



Merged Document Report

Application No.: PL8113

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Plat 3-7.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
8	Melanie Barrera : DS	Closed	SWQMP shows no increase in storm runoff. at site development, this will be reviewed. any increase is to be mitigated prior to any building permits being issued.	
9	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no, serviced by RAWS Fire Hydrants: no Wastewater: no, septic Stormwater: no Sidewalks: no Streets: yes, access per Nueces County UPDATED - County cleared the access	
10	Melanie Barrera : DS	Closed	provide letter from water supplier verifying property is being serviced per UDC 8.2.6	

[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	<p>Fire Comments-</p> <p>1 Infor: This is a REPLAT. Further review will be required.</p> <p>2 Infor: Information purposes only: Although this subdivision is considered outside city limits. Consideration should be given to the minimum standards for fire protection as follows:</p> <p>3 Utility Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>4 Infor: If a property gets platted that is OCL and within the City's CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump etc.)</p> <p>5 Infor: Note: If adequate fire flows are not available from the water purveyor who holds the Certificate of Convenience and Necessity (CCN) for the area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service. If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, The City could pursue dual CCN certification for the area with the consent of the current holder of the CCN.</p> <p>6 Infor: 503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>7 Infor: It is noted that the property has a drainage ditch on the right of way CR 52. In line with the above comment, a covert or bridge over this ditch should support the weight of a fire truck of 75,000 lbs.</p> <p>8 Infor: IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders</p> <p>9 Infor: 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.</p>	

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2	P001	Note	Mark Zans : DS	Closed	Please reverse the lot and block verbiage. Place Block before Lot.	
3	P001	Note	Mark Zans : DS	Closed	Change all year references to 2024.	
4	P001	Note	Mark Zans : DS	Closed	GIS Comments- 1 Plat The plat closes within acceptable engineering standards. 2 Plat The plat title will begin with the subdivision name, followed by the block number then the lot number. 3 Plat Valley View Dr in location map needs to include CR 52B in name.	
7	P001	Note	Mark Zans : DS	Closed	County comment: Nueces county department of Public Works has reviewed the above referenced Plat, we note that the lot does not have direct access off from the 100 foot right of way on County Road 52. Access will have to come from County Road 52B (Valley View Drive) and across the north portion of Lot 6, Block 1.	