



### **Merged Document Report**

### **Application No.: PL9308**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Plat of Farias Tract Lot 1 and 2.pdf

Comment Author Contact Information:

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[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>
4	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	AEP comment: AEP Transmission has several easements and overhead lines in this plat. We will not allow above ground improvements within our easements.	
5	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	Correct spelling of Chairperson name: Should be Cynthia Salazar-Garza  Add title of Chairparson	
6	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	Change Mr. Dice title to Interim Asst. City Manager	

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7	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	Change note #1 the property for this final plat is not entirely in the city limits.	
8	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	Change note #2 to be 333.38 acres within this plat.	
1	7 Sheet 7 of 7	Note	Bria Whitmire : DS	Closed	<p>The existing 12-inch water line along Callicoatte Road has sufficient capacity to provide service for Phase I of the Beacon Point, with Phase I demand estimated to be 5858 gpd.</p> <p>Modeling for the full buildout of 20,000 gpd is pending additional information on layout of planned facilities and whether service would be proposed from Callicoatte or Violet Rd. If full buildout will include multiple buildings that are spaced out over the property, separate service connections for buildings closer to Violet Rd will need to be served via a 12-inch water line extension on Violet Rd connecting to the 12-inch PVC to the north or to the 16-inch PVC water lines to the south. Installation of a 12-inch public water line extending from Callicoatte to Violet Rd may be considered if the water line can be installed within a new easement and be extended to connect to the existing 16-inch PVC line on Violet Rd.</p>	
2	7 Sheet 7 of 7	Note	Bria Whitmire : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: no Sidewalks: no</p> <p>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)</p> <p>C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>F. Permanent monument markers: no</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
3	7 Sheet 7 of 7	Note	Bria Whitmire : DS	Closed	Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at <a href="#">Link</a>	
9	1 Sheet 1 of 7	Note	Mark Zans : LD	Closed	Fire Comments #1:	

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					<p>"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</p> <p>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 require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) 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>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. 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>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>D102.1 Access and loading. Facilities, buildings,</p>	

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					<p>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>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. An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>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>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>	
10	1 Sheet 1 of 7	Note	Mark Zans : LD	Closed	<p>Fire comments #2: 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>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>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p>	

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					<p>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.</p> <p>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>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>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>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>	
13	1 Sheet 1 of 7	Note	Mark Zans : LD	Closed	<p>TxDot comments: Usual comments.</p> <ul style="list-style-type: none"> <li>• TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020).</li> <li>• Drainage improvements must accommodate runoff from the upstream drainage area</li> </ul>	

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					<p>in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system.</p> <ul style="list-style-type: none"> <li>• If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue.</li> <li>• Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.</li> </ul>	
14	1 Sheet 1 of 7	Note	Mark Zans : LD	Closed	<p>Stormwater comments:</p> <p>This plat is approved subject to the condition that any future development or construction upon this site shall require full mitigation of increased post-development stormwater runoff. A detention pond has been proposed and noted as designed with respect to the ultimate condition, which includes development of the entire tract to prevent any adverse impacts associated with the development of this property. All increases in post-development stormwater runoff must be mitigated in accordance with UDC 8.2.A, 8.2.8.B, and IDM 3.05, resulting in no adverse impacts between existing conditions and proposed conditions.</p> <p>Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.</p> <p>Note on private facilities: If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.</p>	