to be completed to Holly Rd.	Gellhorn will be a 40' collector street. Greenwood Drive is an arterial and in a future phase Boco Boulevard will be a 40' collector.			
20	Info:	Commercial development of the property will require further Development Services review.	Understood			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a note to the plat: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.”	Note has been added	Addressed		

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	We do not want any approved ground improvement within 50' from the centerline. Contact:RONIKA G MORALES   TRANS RIGHT OF WAY AGENT RGMORALEZ@AEP.COM   O:361.206-8625	Waiting on call back from Ms. Morales	AEP has no comments - AEP-Transmission lines is on the southside of Holly.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP Texas Distr. is requesting the first 5’ off the ROW to be a 5’EE on Amberjack Drive, Pilar Way, Bluefin Drive, and Ambergris Drive.	Easement has been added	Addressed		

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. No comment.
- Understood