

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: 8-09-21
TRC Meeting Date: 8-19-21
TRC Comments Sent Date: 8-23-21
Revisions Received Date (R1): 9-23-21
Staff Response Date (R1): 10-12-21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 11-10-21 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: 21PL1114

DOLCE VITA PUD (FINAL – 1.843 ACRES)
 Located east of Ametrine Drive and north of Slough Road.

Zoned: RS-6/PUD Ord#032479 6-29-21

Owner: Cardinal Investments & Holding, LLC
Surveyor/Engineer: Voss Engineering

The applicant propose to plat the property in order to construct a new residential Planned Unit Development.

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)	ok			
2	Plat	Pls update adjacent property boundary and legal description (refer to Volume 69 Page 507 Map Records Nueces County Texas)	revised	Resolved.		
3	Plat	Street name requires street suffix. Pls revise	revised	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Planning Commission certificate block remove "P.E" from the Chairman signature line and add title "Secretary" for Al Raymond III AIA" remove "CBO"	revised	Addressed		
2	Plat	Development Services Engineer's certification block is incorrect. Change Jalal Saleh, P.E. to Brett Flint, P.E.	revised	Addressed		
2	Plat	At the intersection of Ametrine Drive and Slough Road revise the corner radius from 10.00' to 15.00'	revised	Addressed		

3 Plat	Show and label a lot and block number for Via Speranza street label it as Non-buildable and change "Private Road" to "Private Access Easement". (UDC 8.2.1.J)	revised	Addressed		
4 Plat	Note 14 is incorrect. Correct street location, lots and blocks.	revised	Addressed		
5 Plat	Prior to plat recordation Notes 10, 11 and 13 referencing HOA, restrictions and ordinance required be completed.	ok	Prior to plat recordation		
6 Plat	Prior to plat recordation provide the surveyor professional seal.	ok	Prior to plat recordation		
7 Plat	Prior to plat recordation, submit a legal instrument, for a Home Owners Association, for approval by the City Attorney . (UDC 8.1.8)	ok	Prior to plat recordation		
8 Plat	Water Lot fee – 16 Lots x \$182.00/Lot = \$2,912.00	ok	Prior to plat recordation		
9 Plat	Wastewater Lot fee – 16 Lots x \$393.00/Lot = \$6,288.00	ok	Prior to plat recordation		
10 Plat	Water Pro-Rata - 331.71 LF x \$10.53/LF = \$3,492.91	ok	Prior to plat recordation		
11 Plat	Wastewater Pro-Rata - 242.08 LF x \$12.18/LF = \$2,948.53	ok	Prior to plat recordation		

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

ZONING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	na			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes, Slough Road is on the CC Mobility Plan	To be shown on Public Improvement Plans
Streets	Yes	

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	ok	10-11-21 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	submitted same time as the plat was	10-11-21 Addressed, Public Improvement Plans Submitted.		
3	Plat	Add a 10-foot Utility Easement on Slough Road .	added	10-11-21 Addressed		
4	Plat	Private Road platted as a non-buildable lot.	noted	10-11-21 Addressed		
5	Plat	Is Lot 13 a non-buildable lot?- add note to plat if that is the case	noted	10-11-21 Addressed		
6	Plat	Add note that Privat Roads and Utilities will be maintained by a Home Owner's Association.	note #8 on plat	10-11-21 Addressed		
7	Utility	Show and label locations where proposed utilities connect to existing City Utilities.	it is	10-11-21 Addressed		
8	Utility	Show existing wastewater line in Slough Road.	it is	10-11-21 Addressed		
9	Utility	Dead end water main is not permitted. Loop water system per City Distribution Standards.	revised	10-11-21 Addressed		
10	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. Note the land use shown on the Stormwater Master Plan.	ok	10-11-21 Acceptable, Addressed		
11	SWQMP	Cite source and rational for the Manning's "C" and rainfall intensity values used. Note Ordinance 02 70 96 adopts portions of the CC Drainage Criteria Guide, including runoff calculation parameters.	Drainage Criteria guide of US Hydraulics Bureau	10-11-21 Acceptable, Addressed		
12		Include runoff calculations for 5, 25 and 100 year storm events.	included	10-11-21 Addressed		
13	SWQMP	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)	noted already	10-11-21 Addressed		
14	SWQMP	Pre-development flows are shown, show post development flow pattern and include any offsite contributions and how off site flows will be managed. (UDC 8.2.8, Municipal Code 14.1002 and 14.1003)	revised	10-11-21 Addressed		
15	SWQMP	Include in the statement that the development meets the City's Drainage plan and the land use listed on the Drainage Plan for the area. (UDC 8.2.8, Municipal Code 14.1002 and 14.1003)	stated	10-11-21 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).				
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). For information, all wastewater services must be installed along the street right of way, in the center of the lot (Wastewater System Collection Standards, Section IV, Paragraph 23d),				

