

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: 5-26-21 Process for 6-16-21 Deadline
 TRC Meeting Date: 6-24-21
 TRC Comments Sent Date: 6-28-21
 Revisions Received Date (R1): 6-29-21
 Staff Response Date (R1): 7-08-21
 Revisions Received Date (R2): 8-06-21
 Staff Response Date (R2): 8-27-21
 Planning Commission Date: 9-15-21 Conditional 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: 21PL1080

JADE HEIGHTS (FINAL – 23.39 ACRES)
 Located north of Saratoga Boulevard and west of Weber Road.

Zoned: CG-1/CG-2/RM-1

Owner: Corpus Christi Island Apartment Villas Management Group, LLC
 Surveyor:

The applicant is proposing to final the property in order obtain a building permit for Commercial and Multifamily use.

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

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	On the owner certificate block, identify both owners and person names along the signature line.	Information added	Addressed	
2	Plat	On the Engineer and Planning Commission certificate blocks identify the reference "XXXXXX...". Correct and revise.	Information added	Addressed	
3	Plat	Remove the zoning designations shown on the plat these are typically shown on preliminary plats.	Information removed	Addressed	
4	Plat	Along the street frontage of Block 1 6, Lots 1-6 you may reduce the 50' Y.R to 20' Y.R (UDC 4.5.4).	Adjusted accordingly	Addressed	
5	Plat	Show and label 15' U.E along Weber Road for Block 1, Lot 8 (UDC 8.2.3.A.2) and reduce 25' Y.R to 20' Y.R (UDC 4.5.4)	Added UE and left YR	Clarify if the 10'D.E Block 1, Lot 8 is accurate or an error. The 15'U.E along Weber Road for Block 1, Lots 8 & 9 is Addressed.	By previous plat there is a DE at this location
6	Plat	Water Distribution Acreage fee – 23.39 acres x \$1,439.00/acre = \$33,658.21	Okay	Prior to plat recordation	
7	Plat	Wastewater Distribution Acreage fee - 23.39 acre x \$1,571.00/acre = \$36,745.69	Okay	Prior to plat recordation	

PLANNING/Environment & Strategic Initiatives (ESI)					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	No response required		

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes		Plans to be provided
Water	Yes		Plans to be provided
Fire Hydrants	Yes		Plans to be provided
Wastewater	Yes		Plans to be provided
Manhole	Yes		Plans to be provided

Stormwater	Yes	Plans to be provided
Sidewalks	Yes	Plans to be provided
Streets	Yes	Plans to be provided

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	No response required
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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	Okay	Acknowledged		
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	Plans to be provided	Acknowledged		
3	Plat	Utility Easements on Weber Road to be 15 feet. UDC 8.2.3.A	Information added	Addressed		
4	Utility	Plan is difficult to read, multiple labels are printed over by other labels, some labels are upside-down labels print under heavy property lines. Clarify, use leaders as necessary.	Plan adjusted	Addressed		
5	Utility	Show Existing Water lines and crossings on Weber Road	Information added	Addressed		
6	Utility	Use different line types or other methods to clearly distinguish existing from proposed utilities.	Linetypes and colors adjusted	Addressed		
7	Utility	Show and label proposed points of connection to existing utilities.	Information added	Addressed		
8	SWQMP	Correct sheet title to "SWQMP" on all sheets	Corrected	Addressed		
9	SWQMP1	Missing information under "General Information;" Legal Description and Plat number	Information added	Addressed		
10	SWQMP 1	Include the land use shown on the Current City Storm Water Master Plan under Proposed Site Conditions.	Proposed conditions indicated	Proposed conditions are acknowledged, and are consistent with the land use shown on the Storm Water Plan		
11	SWQMP 2	Calculations for Basin C2 are not presented	Information added	Addressed		
12	SWQMP 2	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the site into the receiving waters. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Information added	Addressed		
13	SWQMP 3	Basin Boundaries are not clear as they print under/ the property lines	Basins clarified	Addressed		
14	SWQMP 3	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.	See notes for Existing and Proposed	Addressed		
15	SWQMP 3	Where storm water flows are proposed to enter existing infrastructure provide estimated flows and capacity calculations for existing inlets.	Information added	Addressed		
16	SWQMP	Clarify proposed flow in Basin A2, portions of the basin appear to drain through Basin B1 and portions through the 32,785 SFT lot 8.	Basins clarified	Addressed		

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). No dead-end mains will be permitted (Water Distribution Standards, Section IV-A, Paragraph 1; TCEQ #RG-195, Section 290.44(d)(5))	Drawings to be provided	Acknowledged		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Drawings to be provided	Acknowledged		

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)	Okay			

2	Info:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	Okay		
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SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response required			

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response required			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Purpose: Final the property to obtain building permits for commercial and multi-family units. Water Distribution Standards: Commercial Areas shall have 1,500 GPM with 20 psi residual 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.	Okay			
2	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.	Okay			
3	Info:	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.	Okay			
4	Info:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.	Okay			
5	Info:	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.	Okay			
6	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.	Okay			
7	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.	Okay			

8	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.	Okay			
9	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.	Okay			
10	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.	Okay			
11	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.	Okay			
12	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.	Okay			
13	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.	Okay			
14	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.	Okay			
15	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.	Okay			
16	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.	Okay			
17	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.	Okay			

18	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. Commercial development of the property will require further Development Services review.	Okay			
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response required			

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Note added as #10	Addressed		

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response required			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response required			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response required			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response required			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following general notes to the recorded Plat Sheet: 1)Access onto SH 357 (Saratoga Blvd) shall meet the TxDOT Access Management and Road Design Manuals. Access shall have TxDOT approval. 2)Any drainage discharge to SH 357 (Saratoga Blvd. and FM 43 (Weber Rd) shall meet TxDOT Hydraulic Manual requirements and have TxDOT approval	Note added as #11 Note added as #12	With regards to original comments, although they have gone ahead and added the notes, the submitted plat access easements spacing <u>do not</u> meet TxDOT driveway spacing requirements as stated in the original comments. The shared access easements need to be labeled as such and they need to land/be arranged where the access points will have the required spacing (measured throat to throat at the right-of-way).	Location of access easement has been adjusted to meet requirements	Staff will recommend conditional approval however the plat will not be filed and recorded until TxDot requirements are approved.
				In addition, the storm water drainage discharge will need to be restricted to the existing 5yr storm capacity (of the adjacent strip of land that's 125 ft in depth from the State right-of-way) of TxDOT drainage systems but will need to provide drainage detention for a 50 yr storm event, and evaluated for all storm events up to 100 yr storm. There are several ways to achieve this. Contact: Clemente Mena, PE Texas Department of Transportation Corpus Christi Area Office Office: 361-808-2500 Direct: 361-808-2379	SWQMP indicates the requirements for the lots and the flow rates that will be provided.	Staff will recommend conditional approval however the plat will not be filed and recorded until TxDot requirements are approved.
2	General Comment	Driveways on SH 357 (Saratoga Blvd) shall have 360 ft separation between driveways.	Okay			

General 3 Comment	Driveways on FM 43 (Weber Rd.) shall have 250 ft separation between driveways.	Okay			
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NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response required			

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.

Will be provided