

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#: MZ / 3

App Received: 8/29/2022

TRC Meeting Date: 9/8/2022

TRC Comments Sent Date: 9/12/2022

Revisions Received Date (R1): 9/15/2022

Staff Response Date (R1): 9/15/2022

TRC comments met

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 9/21/2022

PC date set

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: 22PL1143

Industrial Tech. Park Unit 3 Lot 2 (Final) (2.99 ACRE)

Located north of Old Brownsville Rd. and west of SPID.

Zoned: IL

Owner: Manok Investments, LTD.

Surveyor: Melden & Hunt , Inc. mario@meldenandhunt.com

The applicant proposes to plat the property to develop an industrial use.

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)		Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide all required signature certificates for owner, lien holders if any, Planning Commission, DS Engineer and surveyor. PC chairman's name is Kamram Zarghouni	Added in signature block for Lienholders & revised PC chairman's name.	Addressed		
2	Plat	Dev. Ser. Engineer name is Bria Whitmire P.E., CFM, CPM	Revised to correct development services engineer name.	Addressed		
3	Plat	Need document # for the private easement at the rear of the property prior to recordation.	Provided document number.	Addressed		
4	Plat	Label the complete and correct legal description of the adjacent properties. Owner's names are not usually part of the legal description.	Corrected to show correct legal description	Addressed		
5	Fees	Commercial or etc. Water Acreage Distribution Fees: 3.0 Ac. x \$1,582.90 = \$4,748.70		To be addressed prior to recording		

6	Fees	Commercial or etc. Wastewater Acreage Fees: 3.0 Ac. x 1,728.10 = \$5,184.30		To be addressed prior to recording		
7	Fees	Pro Rata Water Line Fee: 170 L/F x \$11.58 = \$1,968.60		To be addressed prior to recording		
PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		
Water	Yes (Submit updated for approval)	
Fire Hydrants	Yes (Submit updated for approval)	
Wastewater	Yes (Submit updated for approval)	
Manhole	Yes (Submit updated for approval)	
Stormwater	Yes (Submit updated for approval)	
Sidewalks		No, existing
Streets		No, existing

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	Update Development Services Engineer from Brett Flint, P.E. to Bria A. Whitmire, P.E., CFM, CPM	Updated name to correct development services engineer	Addressed		
2	Infor	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		Addressed		
3	Infor	Public Improvements Plans are required; 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		Addressed		
4	Infor	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002)		Addressed		
5	Infor	Approval from Texas Department of Transportation (TXDOT) is required for the driveway and drainage onto State Right of Way. To obtain a permit to construct a driveway, the applicant shall complete and submit to TXDOT a Form 1058. https://www.txdot.gov/inside-txdot/forms-publications/consultants-contractors/forms/row.html	we have an approved permit but awas expired, resubmitted for extension 9/13/2022	Addressed		
6	Infor	Provide estimated flows at the connection point to the existing wastewater system.		Addressed		

