

**Merged Document Report****Application No.: PL9011**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Utility Plan 10-20.pdf
Updated Plat 10-20.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
8	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No, due to CIP project (Starlite - Violet to Leopard) 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.	

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
5	P001	Note	Alex Harmon : DS	Closed	There is an abandoned crude oil pipeline running through the rear of the lots. Ensure easement was also abandoned or show on plat.	
6	P001	Note	Alex Harmon : DS	Closed	Lot 21E looks undeveloped so add plat note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
7	P002	Callout	Alex Harmon : DS	Closed	There is a 6" gas line between the stormwater and water lines. Be aware for any connections that may be made to the water line.	
1	P001	Note	Mark Zans : LD	Closed	AEP Transmission comments: AEP Texas Transmission has an overhead line on this property (which is not noted on plat). We will not allow any above ground improvements within our 80ft ROW (40ft from centerline). Please see snip located in the attachments tab. (red line) Width of Easement is 80' wide. 40' each way from the center line. Please show this easement on the plat and dimension the easement. No above ground improvements can be in this easement. Please see screenshot (red line).	
2	P001	Note	Mark Zans : LD	Closed	Please add a note to the general notes stating that above ground improvements can be placed within the AEP transmission line easement.	
3	P001	Note	Mark Zans : LD	Closed	Fire comments- 1 □Plat□Review based upon construction of a single family home. 2 □Infor.□Fire Hydrant is within acceptable distance. 3 □Infor.□ There is a potential that the residence could be constructed with an exceptionally long drive-way. It is imperative that a fire apparatus be able to reach a home with fire attack lines of 150 ft. in length. The comments below are cited only as a precaution that the drive to the home is within acceptable limits. 4 □Infor.□The rear portion of the home should not be more than 150 ft. from a paved surface capable of meeting the following requirements: 5 □Infor.□503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, 6 □Infor.□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter	

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					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. 7 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.	
4	P001	Note	Mark Zans : LD	Closed	Park Fee: 1 Lot x 462.50 = \$462.50	