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Via Speranza, is a one way street. Solid Waste will require that all carts are set out on the right-hand side for scheduled collections days.	ok			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Info:	Per UDC Section 8.2.1.J. Private Streets, "The design standards for private streets including construction standards, widths, geometric standards, grades and alignments shall be the same as required for public streets as set out in this Article, the Urban Transportation Plan, the approved Mobility Plan, and the Design Standards. The minimum ROW width is shown as 25-ft, but 40-ft is the minimum per City design standards. The street has to accommodate the potential for on-street parking and room for a solid waste vehicle and fire truck to service the lots. If Solid Waste vehicles have to service these lots, then a plan must be confirmed with the Solid Waste Department since the streets are planned as "One-Way" traffic flow.	ok			
2	Plat	Provide the centerline distance from Ametrine Drive and Fred's Folly Drive to Via Speranza. A minimum offset of 125' is required per UDC Section 8.2.1.E.	added	10-11-21 Not resolved. Two separate distances are being requested: (1) The distance between Ametrine Drive and Via Speranza Drive and (2) The distance between Fred Folly Drive and Via Speranza Drive. This was to ensure the 125' offset is met.		
3	Info:	Revise Note 14 on the plat to restrict driveway and vehicular access from Lots 1- 8 onto Ametrine Drive and from Lots 1 and 9 onto Slough Road.	revised			
4	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)	ok			
5	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	ok			
6	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	ok			
7	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	ok			
8	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	ok			

9	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	ok				
10	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.	ok				
11	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.	ok				
12	Info:	Street name signs for Via Speranza will be required to include "PVT" for Private.	ok				
13	Info:	One-Way signs will be required at the intersection of Via Speranza and Slough Road and Ametrine Drive.	ok				

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	ok			
2	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	ok			
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.	ok			
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.	ok			

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.	ok				
6	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	ok				
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.	ok				
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.	ok				
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.	ok				
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.	ok				
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.	ok				
12	Info:	As a PUD, road width is 25 feet. No Parking strips or signs are to be posted on both sides of the street. Street is to be posted as a "One Way". The HOA shall enforce and maintain NO Parking along street.	ok				
13	Info:	Further Development Services review will be required to ensure construction meets townhome development. Non-transient use.	ok				

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provided 10' Y.R. change to 10' Y.R./U.E. on lot 1 , blk 1 and lot 9, blk 2	revised	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	i. Dedication requirement = .17 acre.				
2	Plat	ii. Cash in lieu of land fees should be calculated at 13.34 x value of an acre = total payment UDC 8.3.5 Land Dedication				
3	Plat	iii. Park Development Fees: 17 x \$200 = 3,400 UDC 8.3.5 Park Development Fee	ok			

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	. 2.59 miles Northwest of Waldron ALF. This property has been identified as being located within the navigable airspace of Waldron ALF. "The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations."	ok			

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment				

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.