



### **Merged Document Report**

### **Application No.: PL9162**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</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>
1	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, so I have no comments.	
2	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Distribution has no comment currently.	
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
6	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC	

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					<p>8.1.4.  A. Streets: No  Sidewalks: No  Lighting Plan: No  B. Water: No  Fire hydrants: No  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.</p>	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
9	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire:  (Juan Perez)  All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Plat:  -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 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</p>	

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					<p>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> <p>-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.</p> <p>Information/Note:</p> <p>-A water flow survey should be conducted to</p>	

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					<p>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.</p> <p>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.</p> <p>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.</p> <p>-Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	
10	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: (Moises Torres) PLAT - ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>PLAT - INFORMATIONAL DRIVEWAY ACCESS &amp; ROW CONSTRUCTION PERMITS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p>	

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11	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: (Fatima Chavez) Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).  Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

