

Merged Document ReportApplication No.: PL9093

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Submission Documents:

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FINAL PLAT-WALDRON ESTATES REV 12-12-25.pdf

Comment Author Contact Information:

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Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

Corrections in the following table need to be applied before a permit can be issued

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9	P001	Callout	Alex Harmon : DS	Closed	Label as Private DE. Per Public Improvements, also add plat note that this stormwater detention area is to be private and maintained by the owner of Lot 1, Block 3 Waldron Estates Subdivision.	
10	P001	Note	Alex Harmon : DS	Closed	Per Public Improvement Plans, place plat note that future storm water detention capacity of 8,475 cubic feet to be provided as part of development of Lot 1, Block 4, Waldron Estates Subdivision. these storm water detention facilities shall be maintained by the owner of Lot 1, Block 4, Waldron Estates Subdivision.	
11	P001	Callout	Alex Harmon : DS	Closed	Label as Private DE. Per Public Improvements, also add plat note that this stormwater detention area is to be private and maintained by the owner of Lot 2, Block 4 Waldron Estates Subdivision.	
2	P001	Note	Mark Zans : LD	Closed	Gas company request 10' U/E on Lot 2 Blk. 4 along south property line and 10' U/E along west property line of Lot 2 Blk. 4 for the length of Lot 01 block 01	
4	P001	Note	Mark Zans : LD	Closed	Add to notes as #15 Access from Block 3 Lot 1, Block 4 Lot 1 and Block 4 Lot 2 to Liza Ln. is prohibited.	
5	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Director.	
6	P001	Note	Mark Zans : LD	Closed	Fire comments #1 1 Plat Fire comments based upon applicant stating that the use of the land will be single family residence with some commercial development. 2 Note Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 3 Plat Fire flow for residential areas require 750 GPM with 20 psi residual 4 Plat 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 5 Plat Mercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual. 6 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow required by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of	

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					<p>building on the premises at distances not exceeding 300 feet.</p> <p>7 Plat 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>8 Plat 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>9 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>10 Plat 503.1.1 (amendment): 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>	
7	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2</p> <p>11 Plat 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>12 Plat 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>13 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an</p>	

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					<p>unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>14 Plat 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>15 Infor. "A. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>B 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>C. 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 will require painting "NO PARKING-FIRE LANE" along one side of the street"</p> <p>16 Infor. "Note: Calculated Turning Radii for Fire Apparatus:</p> <p>Inside Turn: 20 ft. 3 in.</p> <p>Curb to curb: 36 ft. 8 in.</p> <p>Wall to wall: 44 ft. 8 in."</p> <p>17 Plat 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>18 Plat 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>	
8	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #3</p> <p>19 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>20 Note During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the</p>	

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					above requirements. The temporary turn-around may be removed upon completion of the street. 21 Note Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	
13	P001	Note	Mark Zans : LD	Closed	Water Department comments: • Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). • Approved A thorough review and comments of the proposed water and wastewater plan & profile to be address during Public Improvements Phase.	
14	P001	Note	Mark Zans : LD	Closed	Sewer Department: • Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). A thorough review and comments of the proposed water and wastewater plan & profile to be address during Public Improvements Phase. • Approved	
15	P001	Note	Mark Zans : LD	Closed	Park Development fee: 81 Units x 462.50 = \$37,462.50	
16	P001	Note	Mark Zans : LD	Closed	Is there going to be a HOA for this development? Who will be maintaining the private drainage easements?	
17	P001	Note	Mark Zans : LD	Closed	Traffic comments: • The proposed plat does not impact or alter the existing Roadway Master Plan. • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1) • 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, and utility easements. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) • A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within	

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					the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49)	

