



### **Merged Document Report**

### **Application No.: PL9236**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
260405 Layout1-R1.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

[General Comments](#)

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
1	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to	

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					<p>neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>F. Permanent monument markers: no</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
2	P001	Note	Mark Zans : LD	Closed	Provide half street dimension.	
3	P001	Note	Mark Zans : LD	Closed	<p>traffic comments:</p> <p>PLAT – ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> <li>•□The proposed plat does not impact or alter the existing Transportation Master Plan.</li> </ul> <p>PLAT – COMMENT:</p> <p>(CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> <li>•□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2).</li> <li>o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</li> <li>o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.</li> <li>o□Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</li> <li>•□The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</li> <li>o□All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</li> </ul> <p>PLAT – TRAFFIC – PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> <li>•□Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times &amp; the PM peak trip times. A Traffic Impact Analysis</li> </ul>	

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					<p>(TIA) will NOT be required.  DRIVEWAY ACCESS</p> <ul style="list-style-type: none"> <li>•□Proposed driveway details &amp; dimensions required for review and approval from Public Works Traffic / ROW.</li> <li>•□Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit.</li> </ul> <p>Traffic control plans</p> <ul style="list-style-type: none"> <li>•□Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</li> </ul>	
4	P001	Note	Mark Zans : LD	Closed	<p>Fire comments: Plat:  Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual</p> <p>507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>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>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>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>Information/Note:</p> <ol style="list-style-type: none"> <li>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</li> <li>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet.</li> </ol> <p>In this instance, no parking is allowed on one</p>	

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					<p>side of the street.</p> <p>3. The minimum 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>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>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>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>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>-Development of the property will require further Development Services review.</p>	
5	P001	Note	Mark Zans : LD	Closed	<p>traffic comments:            PLAT – ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> <li>•□The proposed plat does not impact or alter the existing Transportation Master Plan.</li> </ul> <p>PLAT – COMMENT:            (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> <li>•□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2).</li> <li>o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</li> <li>o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further</li> </ul>	

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6	P001	Note	Mark Zans : LD	Closed	Change title to Interim Asst. City Manager	