



Merged Document Report Approved

Application No.:

Description :	PL8195 London School Tracts- Final
Address :	1306 FM 43 CORPUS CHRISTI TX 78415
Record Type :	

Submission Documents:

Document Filename
P42900C302_20240319.pdf
SWQMP.pdf
Utility Plan.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
22	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: yes (PI plans submitted) Fire Hydrants: no Wastewater: yes (PI plans submitted) Stormwater: no (per engineer's evaluation) Sidewalks: no Streets: no upon receiving revisions: sidewalks are administratively waived per 8.2.2.C.3., lot is greater than 22,000sqf and FR	

[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	Plat Sheet 1	Note	Mark Zans : DS	Closed	<p>TxDot comments- Please add 4 general notes stating the following:</p> <ul style="list-style-type: none"> •No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. •TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020). •Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system •If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem 	
1	Plat Sheet 1	Note	Mark Zans : DS	Closed	<p>TxDot comments- Please add 4 general notes stating the following:</p> <ul style="list-style-type: none"> •No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. •TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020).</p> <ul style="list-style-type: none"> •□Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system •□If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem 	
2	Plat Sheet 1	Callout	Mark Zans : DS	Closed	Change chairman's name to Michael Miller	
2	Plat Sheet 1	Callout	Mark Zans : DS	Closed	Change chairman's name to Michael Miller	
3	Plat Sheet 1	Note	Mark Zans : DS	Closed	Remove the red font note from all plat pages.	
3	Plat Sheet 1	Note	Mark Zans : DS	Closed	Remove the red font note from all plat pages.	
4	Plat Sheet 1	Note	Mark Zans : DS	Closed	AEP Distribution has no comments.	
4	Plat Sheet 1	Note	Mark Zans : DS	Closed	AEP Distribution has no comments.	
5	Plat Sheet 1	Note	Mark Zans : DS	Closed	Please depict and label the full width and the half width of Lady Caludia ROW at the north end of the property.	
5	Plat Sheet 1	Note	Mark Zans : DS	Closed	Please depict and label the full width and the half width of Lady Caludia ROW at the north end of the property.	
6	Plat Sheet 1	Note	Mark Zans : DS	Closed	GIS comments- Disapproved - The plat does not close within acceptable engineering standards.	
6	Plat Sheet 1	Note	Mark Zans : DS	Closed	GIS comments- Disapproved - The plat does not close within acceptable engineering standards.	
7	Plat Sheet 1	Note	Mark Zans : DS	Closed	<p>Fire Comments- 1-10</p> <p>1□Infor.□It is of note that the London School District should meet City Water Standards due to an exising contract to provide fire service.</p> <p>2□Infor□Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>3□Infor.□"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Fire hydrant every 300 feet and operational."</p> <p>4 Infor. 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 any building on the premises at distances not exceeding 300 feet.</p> <p>5 Infor. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.</p> <p>6 Infor. 912.2.3 (amendment) 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</p> <p>6 Infor. 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 Infor. 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 Infor. 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 Infor. 503.1.1 (amendment) Buildings and</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<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 Infor. 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>	
7	Plat Sheet 1	Note	Mark Zans : DS	Closed	<p>Fire Comments- 1-10</p> <p>1 Infor. It is of note that the London School District should meet City Water Standards due to an existing contract to provide fire service.</p> <p>2 Infor Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>3 Infor. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4 Infor. 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 any building on the premises at distances not exceeding 300 feet.</p> <p>5 Infor. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.</p> <p>6 infor. 912.2.3 (amendment) 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</p> <p>6 Infor. 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>(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 Infor. 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 Infor. 102.1 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 Infor. 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.</p> <p>10 Infor. 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>	
8	Plat Sheet 1	Note	Mark Zans : DS	Closed	<p>Fire comments- 11-18</p> <p>11 Infor. 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 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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. 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.</p> <p>15 infor. 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 Infor. 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 infor. 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 infor. Commercial development of the property will require further Development Services review.</p>	
8	Plat Sheet 1	Note	Mark Zans : DS	Closed	<p>Fire comments- 11-18</p> <p>11 Infor. 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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. 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.</p> <p>15 Infor. 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 Infor. 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 Infor. 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 Infor. Commercial development of the property will require further Development Services review.</p>	
9	Plat Sheet 1	Note	Mark Zans : DS	Closed	Planning comment- Depict 20' U/E along the north property line just off the school property.	
9	Plat Sheet 1	Note	Mark Zans : DS	Closed	Planning comment- Depict 20' U/E along the north property line just off the school property.	
10	Plat Sheet 1	Note	Mark Zans : DS	Closed	Does the high school anticipate using gas?	
10	Plat Sheet 1	Note	Mark Zans : DS	Closed	Does the high school anticipate using gas?	
