



## **Merged Document Report**

### **Application No.: PL9147**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Updated Utility Plan 2-11.pdf
Plat.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
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**General Comments**

**Corrections in the following table need to be applied before a permit can be issued**

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
3	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: Yes Fire hydrants: Yes	

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					C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
2	P002	Note	Bria Whitmire : ENG	Closed	relabel '4" EXISTING WATER' as '4" ABANDONED WATER'	
1	P001	Note	Mark Zans : LD	Closed	<p>TxDOT comments: TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020).</p> <ul style="list-style-type: none"> <li>• Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system.</li> <li>• If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue.</li> <li>• Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.</li> </ul> <p>In addition, driveway spacing is 425 ft from nearest driveway or road intersection. I noticed that the parcel to the west has a 30'x 100' access easement with a driveway. Will this driveway be shared to access this reference property?</p>	
4	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #1 Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.</p> <p>-If the property use is commercial, the fire flow</p>	

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					<p>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.</p> <p>-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.</p> <p>-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.</p> <p>-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.</p> <p>-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.</p>	

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					-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.	
5	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2 Information/Note:</p> <p>-A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2.Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3.The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>-Development of the property will require further Development Services review. -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	
6	P001	Note	Mark Zans : LD	Closed	<p>CCW comment:</p> <p>1. Water construction is required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards).</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Sewer comment:</p> <ul style="list-style-type: none"> <li>Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.</li> </ul>	