

**Development Services**

2406 Leopard Street, Corpus Christi, TX 78408

**Date: 10.19.2023****Application Comment Report****Application No. PL8039****Description :** Fifth Quarter Industrial Park Unit 2 Lot 6 thru 10**Address :** / Location: North of Bates Rd. and west of Flato Rd.**Record Type :** Final Plat of 11.34 Acres **Zoning :**IL **Surveyor:** Urban EngineeringComment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
20	Melanie Barrera : DS	Closed	informational: Utilities plans and SWQMPs should be just for the lots serviced by city or private infrastructure within the platted area, however, these are accepted.	
22	Melanie Barrera : DS	Closed	PI plans indicate detention pond to be 26', minimum DE width to be 40' per UDC 8.2.3.B.5. Label as private DE and to be maintained privately (per PI plans, EOR noted DE will be private)	To be addressed at P.I.
24	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Manhole: yes Stormwater: yes Sidewalks: yes Streets: no  Should a plat require any public improvements to be made, beginning January 1, 2024, approved PI's are required prior to final plat application.	To be addressed at P.I.

Corrections in the following table need to be applied before a permit can be issued**Document: P37018C300\_20231017.pdf**

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P0001	Callout	Mark Zans : DS	Closed	Change chairman name to Michael Miller	

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2	P0001	Callout	Mark Zans : DS	Closed	Remove red text.	
3	P0001	Note	Mark Zans : DS	Closed	RTA- No comments.	
4	P0001	Note	Mark Zans : DS	Closed	NAS- No comment	
5	P0001	Note	Mark Zans : DS	Closed	<p>Traffic comments:</p> <p>1 Infor: 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)</p> <p>2 Infor: Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.</p> <p>3 Infor: A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.</p> <p>4 Infor: "Meeting TXDOT access management guidelines Any utility installation in TXDOT Right-of-Way shall adhere to TXDOT's Utility Installation Request (UIR) procedures. "</p> <p>5 Infor: "All new streetlight systems shall utilize concrete poles IDM Chapter 8 section 1.2.B.a"</p>	
6	P0001	Note	Mark Zans : DS	Closed	AEP Transmission: No comments	
7	P0001	Note	Mark Zans : DS	Closed	Floodplain: No comments	
8	P0001	Note	Mark Zans : DS	Closed	<p>Fire Comments - Informational only Comments 1 thru 10</p> <p>1 Infor. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2 Infor. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3 Infor. If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p> <p>4 Infor. If the development is industrial, a water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the</p>	

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					<p>necessary fire flow requirements</p> <p>5 Infor 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. 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.</p> <p>6 Infor 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) 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.</p> <p>7 Infor. 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.</p> <p>7 Infor. 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.</p> <p>8 Infor. 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.</p> <p>9 Infor. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles</p>	

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					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. 10 Infor. An accessible road and a suitable water supply is required once construction materials are brought on site.	
9	P0001	Note	Mark Zans : DS	Closed	<p>Fire comments - Informational only Comments 11 thru 18</p> <p>11 Infor. 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.</p> <p>12 Infor. 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.</p> <p>13 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>14 Infor. 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.</p> <p>15 Infor. 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</p>	

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					<p>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.</p> <p>16 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>17 Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>18 Note Commercial or Industrial development of the property will require further Development Services review.</p>	
10	P0001	Note	Mark Zans : DS	Closed	Parks- No comments.	
27	P0001	Note	Mark Zans : DS	Closed	Add Block number and lot numbers to plat title. Block 1 Lots 6 thru 10	
28	P0001	Note	Mark Zans : DS	Closed	<p>CCW Comments-</p> <p>1. Water construction is not required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards).</p> <p>2. Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards). WW service connections should not be made directly to manholes. Note that there is an existing 8-inch wastewater line (not shown on submitted Utility Plan) that extends along eastern portion of Bates St. that would need to be extended to serve the subject lots.</p>	
13	P0002	Callout	Melanie Barrera : DS	Closed	label width of public DE to be included in Unit 2	
14	P0002	Callout	Melanie Barrera : DS	Closed	label total ROW width (varies)	
25	P0002	Note	Mark Zans : DS	Closed	Provide Vol. and Page numbers for plat to the east.	
26	P0002	Note	Mark Zans : DS	Closed	Show CL of NPID and dimension half of street width.	

**Document: 4. SWQMP.pdf**

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23	SWQMP	Free Text	Melanie Barrera : DS	Closed	accepted, mitigation to be addressed at site development	

**Document: Utility.pdf**

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18	P0001	Callout	Melanie Barrera : DS	Closed	informational note: no service connections to MHs	
29	P0001	Callout	Melanie Barrera : DS	Closed	please label existing SS 8" PVC and SSMHs on Bates and 8" line crossing Flato to Lot 1	