

PLAT REVIEW COMMENTS (3/18/19) 1st Rev (4/16/19) 1st Rev Review (4/23/19) 2nd Rev (5/2/19) 2nd Rev Review (5/20/19)

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.
All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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: **19PL1016**

INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 1 & 2 (PRELIMINARY – 15.12 ACRES)
Located north of Old Brownsville Road and west of South Padre Island Drive.

Zoned: IL Light Industrial

Owner: First Assembly of God
Engineer: Melden & Hunt, Inc.

Subdividing the property to sell a platted lot for an industrial development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Although closure is not a requirement for preliminary plats the plat closes within acceptable engineering standards.	Applied	correct		Correct
2	Plat	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Applied	Add the centerline dimensions to Industrial Park Dr.	Applied	Correct
3	Plat	In addition to the fractional scale provide a scale bar on the plat.	Applied	Correct		Correct
4	Plat	Label the complete and correct legal description of the adjacent properties.	Applied	Incorrect	Applied	Correct
5	Plat	Remove the current legal description from within the plat boundaries.	Applied	Correct		Correct

6	Plat	The proposed 60' C1 collector on Lot 1 shall be shown as a right of way (boundary as solid line) including an acceptable street name, centerline dimension, radius and driveway onto the frontage road.	Applied	Is without centerline dimension.	Applied	Incorrect -The radius is required on the plat.
7	Plat	The proposed 60' C1 collector on Lot 1 necessitates an additional lot adjacent to Lot 2, new Lot 4 is acceptable.	Applied	The 60’ collector requires a north and a south 20’ radius at the intersection with S. Padre Island Dr.	Applied (shown on Utility plan)	Incorrect -The radius is required on the plat.
8	Plat	Remove the tie bar connecting lot 2 to the area adjacent to the proposed C1 collector.	Applied	Incorrect	Applied	Correct
9	Plat	Lot 1 will become Lot 5, duplicate lots are not allowed.	Applied	Lot 1 is a duplicate, the order will be as follows from north to south: Lot 5, Lot 4 and Lot 2.	Applied	Correct

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following “Total Platted Area” standard note to the plat: The total platted area contains x.xx acres of land.	Applied	Addressed.		
2	Plat	Show the existing Utility Easements outside the platted boundary.	Applied	Not addressed. Labels for south properties.	Applied	Addressed.
3	Plat	Locate the sign easement on the plat. Locate the Collector street.	Applied	Addressed.		
4	Plat	Provide a 20' YR and a 10' UE on each side of the proposed Collector street. Provide a centerline.	Applied	Addressed.		
5	Plat	Since collector divides Lot 2, label the south portion as a new lot, and correct title of plat.	Applied	Not Addressed. Lot 1 is a duplicate, the order will be as follows from north to south: Lot 5, Lot 4 and Lot 2.	Applied	Addressed.
6	Plat	Change the 20' YR along South Padre Island Drive to a 20' YR/UE.	Applied	Addressed.		
7	Plat	Provide half distance to centerline of South Padre Island Drive.	Applied	Addressed.		

8	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.”	Applied	Addressed.		
9	Plat	Add the following Oso Creek Drainage Basin “Receiving Water” standard note to the plat: The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as	Applied	Addressed.		
10	Plat	Provide Phasing Labels on the plat consistent with a plat note indicating and detailing a Phasing schedule for the Preliminary plat development.	Applied	Not addressed.		Addressed.
11	Plat	Billboard easement to interfere with Utility easement along proposed Collector street. Recommend relocating Collector street north of Billboard easement.	Applied	Addressed.		
12	Utility Plan	Add existing gas line. Add legend defining labels, including “SD” and “OH”. On plat note 4, remove all landscape references or remove plat note all together.	Applied	Not addressed. Labels for "SD" on Legend and provide the Gas line on the south properties.	Applied	Addressed.
13	Plat		Applied	Addressed.		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes at the Final Plat stage.	
Water	Yes	
Wastewater	Yes	
Stormwater	Yes	

Fire Hydrants	Yes, they are required along S.H. 358, the flow at the fire hydrants shall be a minimum of 3000 gpm, at 20 psi residual; show and label UE on the Plat document.	
Manhole	Yes	
Sidewalks	Yes, for the unnamed C1 street that goes through the middle of the property.	
Streets	Yes, for the unnamed C1 street that goes through the middle of the property.	

