



Merged Document Report

Application No.: PL8509

Description :	
Address :	6702 YORKTOWN CORPUS CHRISTI TX 78414
Record Type :	PLAT

Submission Documents:

Document Filename
240012-SS SUBSTATION PLAT COMBINED - 12232024.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
10	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No, per 8.2.2 B. Water: Yes Fire hydrants: Yes 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. Additional Improvements are part of a City CIP project.	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
15	SWQMP2	Note	Alex Harmon : DS	Closed	<p>1/7/25 UPDATE: Show storage and/or proposed release rate. This does not appear to be apart of the Public Improvement Plans. PI8514 relates to waterline construction only.</p> <p>Per City of Corpus Christi - Code of Ordinances Ch 14 Art. X Sec 14-1003, a Storm Water Quality Management Plan should include an on-site drainage plan that addresses how stormwater will be handled and delineation of the route of runoff to ultimate outfall.</p>	
8	Plat1	Note	Mark Zans : LD	Closed		
9	Plat1	Note	Mark Zans : LD	Closed	<p>Fire comments 10-18</p> <p>10 Plat 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>11 Plat 103.1 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.</p> <p>12 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</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 26instance, 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>13 Infor. "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>14 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>15 Plat 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>16 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>17 Plat 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.</p> <p>18 Plat Commercial development of the property will require further Development Services review.</p>	
12	SWQMP2	Note	Mark Zans : LD	Open	PW/ST comments:1. SWQMP sheet (SWQMP 2) has provided calculations that confirm post-development water runoff to increase.	
14	SWQMP2	Note	Mark Zans : LD	Open	<p>PW/ST comment</p> <p>Per IDM (Detention Requirement) Chapter 3 3.05 b need to detail means of mitigation to confirm storm water release of post-development storm water runoff from a site at a controlled rate, which does not exceed the pre-developed peak runoff rate.</p>	