



Merged Document Report

Application No.: PL8302

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
24074-Common Area-Plat.pdf

Comment Author Contact Information:

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Justin Phung	justinp2@cctexas.com	361-826-1896

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
22	Alex Harmon : DS	Open	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes, per 8.2.2 B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes 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.	

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
1	Plat1	Callout	Mark Zans : DS	Open	Change Michael Miller to Michael York	
2	Plat1	Callout	Mark Zans : DS	Open	Change Al Raymond to Michael Dice	
3	Plat1	Callout	Mark Zans : DS	Open	Change name of plat here.	
4	Plat1	Note	Mark Zans : DS	Open	Label common area as to usage. Community center etc. Is this area under maintenance by HOA?	
5	Plat1	Note	Mark Zans : DS	Open	Label common area as to usage. Community center etc. Is this area a HOA maintenance area?	
6	Plat1	Note	Mark Zans : DS	Open	Lable common area as to usage. Stormwater tract. HOA maintenance area?	
7	Plat1	Note	Mark Zans : DS	Open	Label area to usage. Drainage and provide square footage of area.	
8	Plat1	Note	Mark Zans : DS	Open	Label a few road names on the location map to show location in relation ship to other roadways.	
17	Plat1	Note	Alex Harmon : DS	Open	Which property owners will be responsible for which drainage basins? How will responsibility be determined?	
9	Plat1	Note	Mark Zans : LD	Closed	This is a final plat for roadway, common areas and drainage area only	
10	Plat1	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 1/8/25 The deadline for revisions to be submitted is 12/17/2024.	
11	Plat1	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
12	Plat1	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
14	Plat1	Note	Mark Zans : LD	Closed	Fire Dept. comments 1-10 1 Infor. This plat considers only the submitted portion of Mirabella Blvd and the future community center. The other sections of the subdivision will require further TRC review. 2 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.	

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					<p>3 Plat "A community center will be considered commercial development and shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4 Plat 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.</p> <p>5 Plat 912.2.3 (amendment) If applicable and the community center requires a fire sprinkler system, he following will apply: Proximity to Hydrant: Fire department connections (FDC) 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>6 Plat 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.</p> <p>7 Plat 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.</p> <p>8 Plat 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.</p> <p>9 Plat 503.1.1 (amendment) Buildings and</p>	

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					<p>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.</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>	
15	Plat1	Note	Mark Zans : LD	Closed	<p>fire Dept.. comments 11-19</p> <p>11 Plat 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.</p> <p>12 Infor. "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 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>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 Infor. It is noted that Mirabella Blvd. has center islands within certain areas of the roadway. These islands should not diminish the clear unobstructed path of 20 ft on either side of the island.</p> <p>15 Plat 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</p>	

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					<p>maintained.</p> <p>16 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>17 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>18 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>19 Plat Commercial development of the property will require further Development Services review.</p>	
16	Plat1	Note	Mark Zans : LD	Open	<p>Traffic comments: PL 8302 Mirabella Community Center Plat Final Plat To Applicant From Applicant 12/16/2024 Comment Response Curves Curve table is missing from the plat. Informational - "Minimum curve radii for local streets are 300 feet per AASHTO Table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets." (IDM 6.2.11.c) Informational - Minimum curve radii for collectors and arterials are 500 feet. (IDM 6.2.11.b) UTP The Urban Transportation Plan shows a C3 running north-south through your property. The C3 street's ROW is required to be 75' per IDM Table 6.2.2.B. To deviate from this will require an Urban Transportation Plan Amendment. Provide cross section Provide typical cross section for widths greater than 60'. "Typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat)." (UDC 3.1.6.B.A.V.w prelim plat and final& replat)</p>	

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					<p>Street Name□N. Mirabella Street and Mirabella Boulevard are similar. "New streets shall be named to provide continuity of name with existing streets and prevent conflict with identical or similar names in other parts of the City." (UDC 8.2.1.E.9)□</p> <p>TIA□The site has a TIA in progress.□</p> <p>Driveway access□""Note 6. Residential driveway access to an arterial or to a collector street as defined by the Urban Transportation Plan shall not be permitted for:</p> <p>A residentially-zoned lot that fronts or sides on an arterial or collector street when it has access to a local street or when driveway access can be constructed to a local street; or</p> <p>A residentially-zoned lot that has a driveway restriction noted on the recorded plat or</p> <p>A residentially-zoned lot that has double frontage and backs up to an arterial or collector street."" (UDC 7.1.7.A)"□</p> <p>TXDOT□Informational - Chapman Ranch ROW is in TxDOT ROW. Please coordinate with TxDOT.□</p> <p>Street Intersection Angle□Informational - "Streets shall be designed to intersect as nearly as possible at right angles." (UDC 8.2.1.E.7)□</p> <p>Blocks□Informational - Mirabella Boulevard exceeds the maximum block length. "Block lengths shall not exceed 1,600 feet." (UDC 8.2.4.A)□</p> <p>Access Points□"Informational - Min external access points required per UDC Table 8.2.1.E: <80 buildable lots: 1 81-160 buildable lots: 2 >160 buildable lots: 3"□</p> <p>Driveways□Informational - Driveways - Existing and proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode.□</p> <p>□Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.)</p>	
32	Plat1	Note	Mark Zans : LD	Open	Please provide curve and line tables for this plat.	
35	Plat1	Note	Mark Zans : LD	Open	The boundary line measurements are clear; however, the curve details are not included. Could you please provide the necessary curve measurement data for the boundary . This information is essential for verifying the closure.	

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23	Plat1	Note	Justin Phung : STREET	Open	PW STR: ROW Varies? Does typical section take into account street widenings?	
24	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	
25	Plat1	Note	Justin Phung : STREET	Open	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
26	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	
27	Plat1	Note	Justin Phung : STREET	Open	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
28	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	
29	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: Chapman Ranch Rd (SH 286) is TxDOT Row. Coordinate with TxDOT for access.	
30	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: Vertical alignment of side streets should not protrude into higher classification roadways.	
31	Plat1	Note	Justin Phung : STREET	Open	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses.	