



Merged Document Report

Application No.: PL8203

Description :	PL8203 Hakuna Matata Park, Block 1, Lot 1 (Final 74.72 Acres)
Address :	Located north along Old Brownsville Rd. (FM 665 and east of the intersection of Saratoga Blvd. and Old Brownsville Rd.

Conditional Comments: Highlighted

Submission Documents:

Document Filename
Final Plat- HM Park Lot 1, Blk 1.pdf
SWQMP (2).pdf
UTILITY PLAN (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
36	Bria Whitmire : DS	Open	<p>Public/Private Infrastructure Required?:</p> <p>Water: yes *</p> <p>Fire Hydrants: yes *</p> <p>Wastewater: yes *</p> <p>Stormwater: yes *</p> <p>Sidewalks: no</p> <p>Streets: no, per UDC 8.2.2.</p> <p>* requested capacity flows not provided thus unable to determine required PIs. To be further addressed upon site development.</p>	

[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	Callout	Mark Zans : DS	Closed	Remove red font wording	
2	P001	Note	Mark Zans : DS	Closed	Check city website for template to use for plats submitted.	
3	P001	Note	Mark Zans : DS	Closed	<p>1. Location map: increase font size on road names to make them readable.</p> <p>2. Make location map a black and white (take out color). Show a scale that makes roadways readable.</p>	
5	P001	Note	Mark Zans : DS	Open	<p>Fire comments 1-10</p> <p>1 Infor. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2. Utility Plan "Individually rented lots is considered commercial development and shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3 Infor. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>4 Infor. 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</p>	

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					<p>apparatus access roads are available.</p> <p>5 Infor. 102.1 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>6 Infor. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>7 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 unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>8 Plat 103.1 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>9 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. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>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.</p> <p>3. 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>10 Plat "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>	
6	P001	Note	Mark Zans : DS	Open	<p>Fire comments 11-17</p> <p>11 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</p>	

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					<p>established in sections D103 shall always be maintained.</p> <p>12 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>13 Plat D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p> <p>14 Infor. If applicable: D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p> <p>15 Plat 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> <p>16 Plat 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>17 Infor. Commercial development of the property will require further Development Services review.</p>	
7	P001	Callout	Mark Zans : DS	Closed	Switch blk and lot wording. Should read Block 1 then Lot 1.	
8	P001	Note	Mark Zans : DS	Closed	Depict the APZ-1 AICUZ line on the plat.	

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9	P001	Callout	Mark Zans : DS	Closed	Place Block number here . Label as Block 1 Lot 1	
10	P001	Note	Mark Zans : DS	Closed	Add as note#6 - This property is subject to aircraft flyovers, noise and vibrations.	
11	P001	Note	Mark Zans : DS	Closed	1. Label ownership for this la	
12	P001	Note	Mark Zans : DS	Closed	2. Label ownership for this land.	
13	P001	Note	Mark Zans : DS	Closed	3. Label ownership for this land.	
14	P001	Note	Mark Zans : DS	Open	How are these easements across the property to be handled? Since these are pipeline easements that may carry dangerous commodities.	
16	P001	Note	Mark Zans : DS	Closed	Per UTP plan, Old Brownsville Rd. is a A3 roadway with 130 ROW width. Dedication of 5 feet of land for Old Brownsville Rd. is required.	
17	P001	Note	Mark Zans : DS	Closed	General comment- Be advised that state law now mandates a 30 day turnaround time for plats. If this plat is not responded to within 30 days then a extension may be requested by the engineer for another 30-day review period.	
31	P001	Note	Mark Zans : DS	Closed	<p>Traffic comments -</p> <p>1 Infor: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>2 Infor: Per Urban Transportation Masterplan, Old Brownsville Rd is classified as TXDOT ROW. Developer to coordinate access to Old Brownsvill Rd with TXDOT.</p> <p>3 Infor: Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.</p> <p>4 Infor: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>5 Infor: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>6 Infor: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / citations.</p> <p>7 Infor: Meeting TXDOT access management guidelines</p> <p>Any utility installation in TXDOT Right-of-Way shall</p>	

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					adhere to TXDOT s Utility Installation Request (UIR) procedures. " 8 Infor: Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.	
32	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 Total platted area in closure is 74.82 on our end 4 Plat Bearings on curve need to have the same font as others	
35	P001	Callout	Mark Zans : DS	Closed	Change Al Raymonds title to Secretary	
37	P001	Note	Mark Zans : DS	Open	A 2nd pipeline easement is shown on the RCC GIS system along this west boundary. Please confirm the absence or working pipeline in this easement.	
29	SWQMP	Note	Melanie Barrera : DS	Open	show existing and proposed flow directions with arrows and/or contours	
33	SWQMP	Note	Melanie Barrera : DS	Open	preliminary calculations show a need for detention. will this be housed in a private drainage easement? will detention outfall towards city infrastructure/ require a public drainage easement?	
34	SWQMP	Note	Melanie Barrera : DS	Open	preliminary calcs show increased stormwater runoff from development, however, no public improvements have been submitted with plat. per UDC 8.2.8. : "A proposed subdivision must connect to an approved storm water drainage system of sufficient capacity as determined by adopted City storm water standards and master plans. The storm water system improvements shall be designed in accordance with the City Engineer-issued Design Standards in effect at the time the final plat for the subdivision is approved." if this will be addressed at site development, please include a note on the plat face that any increase to stormwater runoff flow rates shall be mitigated to comply with UDC 8.2.A, 8.2.8.B., and IDM 3.05	
19	P001	Callout	Melanie Barrera : DS	Open	A Utility easement of 25ft is required along the frontage of lot for the 16 ACP (UDC 3.8.5.D.2., IDM 4.03.j)	

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20	P001	Callout	Melanie Barrera : DS	Open	Construction is required if final plat is not in compliance with subdivision design and improvement standards adopted by the City. Show proposed connections to city water and wastewater to ensure compliance with 3.8.5.D.3.	
23	P001	Note	Melanie Barrera : DS	Open	are any fire hydrants proposed? how will mobile home have fire protection towards back of lot?	
25	P001	Note	Melanie Barrera : DS	Open	Include estimated water and wastewater usage 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) (UDC 3.8.5.D)	
26	P001	Free Text	Melanie Barrera : DS	Open	CCW to review if existing infrastructure can adequately serve the development based on proposed usage for compliance with UDC 3.8.5.4.	
38	P001	Note	Bria Whitmire : DS	Open	Provide a site plan showing adequate fire hydrant spacing. Being a commercial development, spacing must be every 300'. See fire comment for more details.	
27	P001	Note	Mikail Williams : WTR	Open	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
28	P001	Note	Mikail Williams : WTR	Open	Provide a proposed plan for water connection. Water taps can not be made to the 16" line per IDM 4.07.a	
30	P001	Note	John Gonzales : WW	Open	Wastewater construction is required for platting per UDC 8.2.7. Include estimated proposed wastewater flows.	