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: <u>21PL</u>1065

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

Zoned: RS-4.5

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

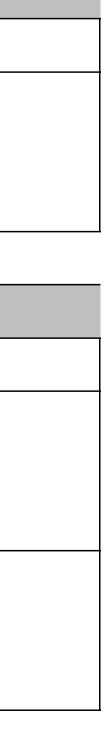
The applicant proposes to plat the property in order to construct 70 lots for single family residential subdivision

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

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Urban Engineering Responses 8/13/2021



Page 1

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

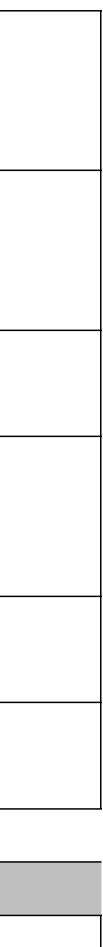
PLA	NNING/Enviror	nment & Strategic Initiatives (ESI)		
No.	Sheet	Comment	Applicant Response	Staff Resolut
1	Plat	No comment.	Understood	

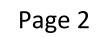
	Vee		
Action	Yes	No	
Public Improvements Required?	Yes		Understood
Water	Yes		Understood
Fire Hydrants	Yes		Understood
Wastewater	Yes		Understood
Manhole	Yes		Understood
Stormwater	Yes		Understood
Sidewalks	Yes		Understood
Streets	Yes		Understood

Refer to UDC Section 3.8.3.D Waivers if applicable.

plicant Res	sponse on Waiver:				
VELOPMEN	NT SERVICES ENGINEERING				
Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	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				
1 Plat	flowing onto and through the property per UDC 8.2.8.B.2	Understood	8-23-21 Addressed		
	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				
2 Plat	to Final Plat Recordation, UDC 8.1.3.A	Understood	8-23-21 Addressed		

lution	Applicant Response	Staff Resolution
at recordation		
atrecordation		
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at recordation		



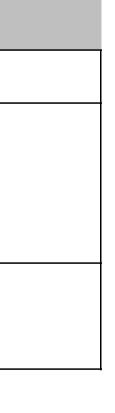


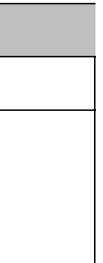
Ι			
	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and		
	14.1003: Description of the Project and Land use assumptions use		8-23-21 Per Previous
3 SWQMP	for Hydraulic calculations pre- and post- Development.	Understood	approvals
		Over-all Drainage Plan for	
		Rancho Vista Subdivision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

		RING				
No. She	eet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		Water construction is required for platting (UDC 1.2.1.D & 8.2.6;				
		Water Distribution Standards).				
1 Plat	at		Understood	8-23-21 Addressed		
		Wastewater construction is required for platting (UDC 1.2.1.D &				
2 Plat	at	8.2.7; Collection System Standards)	Understood	8-23-21 Addressed		

TR	FFIC ENGINEEI	RING				
No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		Proposed driveway access to a public City Street shall conform to				
		access management standards outlined in Article 7 of the UDC				
	1 Info:	(UDC 7.1.7)	Understood			







Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigetion objections (e.g. signage, striping, striping, needed for traffic operations (e.g. signage, striping, stresmain the objection is stareard "Trailing all stropy". SIDP and street name blade sign incluations (e.g. signage, striping, stresmain the objection is stareard "Trailing". Understood 2 Info: WUTCD bised on CLUD Article is 13.A Understood All traffic signs shall be furnished and incalled by the Devi oper in accordance us specifications of and subject to latest version of the Trass Manual on Unform Trainic Control Devices (MUTCD), public improvement plan reviews and inspections, by the City. This includes turning and instaling "SiDP" signs. Reteremce: Texas Understood Understood 3 Info: Purement matrixing shall be instaled within the stoge of the audiestown in accordance to specifications of, and subject to latest error of the Trass Manual of Unform Trainic Carbo Devices (TRUTDD), sublic improvement share reviews and fragections. by the City, Reference, Texas MUTCD beard on CC UDC Article 8.13.A Understood 4 Info: Purement matrixing shall be instaled within the scape of the audiest straining shall be instaled within the scape of the subdivision on all stress tabsified as a collector (CI) or higher on the City's Unform Trainic Carbo Devices (TRUTDD), while improvement plan review. Reference: Texas WUTCD based on CCUDC Article 8.13.A Understood 5. Info: Purement matrixity, Stress Mutter Devices Training and the scape of street (SUUCD), "shall be instaled within the scape of a street						
STOP and Street name blade sign installations. Additionally, cul de- scar mus include ether "No OUTEL" or "PSEA Description of a indicated ether "No OUTEL" or "PSEA Description of a understand ether "No OUTED" in the "Includes fundation of a dispection, interview and encodings of the "Stand-Vision of CUE DC Article 8.13.A"Understand3 Info:Revenent markings shall be installed within the scope of the studidistion in accordance to specifications of, and subject to, latest version of the "Tosas Manual on Uniform Traffic Control Devices (TMUTCD), upblic improvement plan reviews and inspections, by the City, Hermener. "Tease MUTCD based on CC UD CArticle 8.13.A"Understand understand4 Info:Revenent markings shall be installed within the scope of the subdivision on all streets classified as a collector (CI) or higher on the City, Strenter, "Tease MUTCD based on CC UD CArticle 8.13.A"Inderstand5 Info:Revenent markings shall be installed within the scope of the subdivision on all streets classified as a collector (CI) or higher on the City, Strenter, "Tease Mutal on Uniform Traffic Control Devices (TMUTCD), upblic improvement, plan reviews and inspections, be the city, Strenter, "Tease Mutal on Uniform Traffic Control Devices (TMUTCD), upblic improvement, plan reviews and inspection be state in public-improvement, plan revie						
sase must indude either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends shauld include tignage for any one-way streets must include signage for any one-way streets must include signage. 2 Info: All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, listest version of the "Tess Manual on Uniform Traffic Cortrol Devices (TMUTO), public improvement plan reviews and inspections, by the City. This includes turning "STOP" signs, shall be installed within the scope of the subbitivion in accordance to specifications of, and subject to, listest version of the "Tess Manual on Uniform Traffic Cortrol Devices UNICO." Info: Pervement markings shall be installed within the scope of the subbitivion in all scordance to specifications of, and subject to, listest version of the "Tess Manual on Uniform Traffic Cortrol Devices of the subbitivion on all streets classified as a collector (CI) or higher on the May. Enter scol devices as the constructed with a 40-foot withit by Cate-Ortor to back of carby with be used on CC UDC Article 8.13.A Understood 9 Info: Raised blue pavement markings shall be installed within the scope of the subbitivion on all streets classified as a collector (CI) or higher on the Age. Specifications of a specifications of a specifications of a specification street of a street or safety in a 40-foot withit by Cate-Ortor back of CU DE Article 8.13.A Understood 9 Info: Raised blue pavement markings baland be required to submit a "Street Lighting PHM", indicating the required to submit a "Street Lighting PH			traffic mitigation devices) in addition to standard "regulatory"			
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			entrances to the subdivision, all interior intersections, cul-de-sacs,			
7 Info: Department to meet the City's continous lighting standards. Understood			dead-end streets, and as required by the City's Traffic Engineering			
	7	Info:	Department to meet the City's continous lighting standards.	Understood		



	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 utilty 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			
B Info:	the street lighting system, once this process is complete.	Understood		

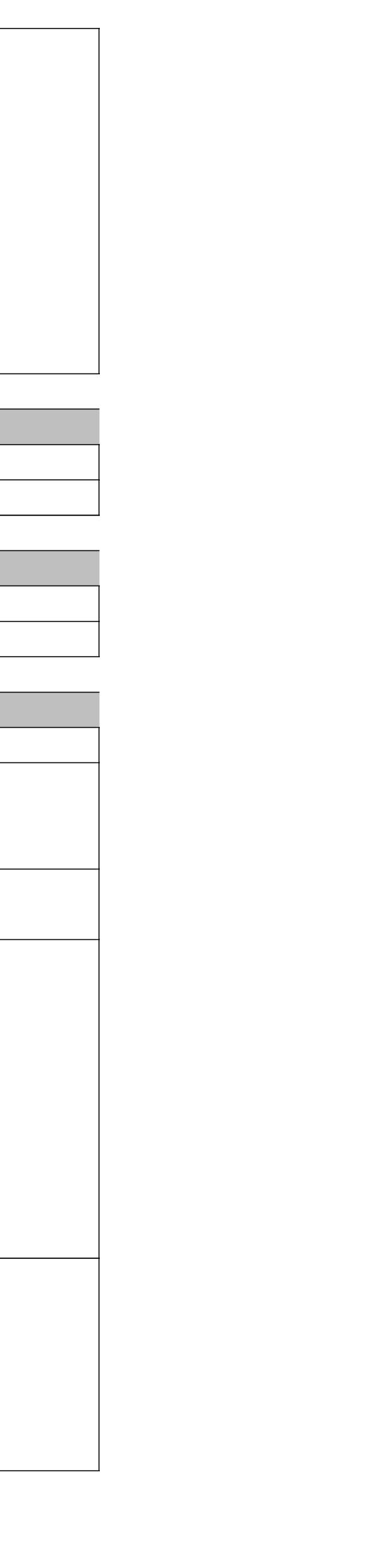
SOLID WASTE				
No.	Sheet	Comment		
1	Plat	No comment.		

