

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#: GG/District#3
 App Received: 7-23-21 Process for 7-28-21 Deadline
 TRC Meeting Date: 8-05-21
 TRC Comments Sent Date: 8-09-21
 Revisions Received Date (R1): 8-13-21
 Staff Response Date (R1): 8-24-21
 Revisions Received Date (R2): N/A
 Staff Response Date (R2): N/A
 Planning Commission Date: 9-01-21 Non Public Notice

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: 21PL1109

INDUSTRIAL TECHNOLOGY PARK UNIT 4, BLOCK 2, LOTS 1 & 2 (FINAL – 19.556 ACRES)

Located south of Bear Lane and west of South Padre Island Drive.

Zoned: IL

Owner: SEFL/Corpus Christi, LLC
 Surveyor/Engineer: Wier & Associates, Inc.

The applicant proposes to plat the unplatted property in order to obtain a building permit for Industrial freight terminal facility.

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)	Acknowledged			
2	Plat	The City of Corpus Christi is in Texas State Plane Coordinate System, South, FIPS 4205. Pls revise General Note #3.	Fixed general note #3	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plats	Revise the title of the plat to read: "Final Plat Industrial Technology Park Unit 4, Block 2, Lots 1 & 2"	Fixed title block	Addressed		
2	Plat	Relocate all certificate blocks to Sheet 1 of 2	Relocated certificate blocks to sheet 1	Addressed		
3	Plat	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication.	Added note to the "Notes" section on sheet 1	Addressed		
4	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."	Added note to the "Notes" section on sheet 1	Addressed		
5	Plat	Remove Note 7 referencing Zoned Light Industrial. This typical use on Preliminary Plats.	Removed note	Addressed		

6	Plats	Remove Owners/Developer information on the plats.	Removed owner/developer information.	Addressed		
7	Plats	On the scale bar add the scale text.	Scale text is added	Addressed		
8	Plats	Add a north arrow to the Vicinity Maps	Added north arrow	Addressed		
9	Plat	On the plat show Lots 1 & 2 as a solid lot lines and not a dash lines.	Made lot lines solid lines	Addressed		
10	Plat	Cross hatch the proposed ROW street dedication.	Added cross hatch	Addressed		
11	Plats	Remove all previously legal description shown on Lot 1	Removed previous legal description.	Addressed		
12	Plats	Prior to plat recordation remove the reference "Preliminary for review purposes only..."	The "Preliminary" note will be removed prior to the approved plat being routed for signature	Addressed		
13	Plat	Water Distribution Acreage fee – 19.56 acres x \$1,439.00/acre = \$28,146.84	Fee payments are being coordinated with the owner	Addressed		
14	Plat	Wastewater Distribution Acreage fee - 19.56 acre x \$1,571.00/acre = \$30,728.76	Fee payments are being coordinated with the owner	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water	Street Crossings and tie ins to existing	
Fire Hydrants		No
Wastewater	See Utility Comments	
Manhole		No
Stormwater	Street Crossing and tie in to existing	
Sidewalks	Yes, Bear Lane is an Arterial on the UTP (UDC 8.2.2.A.1.a). Or	
Streets		No

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	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. Erosion control and permanent stabilization of the site are included with Building Permit plans. All off-site drainage has been accounted for and can be handled by the east and north proposed drainage channels.	8-23-21 Addressed		

2		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	Plans will be submitted next week for driveway connections, drainage, water & sewer.	8-23-21 Addressed, Public Improvement Plans Submitted		
3	Utility	State the horizontal and vertical datum for survey information.	Added note regarding vertical and horizontal datum.	8-23-21 Addressed		
4	SWQMP	Note if drainage arrows shown are pre- or post- development. Show both pre development and post development drainage patterns.	Flow direction arrows (different style) for pre and post development drainage patterns have been added.	8-23-21 Addressed		
5	SWQMP	Flow line elevation on the south of the site are shown as ???, provide correct value.	Fixed flow line elevations	8-23-21 Addressed		
6	SWQMP	Elevation labels around the permitter (south and west) are not legible as the print over the contour lines and the dark background. Existing Contours are difficult to see.	The aerial background was lightened and label locations adjusted to make more legible.	8-23-21 Addressed		
7	SWQMP	Suggest using a white background for the design point labels, they are difficult to locate.	Added background\ behind design points to be more visible	8-23-21 Addressed		
8	SWQMP	Is the Ditch Section shown typical for the permitter ditch around the site? Label the ditch on the plan view.	Ditch sections for each channel have been added. Added labels to refer to ditch section details for each.	8-23-21 Addressed		
9	SWQMP	Cite the source for Manning's C values and Rainfall Intensity Values	Added note referencing the City of Corpus Christi Drainage Design Manual	8-23-21 Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.				
2	Plat	Wastewater construction will be required for Final Plat (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) Full frontage extensions shall be installed along the entire length of at least one property frontage (Wastewater Collection System Standards, Section IV, Par A6)	There is an existing sanitary sewer line crossing the site along and parallel to Bear Lane within a 15' Utility Easement. See the provided utility plan.	8-23-21 Addressed		

SOLID WASTE

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

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	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)	Drive spacing between the two proposed drives is 194' and there is 183' from proposed east drive to existing drive to the east.			

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1 Plat	No comment.				
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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.	Noted.			
2	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Noted. Fire Hydrants are provided at 300' or less spacing around the proposed building along the fire lane.			
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.	Noted, will be addressed with the Building Permit Submittal.			
4	Info:	A water flow survey should be conducted to determine if the available water supply will suffice to obtain the necessary fire flow requirements.	A fire flow test will be coordinated.			
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.	Noted. Building will have fire sprinkler system and all portions of the building will be within 500-feet of a fire hydrant.			
6	Info:	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.	FDC is proposed to be adjacent to an onsite fire hydrant			
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.	Noted. Fire lanes are provided along 3 sides of the proposed building.			
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.	Noted			

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.	Noted. Fire lanes meeting these requirements will be provided.			
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. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Noted			
11	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.	Noted			
12	Info:	An accessible road and a suitable water supply is required before going vertical with any structure.	Noted			
13	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.	Proposed fire lanes are 24-feet in width.			
14	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.	Noted			
15	Info:	The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. . Any obstruction can seriously affect emergency service reponse.	Noted			
16	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.	Noted			
17	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.	Noted			
18	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.)	Not applicable			
19	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.	Not applicable			
20	Info:	Commercial or Industrial development of the property will require further Development Services review.	Noted			

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

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

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

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

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

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

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

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.