7	Info	The water plan shows an 8" tap--tee. I presume this means an 8x8x8 tee and not a tapping sleeve and gate valve. Tapping an 8" line with an 8"line removes 1/2 the existing pipe creating a weak area and is not recommended.	Addressed		
8	Info	The city standard water details need to be included in the plans	Addressed		
9	Info	There needs to be sufficient maneuvering room for fire apparatus to access the fire hydrants	Addressed		
10	Info	The pavement needs to be sufficient to support the fire apparatus. (Building Permit Issue)	Addressed		
11	Info	The separation between the sanitary sewer line and water line needs to meet TCEQ requirements (9' separation) and the private sewer line can't be in the utility easement	Addressed		
12	Info	The grinder pump station is to be privately maintained since it only serves one property.	Addressed		
13	Info	The water line on the southeasterly side of the property goes under the existing shared access driveway. Construction will disrupt the access to the adjacent property	Addressed		
14	Info	The existing and proposed easements along the force main and gravity line route need to be more clearly delineated and labelled. It is unclear which are existing public easements, existing private easements and proposed public and private easements.	Addressed		
15	Info	Is the gravity line intended to be a public line? If so it needs to be within a publicly dedicated easement. If not, it needs to be in a private easement.	Addressed		
16	Info	Since the force main only serves one property, it will be private and located within a private easement	Addressed		
17	Info	Are there any other utilities along the route of the forcemain and gravity line? If so they need to be shown	Addressed		
18	Info	The city standard wastewater detail sheets need to be included in the plans	Addressed		
19	Info	The easements for the offsite sewer lines need to be dedicated prior to Certification of Occupancy (CofO)	Addressed		
20	Info	The first sentence of paragraph 3 of the drainage statement indicates the existing runoff is in an northerly and easterly direction. Based on my knowledge of the area, the general runoff direction is southerly and southwesterly toward Oso Creek.	Addressed		
21	Info	The fourth paragraph of the drainage statement describes the method of handling the runoff. The labelling of the larger detention basin at the southwesterly end of the property is covered by other labelling. It also describes a bleeder line (not shown) tying into a TXDOT inlet (not labelled). This will require approval from TXDOT. A copy of their approval needs to be provided. Also the construction will affect the existing sidewalk. City standard details for sidewalks need to be included.	Addressed		
22	Info	A 10' private drainage easement is shown on the plat and utility layout. What is in that easement and will the construction of the water lines and detention basin bleeder pipe conflict with any facilities within tha easement?	Addressed		

23	Info	There is no grading plan showing how water will be directed to the detention basins (Need on Permit Plans)	Addressed		
24	Info	The layout of the detention basin as shown will prevent access to the grinder pump station for maintenance.	Addressed		
25	Info	Stormwater Quality Management Plan (SWQMP) is required if project is equal or greater than 1.00 Acres. Note: You are providing a lot of the information that is part o a SWQMP but a separate civil drawing with this info and the rest is missing needs to be provided	Addressed		
26	Info	Cite the source and rational for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	Addressed		
27	Info	Provide contours or flow direction arrows to document pre-, and post- Development flow pattens (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Addressed		
28	Info	Provide contours or flow direction arrows to document pre-, and post- Development flow pattens (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Addressed		
29	Info	How long will it take to drain at the different pond stages? Add a column to the table with the draining times.	Addressed		
30	Info	Provide sizes of pipes, inlets, and other structures.	Addressed		
31	Info	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.	Addressed		
32	Info	Confirm that the proposed development is consistent with the land use shown on the Storm Water Master Plan and add a note that the project conforms with the Master Plan. Note: Add a note to the SWQMP	Addressed		
33	Info	Delineate the route of runoff to, and the location of, the ultimate outfall into the receiving waters for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003). Note: Add the diagram in the SWQMP not a separate document	Addressed		
34	Info	Delineate the route of runoff to, and the location of, the ultimate outfall into the receiving waters for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003). Note: Add the diagram in the SWQMP not a separate document	Addressed		
35	Info	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.	Addressed		
36	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.	Addressed		
37	Infor.	An accessible road and a suitable water supply is required before going vertical with any structure.	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Understood.	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7;Wastewater Collection System Standards)	Understood.	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment		Addressed		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.		Addressed		
2	Info	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.		Addressed		
3	Info	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.		Addressed		
4	Info	A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements if the use of the property is industrial.		Addressed		
5	Info	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.		Addressed		
6	Plat	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.		Addressed		
7	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. 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.		Addressed		

8	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.		Addressed		
9	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.		Addressed		
10	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.		Addressed		
11	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.		Addressed		
12	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.		Addressed		
13	Info	The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be 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 parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.		Addressed		
14	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.		Addressed		
15	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.		Addressed		

16	Info	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.)		Addressed		
17	Info	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.		Addressed		
18	Info	Commercial development of the property will require further Development Services review.		Addressed		

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

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

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.0 Miles from closest airport (Corpus Christi International). The location is not within any approach or clear zones. However, the location is within military compatibility area boundary and light subzone. Further discussion is recommended.	Understood.	Addressed		

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

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

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

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

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.