

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 6/16/2022

TRC Meeting Date: 6/16/2022

TRC Comments Sent Date: 6-22-22

Revisions Received Date (R1): 7/5/2022

Staff Response Date (R1): 7/5/2022

Revisions Received Date (R2): 8/17/2022

Staff Response Date (R2): 8/24/2022

Planning Commission Date: 9/7/2022

SWQMP Not addressed (see below)

SWQMP Addressed 8/24/2022

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: 22PL1093

Industrial Technology Park Unit 2 (Final Replat)

Located south Bear Ln. and west of Junior Beck Drive.

Zoned: LI

Owner: Solid Rock Properties, LTD.

Surveyor: Native Survey / Michael Macinnis

The applicant proposes to plat the property to split two lots.

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)	Acknowledged	Addressed	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Change all certification years to 2022.	DONE	Addressed	
2	Plat	Change name of Dev. Services Engineer to Brett Flint P.E.	DONE	Addressed	
3	Plat	Remove the certification for the Director of Dev. Ser.	DONE	Addressed	
4	Plat	Add the certification for the P.C. to the plat.	DONE	Addressed	
5	Plat	Add the signature block for the chairman (Dan Dibble) to the PC certification.	DONE	Addressed	
6	Plat	Add the signature block for: Secretary Al Raymond III A.I.A. to PC Certification.	DONE	Addressed	
7	Infor.	Commercial or etc. Water Acreage Distribution Fees: \$1,582.90 x .50 (additional acreage) = \$791.45	Acknowledged		
8	Infor.	Commercial or etc. Wastewater Acreage Distribution Fees: \$1,728.10 x .50 (additional acreage) = \$864.05	Acknowledged		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater	Depends on drainage design. See comments below	Depends on site drainage design. See comments below
Sidewalks		No, Existing
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
-------------------------------	--	--

DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	General	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	Acknowledged	Addressed	
2	Public Improve ments	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovmnts@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Acknowledged	Addressed	
3	General	Comments provided are for the purpose of meeting minimum platting requirements. Additional information, clarification, or justification may be required in subsequent submittals.	Acknowledged	Addressed	
4	Plat	Show the 20-foot Utility Easement on Junior Beck Drive.	Acknowledged	Addressed	
5	Utility	Wastewater to be extended along the frontage of the lots (UDC 8.1.5)	Acknowledged	Addressed	
6	SWQMP	Show the 20-foot Utility Easement on Junior Beck Drive.	DONE	Addressed	
7	SWQMP	Show offsite flow patterns, including on Junior Beck Drive. Confirm storm water will flow to the existing drainage system and that the existing curb inlets have adequate capacity.	Acknowledged, Shown	Not addressed. These comments need to be addressed by a professional engineer before the plat can be moved forward.	Addressed (Dev. Ser. Engineer SL 8/24/2022)

UTILITIES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards)	Acknowledged	Addressed	
2	Plat	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Acknowledged	Addressed	

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

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

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

9	Plat	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.	Acknowledged	Addressed		
10	Plat	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.	Acknowledged	Addressed		
11	Plat	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.	Acknowledged	Addressed		
12	Plat	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.	Acknowledged	Addressed		
13	Note	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.	Acknowledged	Addressed		
14	Plat	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.	Acknowledged	Addressed		
15	Plat	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.	Acknowledged	Addressed		
16	Plat	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	Plat	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.	Acknowledged	Addressed		

18	Note	Junior Beck is terminates in an 80 ft. diameter cul-de-sac. The minimum is a 96 ft. diameter cul-de-sac to allow large fire apparatus the ability to turn around. This temporary measure can be removed when Junior Beck road project is completed.	Acknowledged	Addressed		
19	Note	Commercial development of the property will require further Development Services review.	Acknowledged	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 replat is not located along an existing or foreseeably planned CCRTA service route.	Acknowledged	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located 1.74 miles from CCIA. Not within any approach zones or clear zones but the site location is within the military compatibly area and light subzone. Proper lighting should be installed for glint/glare purposes.	Acknowledged	Addressed		

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