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 document	Add the receiving Water note on the Plat document and the SWQMP.	Applied	Partially addressed. Submit revised SWQMP.	Pending site plan	Addressed: To be indicated on future Final Plat instruments.
2	Plat/Utility Plan	Dedicate 60' of Right-of-way for the proposed C1 Street that divides the property, with the requisite public infrastructure along either side and utility easements along both sides. Easements with public infrastructure to be 15' in width shown on plat. Update Utility plan to show the public infrastructure (water and Waste water) along the Collector street.	Applied	Addressed		

3	SWQMP	Submit the SWQMP and make sure the receiving water note is included in it; show the existing storm sewer system and coordinate the drainage calculations with Tx DOT and get their approval; please note NOI is required for this project.	Applied	Not addressed. Submit revised SWQMP	Pending site plan	Addressed: To be indicated on future Final Plat SWQMP.
4	Utility plan	Relocate the proposed 10" WW line and manholes within the 10' UE on the northwest adjacent property.	Applied	Noted		Addressed: Prior to final plat recordation, proposed PI wastewater infrastructure to reside within existing/dedicated public Utility Easement as applicable.
5	Utility Plan	INFORMATIONAL: The proposed Water line which is shown on the north side of the property must be looped (no dead end main is allowed equal or greater than 100 LF), the flow at the fire hydrants shall be a minimum of 3000 gpm, at 20 psi residual; show and label UE on the Plat document. Update Utility plan to show Fire Hydrants @ 300' spacing for proposed line and on existing line on SPID.	Applied	Addressed.		
6	Plat /Utility plan	Label the existing 7.5' Utility Easement by separate instrument within the plat as "Private Utility Easement".	Applied	Addressed.		
7	Plat	Provide cross-section of proposed C-1 collector (Industrial Park Dr.)			Applied (shown on Utility plan)	Not Addressed: Revise 50-ft back to back pavement section to 40-ft back to back; provide 5-ft sidewalks in section view on both sides of the C1 Collector pavement section; indicate pavement section and place section on the Preliminary Plat instrument..

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	a. Water Construction will be required for Final Plat. Please note that for industrial district, the flow at the fire hydrants shall be a minimum of 3000 gpm, at 20 psi residual.	Applied	Addressed		
2	Plat	Wastewater Construction will be required at Final Plat.	Applied	Addressed		
3	Plat	Provide utility easement for lift station, if needed. For proposed WW layout, provide a 15' UE parallel to the private 7.5 UE within platted area on the 473.74' west boundary and a 15' UE along the 171.3' south boundary.	Applied	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Applied	Addressed		

ESI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment.		Addressed		

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

FIRE DEPARTMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	See comments at end		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		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.”	Applied	Addressed		
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REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat is located along but not immediately adjacent to any bus stops served by CCRTA bus routes and should not adversely impact any transportation services.	Applied	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Located approximately 1.6 miles east of Corpus Christi International Airport. May be subject to occasional aircraft overflight and noise.	Applied	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Located approximately 1.6 miles east of Corpus Christi International Airport. May be subject to occasional aircraft overflight and noise.	Applied	Addressed		

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

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

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

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

FIRE

Mercantile/Commercial and industrial Areas:

Light Mercantile/Commercial areas shall 1,550 GPM with 20 psi residual

Fire hydrant every 300 feet

FIRE APPARATUS ACCESS ROADS SECTION D102

REQUIRED ACCESS 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 (34 050 kg). Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to “going vertical” with the structure.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

SECTION D103

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 (7925 mm), exclusive of shoulders

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs

D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by

Section D103.6.1 or D103.6.2.

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.3 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 lot or area to be served, measured in a straight line between accesses.

Occupancy Classification of Places of Worship is an A-3

IFC 2015 Sec. 903.2.1.3 Building exceeds 12,000 Sq. Ft. or occupant load >300 a fire sprinkler system is required with monitored Fire Alarm Control

Panel. A fire department connection (FDC) is not to be greater than 100 ft. to the closest hydrant.

IFC 2015 Sec. 907.2.1 Group A Occupancies with occupant load greater than 300: a manual fire alarm system that activates the occupant notification system. An occupant load of 1,000 or more requires a voice /alarm system.