

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#5
App Received: 5-5-21 Process for 5-19-21 Deadline
TRC Meeting Date: 5-27-21
TRC Comments Sent Date: 5-28-21
Revisions Received Date (R1): 8-13-21
Staff Response Date (R1): 8-23-21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 9-15-21 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: 21PL1065

RANCHO VISTA SUBDIVISION UNIT 23 (FINAL – 13.81 ACRES)
Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.

Urban Engineering Responses 8/13/2021

Zoned: RS-4.5

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

The applicant proposes to plat the property in order to construct 70 lots for single family residential subdivision

| GIS | | | | | | |
|-----|-------|--|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure) | Understood | | | |

| LAND DEVELOPMENT | | | | | | |
|------------------|-------|---|--------------------------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | The submitted "Revised Rancho Vista Preliminary Plat Phase Lines", Lot 24 is inconsistent with current Unit 23. Correct and revise. | Correction has been made | Addressed: Plat is consistent with PC Approved plat 3-3-21 | | |
| 2 | Plat | Prior to recordation of Rancho Vista Subdivision Unit 23, Unit 22 will need to be filed, recorded and labeled on the plat. | Understood | Prior to plat recordation | | |

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|---|------|---|---|---------------------------|--|--|
| 3 | Plat | Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded..." | Understood, once recorded we will add information | Prior to plat recordation | | |
| 4 | Plat | Prior to recordation , show the document number for any utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument. | Understood | Prior to plat recordation | | |
| 5 | Plat | Prior to recordation coordinate with AEP on street light fees and provided confirmation of payment. | Understood | Prior to plat recordation | | |
| 6 | Plat | Take General Notes 10, 11, and 21 from the February 3, 2021 Approved Preliminary Plat then add and revise the notes to the current plat review Unit 23. | Notes have been added and revised | Addressed | | |
| 7 | Plat | Water Lot fee – 70 Lots x \$182.00/Lot = \$12,740.00 | Understood | Prior to plat recordation | | |
| 8 | Plat | Wastewater Lot fee – 70 Lots x \$393.00/Lot = \$27,510.00 | Understood | Prior to plat recordation | | |

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 | | Understood |
| Water | Yes | | Understood |
| Fire Hydrants | Yes | | Understood |
| Wastewater | Yes | | Understood |
| Manhole | Yes | | Understood |
| Stormwater | Yes | | Understood |
| Sidewalks | Yes | | Understood |
| Streets | Yes | | Understood |

Refer to UDC Section 3.8.3.D Waivers if applicable.

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| 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 | 8-23-21 Addressed | | |
| 2 | Plat | Public Improvements Plans are required; 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 | 8-23-21 Addressed | | |

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|---|-------|--|--|--------------------------------|--|--|
| 3 | 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. | Understood | 8-23-21 Per Previous approvals | | |
| 4 | SWQMP | Provide a drainage plan showing pre-development and post development draining direction, including off-site contributions. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003) | Over-all Drainage Plan for Rancho Vista Subdivision has been Approved and Unit 23 is in conformance. | 8-23-21 Per Previous approvals | | |
| 5 | SWQMP | Include on-site drainage plan which details the direction of flow and collection structures including the size and required capacity of drainage structures. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003) | Detailed Drainage Plan and calculations will be provided with public improvement plans. | 8-23-21 Per Previous approvals | | |
| 6 | SWQMP | Address how run-on storm water will be managed. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003) | there is No-Run on Storm Water. | 8-23-21 Per Previous approvals | | |
| 7 | SWQMP | Delineate the route of runoff to the ultimate outfall. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003) | All has been Previously Approved and Proposed Unit 23 conforms. | 8-23-21 Per Previous approvals | | |
| 8 | SWQMP | Include a statement that the project conforms with the Current Storm Water Master Plan and provide the land use assumptions shown on the Master Plan and the proposed land use. | This is in the Notes of the Over-All Plan. | 8-23-21 Per Previous approvals | | |
| 9 | 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) | This is in Notes of the Over-All Plan | 8-23-21 Per Previous approvals | | |

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 | 8-23-21 Addressed | | |
| 2 | Plat | Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards) | Understood | 8-23-21 Addressed | | |

TRAFFIC ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|--------------------|------------------|--------------------|------------------|
| 1 | 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 | | | |

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|---|-------|--|------------|--|--|--|
| 2 | 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 | | | |
| 3 | 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 | | | |
| 4 | 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 | | | |
| 5 | 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 | | | |
| 6 | 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 | | | |
| 7 | 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 mininum, 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 continous lighting standards. | Understood | | | |

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| 8 | 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. 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 | | | |
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| 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: Construct 78 lots for single family use. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual | Understood | | | |
| 2 | Info: | 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. | Understood | | | |
| 3 | 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 | | | |
| 4 | 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 | | | |

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|----|-------|--|------------|--|--|--|
| 5 | 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. | Understood | | | |
| 6 | Info: | Note: an accessible road and a suitable water supply is required before going vertical with any structure. | Understood | | | |
| 7 | 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 | | | |
| 8 | 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. | Understood | | | |
| 9 | Info: | 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 | | | |
| 10 | 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 | | | |
| 11 | 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 | Understood | | | |

| GAS | | | | | | |
|-----|-------|--|---------------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Provide 10' U.E. between lots 18 & 19, blk. 38 and 5' U.E. on North side of lot 95, blk. 39 | Easements have been added | Addressed | | |
| 2 | Plat | Provide 10' U.E. between lots 81 & 82, blk. 39 and 10' U.E. lots 30 & 31, blk. 40 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 | | | |

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|---|------|---|------------|---------------------------|--|--|
| 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 | | | |
| 3 | Plat | Community Enrichment Fund fee = (0.70 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 \$43,750.00 | Understood | Prior to plat recordation | | |
| 4 | Plat | Park Development Fee (\$200 per unit) = \$200 x 70 units = \$14,000.00 (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 | Info: | This final 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 | Info: | 3.4 miles Northwest of Waldron ALF. May require aeronautical study based on type and method of construction. | Understood | | | |

AEP-TRANSMISSION

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|--------------------|------------------|--------------------|------------------|
| 1 | Plat | Barney Davis-Airline East 138kV-AEP-TCC: we do not want any approve ground improvement within 40' from the centerline | 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