

**Merged Document Report****Application No.: PL8031**

Description :	Poole Estates Final Plat (Application changed from Prelim Plat)
Address :	1313 Graham Rd. Location: South of Graham Rd. and east of Ruddock Dr.
Record Type :	Final Plat of 6.5 Ac. for creation of 1 Ac. lot for house. Zoning: RS-6 Owner: Jared & Jamie Poole

Submission Documents:

Document Filename
Poole Estates - SWQMP.PDF
Poole Estates - Preliminary Plat.pdf
Poole Estates - 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

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: confirm if lots will utilize septic system Manhole: no Stormwater: no Sidewalks: no Streets: yes	
13	Melanie Barrera : DS	Closed	pending the revisions required, preliminary SWQMP is conditionally approved. please note, once PI's are submitted, per IDM 3.05, if post-developed flow exceeds pre-developed flow, mitigation is necessary.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
15	Melanie Barrera : DS	Closed	NOTE: Should a plat require any public improvements to be made, beginning January 1, 2024, approved PI's are required prior to final plat application.	

[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	P001	Note	Mark Zans : DS	Closed	RTA Comments- This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	
3	P001	Note	Mark Zans : DS	Closed	Planning comment Provide street cross section showing street construction for Ruddock Dr.	
4	P001	Note	Mark Zans : DS	Closed	AEP Dist. No comment	
5	P001	Note	Mark Zans : DS	Closed	Planning Comment: Provide street cross section of Graham Rd.	
6	P001	Callout	Mark Zans : DS	Closed	Change plat name to Poole Estates Block 1 lot 1 and 2 Remove the references to phases. from the plat and on the lots. and the roadway.	
7	P001	Note	Mark Zans : DS	Closed	Fire comments: Infor.□Note: Phase I Lot 1 fronts Grahm Rd and is within the required distance to a fire hydrant. However the Plat includes street dedication for Ruddock Drive and this will need to meet the folowing standards: Infor:□Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual. Infor□507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 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. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
				Closed	<p>unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>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>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.Infor Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2.Infor 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. Infor 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>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>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>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>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>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
16	P001	Note	Mark Zans : DS	Closed	Planning comment: Be advised that under current phasing plan that the 1 acre lot along Graham Rd. will only be allowed access off of Graham Rd. Per UDC 7.1.7 Note 4 only one driveway per lot is allowed. With roadway and rear lot being in phase two and done at a later date then no access will be allowed from lot 1 to the newly constructed roadway.	
17	P001	Note	Mark Zans : DS	Closed	Traffic comments- 1 Infor: If the intention is to have further development at the south end of Ruddock Dr, Right-of-way must be extended to the end of the property line. Otherwise Right-of-way for half cul-de-sac must be provided. 2 Infor: Developer to develop Ruddock Dr Per UDC 8.2.1.D 3 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) 4 Infor: A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.	
18	P001	Note	Mark Zans : DS	Closed	Solid Waste- Solid waste requires a cul-de-sac to serve lot 2 other wise pick up will be at Graham Rd.	
19	P001	Note	Melanie Barrera : DS	Closed	please delineate wetlands on plat (UDC Ch. 10, article II, Sec. 10-19 (d) (13) (h))	
20	P001	Note	Mark Zans : DS	Closed	Planning comment: Depict and dimension the LCRA easement along this section outside of the property.	
9	swqmp	Callout	Melanie Barrera : DS	Closed	should this be drainage area B?	
10	swqmp	Callout	Melanie Barrera : DS	Closed	zoning use may be used to choose a run-off coefficient on proposed areas when the use/amount of impervious surface is unknown. for existing areas, since it is known what the land condition is, please calculate peak runoff based on more appropriate C values. it appears to be mainly grass, which at this slope C=.05 or .15, depending on soil type, and some paved and sandy areas near the back of area B.(IDM 3.03.a.b.ii.3)	
8	utilities	Callout	Melanie Barrera : DS	Closed	amend title to "Preliminary Utility Plan for..."	
14	utilities	Free Text	Melanie Barrera : DS	Closed	UDC 3.8.5.D - Platting requires water usage to be displayed on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	