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

No. Sheet	ENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	Purpose: Construct 78 lots for single family use.				
	Water Distribution Standards: Fire flow for residential areas				
1 Info:	require 750 GPM with 20 psi residual	Understood			
	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire				
2 Info:	hydrants to be located every 600 feet apart.	Understood			
	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				
3 Info:	roads are available.	Understood			
	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				
4 Info:	weighing at least 75,000 pounds.	Understood			

Applicant Response	Staff Resolu
Understood	

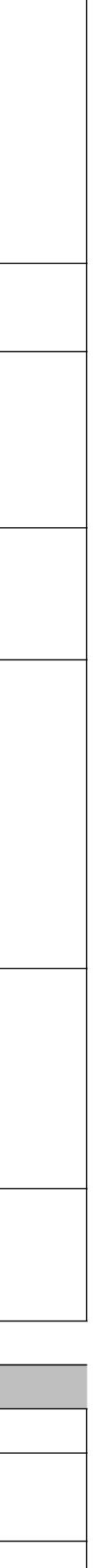
ution	Applicant Response	Staff Resolution



PARKING-FIRE LANE	Understood			
signs, or other approved notices the include the words NO				
· · · · · · · · · · · · · · · · · · ·	Understood			
	Understeed			
503.4 Obstruction of fire apparatus access roads. Fire apparatus				
	Understood			
•				
shall be 26 feet, exclusive of shoulders.	Understood			
located on a fire apparatus access road, the minimum road width				
D103.1 Access road width with a hydrant. Where a fire hydrant is				
inches.	Understood			
and an unobstructed vertical clearance of not less than 13 feet 6				
	Understood			
	Understood			
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. 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. 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. 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. 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. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO 	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.UnderstoodNote: an accessible road and a suitable water supply is required before going vertical with any structure.Understood503.2.1 Dimensions. 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GAS							
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution		
	Provide 10' U.E. between lots 18 & 19, blk. 38 and 5' U.E. on North	Easements have been					
1 Plat	side of lot 95, blk. 39	added	Addressed				
	Provide 10' U.E. between lots 81 & 82, blk. 39 and 10' U.E. lots 30	Easements have been					
2 Plat	& 31, blk. 40 5' each side	added	Addressed				

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



	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		
2 Plat	(UDC 8.3.5 & 8.3.6)	Understood	
	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		
3 Plat		Understood	Prior to plat recordation
	Park Development Fee (\$200 per unit) = \$200 x 70 units =		
4 Plat	\$14,000.00 (Unplatted lots) (UDC 8.3.5 & 8.3.6)	Understood	Prior to plat recordation

REGIONAL TRANSP	REGIONAL TRANSPORTATION AUTHORITY					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
	This final is not located along an existing or foreseeably planned					
1 Info:	CCRTA service route.	Understood				

NAS	NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
	L Plat	No comment.	Understood				

CORPUS CHRISTI INTERNATIONAL AIRPORT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
		3.4 miles Northwest of Waldron ALF. May require aeronautical					
1	Info:	study based on type and method of construction.	Understood				

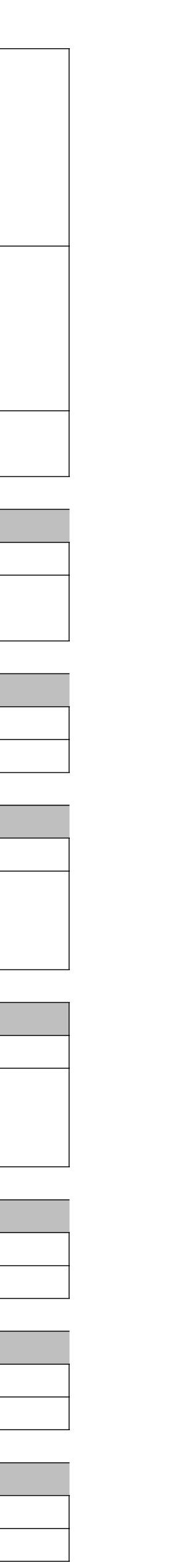
AEP-TRANSMISSION					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	Barney Davis-Airline East				
	138kV-AEP-TCC: we do not want any approve ground improvement				
1 Plat	within 40' from the centerline	Understood			

AE	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
	L Plat	No comment.	Understood			

Prior to plat recordation	
Prior to plat recordation	



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