



### **Merged Document Report**

### **Application No.: PL9219**

Description :	
Address :	12937 HEARN CORPUS CHRISTI TX 78410
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
260317-PLAT (2).pdf
260317-UTILITY.pdf

Comment Author Contact Information:

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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 : DS	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	

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					access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff as post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
3	P001	Note	Bria Whitmire : DS	Closed	Stormwater information provided on plat but should be separate SWQMP showing directional arrow for flow offsite to receiving waters.	
2	P002	Note	Bria Whitmire : DS	Closed	Retitle as Utility Map in Header	
4	P002	Note	Bria Whitmire : DS	Closed	Continue UE along frontage as it continues from Lot 22 Block 2, but confirm where that meets at the corner as Lot 22 Block 2 appears off.	
5	P002	Note	Bria Whitmire : DS	Closed	Property line of Lot 22 Blk 2 doesn't appear correct as NCAD show jog in property line.	
6	P001	Note	Mark Zans : LD	Closed	Park fee: 4 x 462.50 = \$1,850.00	
7	P001	Note	Mark Zans : LD	Closed	Fire Department coments: Plat: Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 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. 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. 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	

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					<p>13 feet 6 inches.  Information/Note:  1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.  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.  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.  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.  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.  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.  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>	