

## Draft Copy

### TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

#### Staff Only:

TRC Meeting Date: 4-2-2020

TRC Comments Sent Date: 4-6-20

Revisions Received Date (R1): 4-13-20

Staff Response Date (R1): 4-23-20

Revisions Received Date (R2): 4-23-20

Staff Response Date (R2): 4-23-20 TRC comments met. PC date set

Planning Commission Date: 5-13-20

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: **20PL1027**

#### WILDCAT INDUSTRIAL PARK, BLOCK 1, LOT 2R (REPLAT – 2.00 ACRES)

Located south of Leopard Street and east of Rhew Road.

Zoned: RS-6

Owner: Bhaskar Patel and Minakshi Patel

Surveyor: Texas Geo Tech Land Surveying

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

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.		Addressed		
2	Plat	Provide a north arrow on the location map.		Not addressed. No response.	ADDED NORTH ARROW	Addressed

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update plat description with "South half" and correct spelling of Wildcat.		Not addressed. No response.	CORRECTED	Addressed
2	Plat	Update DS Engineer certificate with Jalal Saleh, PE		Not addressed. No response.	DONE	Addressed
3	Plat	Remove plat note 8 from plat.		Addressed		
4	Plat	Show the 30' DE at rear on adjacent property as per previous plat.		Not addressed. No response.	ADDED	Addressed
5	Plat	Development fees paid on previous plat.		Addressed		

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

#### DEVELOPMENT SERVICES ENGINEERING

*Draft Copy*

Action	Yes	No
Public Improvements Required?	Yes	No
Water		No
Fire Hydrants		No
Wastewater	Waiver previously approved.	No
Manhole	Waiver previously approved.	No
Stormwater		No
Sidewalks		No, sidewalk exists nearby.
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
--------------------------------------	--	--

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informa	Additional FH with 1500 gpm and 20 psi residual pressure may be required at the building stage depending on where the building is placed.	NOTED	To be addressed with Site Development		
2	Informa	A permit is required for any excavation in public right of way. Excavation means an activity that cuts, penetrates, or bores under any portion of the public ROW that has been improved with a paved surface for street, sidewalk, surface drainage, or related public transportation infrastructure purposes. Permits will not be issued for excavation in any public way that has been constructed, reconstructed, repaved, or resurfaced in the preceding period of five years from the date of acceptance by the public works construction entity.	NOTED	To be addressed with Site Development		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting	NOTED	Addressed		
2	Plat	No Wastewater construction is required for platting as per Waiver approved.	NOTED	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	NOTED	To be addressed with Site Development		

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	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow for Commercial and Light Industrial Areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	NOTED	Addressed		

*Draft Copy*

2	Infor:	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	NOTED	Addressed		
	Infor:	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	NOTED	Addressed		
3	Infor:	503.1.1 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 comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	NOTED	Addressed		
4	Infor:	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches 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	NOTED	Addressed		
5	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 (34 050 kg).	NOTED	Addressed		
6	Infor:	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	NOTED	Addressed		
7	Infor:	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.	NOTED	Addressed		
8	Infor:	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	NOTED	Addressed		

**GAS**

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

**PARKS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove plat note 8.	REMOVED	Addressed		

**REGIONAL TRANSPORTATION AUTHORITY**

*Draft Copy*

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.	NOTED	Addressed		

**NAS-CORPUS CHRISTI**

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

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2 miles north of CCIA, will be subject to aircraft transit noise, airspace study may be required based on type of construction method.	NOTED	To be addressed with Site Development		

**AEP-TRANSMISSION**

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

**AEP-DISTRIBUTION**

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

**TXDOT**

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

**NUECES ELECTRIC**

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