

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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

Staff Only/District#: GG/District#1
App Received: 6-14-21
TRC Meeting Date: 6-24-21
TRC Comments Sent Date: 6-28-21
Revisions Received Date (R1): 7-21-21
Staff Response Date (R1): 8-04-21
Revisions Received Date (R2): 8-06-21/Revised plat submitted 8-18-21
Staff Response Date (R2): 8-19-21
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: 21PL1084

RIVER RIDGE UNIT 4A (FINAL – 12.73 ACRES)
Inside City Limits
Located north of County Road 52 and east of County Road 69.

Zoned: RS-6

Urban Responses

Owner: The Mostaghasi Investment Trust
Surveyor/Engineer: Urban Engineering

The applicant proposes to final plat the property in order to construct 68 single-family lots and 3 non-buildable lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat does NOT close within acceptable engineering standards. (check bearing/distance call on NE area) (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	revision has been made	7-22-21 Line distance is still incorrectly labeled. Pls revise. See Email for reference	revision been made	Resolved.

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Show and label 10'U.E along both side of the collector street ROW Riverside Boulevard (UDC 8.2.3.A.2)	has been added	Not addressed: correct Block 4, Lot 1 to include U.E (UDC 8.2.3.A.2)	has been added	Addressed

2	Plat	Show and label 15' U.E arterial street ROW County Road 52 (UDC 8.2.3.A.2)	has been added	Addressed		
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 , 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 electrical provider on street light fees and provide confirmation of payment.	Understood	Prior to plat recordation		
6	Plat	Water Lot fee – 68 Lots x \$182.00/Lot = \$12,376.00	Understood	Prior to plat recordation		
7	Plat	Wastewater Lot fee – 68 Lots x \$393.00/Lot = \$26,724.00	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	
Water		Nueces WCID 3	
Fire Hydrants		Yes	
Wastewater		Yes	
Manhole		Yes	
Stormwater		Yes	
Sidewalks		Yes	
Streets		Yes	

Understood
Understood
Understood
Understood
Understood
Understood
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, we will be providing detention for the entire subdivision. Detend Post-Development 5Yr and Discharge at Pre-Development 5Yr.	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 Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood	Addressed		
3	Plat	River Ridge No. 4 is within the Nueces County WCID No. 3 Certificate of Constancy and Need. We would need a letter from the County stating that they are not able, or willing to provide water to the development before the City can provide water.	Understood, will be provided by NCWCID#3	Addressed		
4	Plat	Add a Plat Note that the retention pond will be maintained by the developer or HOA	Understood	Note needs to be added to the Plat	has been added	8-13-21 Addressed
5	Utility	Note that water is provided by Nueces County Water Conservation and Improvement District 4 and water system.	Understood	Defer to County	Understood	8-13-21 Addressed
6	Utility	label locations where proposed utilities connect to existing City Utilities.	Understood	Defer to County	Understood	8-13-21 Addressed
7	Utility	Note the off-site destination of the waste water line (River Ridge Lift Station).	Wastewater will be discharging gravity to the Cr52 Lift station per the Master Plan	Addressed		
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.	OK	Add information to the SWQMP	based off an approved preliminary plat and City Master drainage plan.	8-13-21 Acceptable in the future include this information on SWQMP
9	SWQMP	Cite source and rational for the Manning's "C" and rainfall intensity values used.	OK	Add information to the SWQMP	based off an approved preliminary plat and City Master drainage plan.	8-13-21 Acceptable in the future include this information on SWQMP
10	SWQMP	Provide the estimated size of storm water pipe.	Detailed pipe network design will be done with subdivision plans.	Acceptable		
11	SWQMP	Show pre-development, post-development flow patterns and off-site flow patterns. And indicate how any offsite flow contributions are managed.	OK	Add information to the SWQMP	Added Flow Arrows. Based off an approved preliminary plat.	8-3-21 Acceptable
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)	OK	Add information to the SWQMP	Added Flow Arrows. Based off an approved preliminary plat.	8-13-21 Acceptable
13	SWQMP	What is the calculated drain-down time for the retention pond?	Unknown, at this time. Detailed design will be part of subdivision plan development.	Acceptable		
14	SWQMP	Provide cross sections of the proposed retention pond.	Detailed design of detention will be provided with subdivision plans.	Acceptable		

15	SWQMP	Include in the statement that the development meets the City's Drainage plan the land use listed on the Drainage Plan for the area.	OK	Addressed		
16	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)	OK	Add information to the SWQMP	Based off an approved preliminary plat.	8-13-21 Addressed

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please contact Nueces County Water Control & Improvement District #3 for water comments.	OK			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). The Wastewater Collection System Master Plan for the Allison WWTP Service Area must be implemented.	OK			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Temporary Cul-de-sac for turnaround of solid waste vehicles will be required on the public improvement plans at the dead ends of Skipping Rocks Rd and Riverside Boulevard.	Ok			
2	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			
3	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			
4	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			

5	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			
6	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			
7	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			
8	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			
9	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.	OK			
10	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.	OK			

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	It appears the River Ridge Unit 4A has dead end streets.	Phase one of a approved preliminary plat	7-22-21 I don't see any long term concerns, but Solid Waste requests that any temporary dead ends made during construction have temporary turn arounds.	Understood. Temporary Caul-de-Sac have been addressed.	Addressed
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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: Preliminary plat to construct 68 single-family lots and 3 non buildable lots. 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	Info:	Note: If adequate fire flows are not available from the water purveyor who holds of the Certificate of Convenience and Necessity (CCN) for area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service.	Understood			
3	Info:	If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, the City could pursue dual CCN certification for the area with the consent of the current holder of the CCN	Understood			
4	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			

5	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			
6	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			
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 shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. 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			
12	Info:	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Understood			
13	Info:	D107.2 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. Unless otherwise approved by the Fire Marshal.	We are in compliance with D107.2			
14	Info:	Note: In order to satisfy the above requirements and not create dead-end streets, it will be required to connect both sides of River Ridge Streets and as required by the UTP “continuation of existing streets”	We are in compliance with D107.3			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 10' U.E. Between lots 1 & 2, blk.1 and 10' U.E. Between lots 1 & 2, blk. 2	have been added	Not addressed	has been added	Label it to show 5' on each side total of 10' U.E 8-19-21 Addressed

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park & Recreations is not responsible for non-Buildable lots.	Understood			
2	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood			

3	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			
4	Plat	Community Enrichment Fund fee = (0.68 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 \$42,500.00	Understood	Prior to plat recordation		
5	Plat	Park Development Fee (\$200 per unit) = \$200 x 68 units = \$13,600.00 (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	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 approve ground improvement within 50' from the centerline. Contact:RONIKA G MORALES TRANS RIGHT OF WAY AGENT RGMORALEZ@AEP.COM O:361.206-8625	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