11	Plat Sheet 1	Note	Mark Zans : DS	Closed	Traffic comments-	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>1 Infor: Developer to confirm that access to FM 43 will be coordinated with TXDOT</p> <p>2 Infor: Developer to coordinate with TXDOT regarding any future TXDOT projects on FM 43 that may conflict with development being proposed and ultimate TXDOT ROW dimensions</p> <p>3 Infor: Developer to confirm street classification of London Pirate Rd and to correctly implement UDC 8.2.1.B street ROW Standards and show centerline of London Pirate Rd.</p> <p>4 Infor: With final ROW dimension in mind for both City ROW and TXDOT ROW, Developer to provide a 20ft by 20ft Right-of-way corner clip at the intersection of FM43 and London Pirate Rd.</p> <p>Infor: Developer to provide sidewalks as required per UDC 8.2.2</p> <p>5 Infor: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>6 Infor: 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)</p> <p>7 Infor: Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.</p> <p>8 Infor: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>9 Infor: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>10 Infor: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p> <p>11 Infor: Meeting TXDOT access management guidelines Any utility installation in TXDOT Right-of-Way shall adhere to TXDOT's Utility Installation Request (UIR) procedures. "</p> <p>12 Infor: Per City Ordinance Sec. 49-39-2. - Definitions. Any excavation within a "new" Street Right-of-Way will require a variance from the Director of Public Works and be subject to the latest street cut policy.</p> <p>13 Infor: Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	Plat Sheet 1	Note	Mark Zans : DS	Closed	<p>Traffic comments-</p> <p>1 Infor: Developer to confirm that access to FM 43 will be coordinated with TXDOT</p> <p>2 Infor: Developer to coordinate with TXDOT regarding any future TXDOT projects on FM 43 that may conflict with development being proposed and ultimate TXDOT ROW dimensions</p> <p>3 Infor: Developer to confirm street classification of London Pirate Rd and to correctly implement UDC 8.2.1.B street ROW Standards and show centerline of London Pirate Rd.</p> <p>4 Infor: With final ROW dimension in mind for both City ROW and TXDOT ROW, Developer to provide a 20ft by 20ft Right-of-way corner clip at the intersection of FM43 and London Pirate Rd.</p> <p>Infor: Developor to provide sidewalks as required per UDC 8.2.2</p> <p>5 Infor: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>6 Infor: 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)</p> <p>7 Infor: Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.</p> <p>8 Infor: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>9 Infor: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>10 Infor: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p> <p>11 Infor: "Meeting TXDOT access management guidelines Any utility installation in TXDOT Right-of-Way shall adhere to TXDOT's Utility Installation Request (UIR) procedures. "</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>12 Infor: Per City Ordinance Sec. 49-39-2. - Definitions. Any excavation within a "new" Street Right-of-Way will require a variance from the Director of Public Works and be subject to the latest street cut policy.</p> <p>13 Infor: Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
24	Plat Sheet 2	Note	Melanie Barrera : DS	Closed	County comment: London Pirate Rd has been annexed by the City, remove CR 43	
24	Plat Sheet 2	Note	Melanie Barrera : DS	Closed	County comment: London Pirate Rd has been annexed by the City, remove CR 43	
13	SWQMP	Note	Melanie Barrera : DS	Closed	there are no construction details/calcs showing the ditch being regraded within the current PI plan submittal, nor any previously submitted to the city. List the PI# this is included in, or submit a copy of the approved & inspected plans from the county for reference.	
17	SWQMP	Note	Melanie Barrera : DS	Closed	remove SWQMP note 3. The infrastructure for Kings Landing was sized for that subdivision development. Per IDM, 3.05, anything that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, or where the establishment of an extreme event (100-year) overflow corridor is not feasible, mitigation of adverse storm water impacts shall be required. The stamped SWQMP shows an increase in q-values.	
18	SWQMP	Note	Melanie Barrera : DS	Closed	stormwater improvements are required per UDC 3.8.5.D. to demonstrate that the platted property is compliant with subdivision design and improvement standards, and that the land is adequately served by infrastructure. The improvements are needed to address the unmitigated increase in stormwater runoff per UDC 8.2.8 and IDM 3.05. note upon revision: per stamped plans showing KL ditch can support runoff, this comment is not applicable	
19	SWQMP	Note	Melanie Barrera : DS	Closed	pending drainage comments from the county regarding Road 43 and existing drainage infrastructure	
12	UTILITY	Note	Melanie Barrera : DS	Closed	water and wastewater PI plans have been submitted for review under PI8136. CCW and DS to further review plat Utility page once PI plans are approved	
15	UTILITY	Note	Melanie Barrera : DS	Closed	correct legend on utility plan	
16	UTILITY	Note	Melanie Barrera : DS	Closed	informational: care should be taken during PI construction within the private DE so that drainage/grading is not obstructed. Directional boring is advised.	
25	UTILITY	Note	Mark Zans : DS	Closed	Remove red font wording from Utilitiy plan	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
23	UTILITY	Note	Mikail Williams : WTR	Closed	CW is currently reviewing PI plans for water/wastewater. plat will be reviewed for compliance with UDC 3.8.5.D once PI's have been released for construction to ensure the plat's infrastructure/easements are congruent with approved plans.	
26	UTILITY	Note	Mikail Williams : WTR	Closed	Hydrant spacing has been reviewed as part of of PI plans, approved by Bria Whitmire with dev services.	
21	UTILITY	Note	John Gonzales : WW	Closed	CCW is currently reviewing PI plans for wastewater. Plat will be reviewed for compliance with UDC 3.8.5.D once PI's have been released for construction to ensure the plat's infrastructure/easements are congruent with approved plans.	