



Merged Document Report

Application No.: PL8344

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Utility - Address Plan 6-28.pdf
Plat 6-27.pdf
Merged Documents Report.pdf

Comment Author Contact Information:

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General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
21	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: UPDATE: ONE WAY CYCLE TRACK WAIVED FOR CONSTRUCTABILITY ALONG FLOUR BLUFF DR; MAINTAIN EXISTING SIDEWALK ALONG SEA OAK yes, one way cycle track, per 8.2.2 B. Water: no	

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			Fire hydrants: may be required at site development C. Wastewater: no D. Stormwater: may be required at site development 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
19	Plat1	Note	Mark Orozco : Default	Closed	Fire Comments: 1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat Townhouse construction will be reviewed as commercial property. 3 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. 5 Plat 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. Note: Hose lay from a hydrant will not cross an arterial street. 6 Plat 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	

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					<p>supply (if required).</p> <p>7 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>8 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>9 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>10 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>11 Infor. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>12 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>13 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>	
20	Plat1	Note	Mark Orozco : Default	Closed	<p>Fire Comments:</p> <p>14 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>	

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					<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>15 Plat Please refer to the attached chart regarding turning radius for fire apparatus. The plan indicates a turning radius of 24 ft. However, curb to curb turning radius is 36 ft. If a fence is constructed that prevents the fire apparatus from completing a turn, the required turning radius is 44 ft.</p> <p>16 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 maintained.</p> <p>17 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>18 Infor. "</p> <p>D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with</p>	

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					<p>The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200 (if applicable)" Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200 (if applicable)"</p> <p>19 Infor. R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses only when three (3) or more attached dwelling units are constructed, and transient uses (occupancies less than thirty (30) days are allowed).</p> <p>20 Infor. R313.1. Design and installation. Automatic residential fire sprinkler system for townhouses shall be designed and installed in accordance with Sections P2904 or NFPA 13D.</p> <p>21 Plat Commercial development of the property will require further Development Services review.</p>	
17	utility plan	Note	Mark Orozco : Default	Closed	<p>Common Area to labeled as Private Access Easement and Private utility Easement. Can be listed as a Plat comment referencing the Common Area.</p>	
18	utility plan	Note	Mark Orozco : Default	Closed	<ol style="list-style-type: none"> 1. Add note to plat "No access to Flour Bluff Drive shall be permitted" 2. Informational: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 3. Informational: 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). Please note this applies to final configuration of Four Bluff Dr. 4. Informational: All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets) 5. Informational: Pavement markings shall be 	

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					<p>installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>6. Informational: Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>7. Informational: The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>8. Informational: 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. Informational: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>10. Informational: Flour Bluff Rd is designated as an A-1 in the City's transportation Plan. The Current PCI= 87</p> <p>11. Informational: Sea Oak Drive is designated a Local in the City's transportation plan and has a PCI = 75</p> <p>12. Informational: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
2	Plat1	Note	Mark Zans : DS	Closed	Solid Waste- trash service will be provided on Sea Oak Dr. using curb carts.	
3	Plat1	Note	Mark Zans : DS	Closed	PC General note: Plat is a (Non-public notice PC plat/ Public notice PC plat).	

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4	Plat1	Note	Mark Orozco : DS	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/10/24. The deadline for revisions to be submitted is 7/2/24. 30-day extension requested on 7/1. New PC date is 8/7.	
5	Plat1	Note	Mark Zans : DS	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
6	Plat1	Note	Mark Zans : DS	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.	
7	Plat1	Note	Mark Zans : DS	Closed	Under UDC 4.5.3 Residential standards under CG-2 zoning for townhomes the minimum lot width is 26'. The end to lots 1R and Lot 8R are not wide enough.	
8	Plat1	Note	Mark Zans : DS	Closed	How are driveways to be handled for the lots.? Is a shared access for parking being considered?	
9	Plat1	Note	Mark Zans : DS	Closed	How are setbacks between buildings and lot lines to be handled?	
10	Plat1	Note	Mark Zans : DS	Closed	A 5' Y.R. is required along the rear of the property	
11	Plat1	Note	Mark Zans : DS	Closed	One way bicycle track along both side of Flour Buff Dr.	
12	Plat1	Note	Mark Zans : DS	Closed	Will development for this property be residential or commercial?	
13	Plat1	Note	Mark Orozco : DS	Closed	1. Please provide volume and page number of 30' easement along Flour Bluff Dr.	
22	Plat1	Note	Bria Whitmire : DS	Closed	Update: One Way Cycle Track Waived for Constructability along Flour Bluff Dr. Maintain existing sidewalk along Sea Oak. show one way cycle track, or submit a waver	
23	Plat1	Note	Mark Zans : DS	Closed	GIS comments- Plat closes to acceptable standards.	
16	utility plan	Note	Melanie Barrera : DS	Closed	not addressed. will HOA maintain common area? clarify how each lot will access water/wastewater. if the common area is not maintained by an HOA, then all lots wouldn't have access to utilities.	