

1. P170501 – FINAL PLAT – GRAND CENTRAL CROSSING ADDITION

CURRENT PLANNING: Savannah Ware (972) 237-8255

1. Please make the following revisions and corrections and provide any additional information that is requested.
2. Respond to all comments in writing.
3. The applicant may contact any member of staff to schedule a meeting to discuss any issues with the review process.
4. The DRC Meeting will be held on April 20, 2017 at 9:30 AM in The Grand Conference room of the Development Center, 206 W. Church Street. Attendance at this meeting is mandatory.
5. Please bring three copies of the revised plans and one copy of the written response to the DRC meeting.

Plat Revisions

6. Add “Case Number P170501” to the lower right corner.
7. Add 25’ building setback along 161 and Arkansas.
8. Add a 5’ wall maintenance easement along the east property line.

CURRENT PLANNING: Colby Collins (972) 237-8255

- I. 1. No comments.

ENGINEERING/FLOODPLAIN: Stephanie Griffin/Brent O’Neal (972) 237-8141

- M. 1. Show the complete drainage easements. Either show the detention/retention pond or prove that it is not required.
- M. 2. Provide engineering plans for review
- M. 3. Provide access easements as required
- M. 4. Show 15’ utility easements along r.o.w. for Arkansas and SH161

Note to applicant: Some comments below may not pertain to your development. Contact the Development Coordinator for clarification.

Approval of a project by the Planning and Zoning board, and/or City Council, does not release the Building Inspections Permit or Public Works Permit for construction.

It is the developer’s responsibility to confirm with the Planning Department if the property is to be (re-platted, preliminary, and/or final) platted.

It is the developer’s responsibility to submit all required escrow funds for third party drainage review for public improvements prior to construction plan submittal.

It is the developer's responsibility to confirm the submittal of plans for review to the Engineering Division.

It is the developer's responsibility to submit all required escrow funds for third party geotechnical and material testing for public improvements that are to be dedicated to the City prior to release of the construction permit.

It is the developer's responsibility to submit all required information to establish a pro-rata for water or wastewater prior to release of the construction permit.

Final engineering plans released for construction are required prior to the recording of the final plat.

It is the developer's responsibility to submit any required escrow funds for streets or sidewalks.

A preliminary drainage plan that meets City Code may be required. The plan shall address possible need for detention and provide preliminary storm drain layout and sizing for all lots.

Contractor/Owner shall not alter, impede, or redirect the surface flow of storm water runoff per State requirements and shall control erosion on the site per federal, state, and local requirements. Grading, drainage, and erosion control plans, released for construction are required prior to filing the final plat. Such plans shall include complete plans and profiles of all storm drainage facilities with hydrologic and hydraulic information. Proposed storm drain hydraulics shall tie to existing downstream storm drain hydraulics. Where applicable, drainage from the site shall discharge into a drainage easement and shall convey flow to a stream without causing erosion or flooding. The 100-year overflow shall be conveyed in a drainage easement.

Delineate the fully developed floodplain on plats and drainage plans with flood elevations and minimum finished floor elevations for structures. Floodplains and/or maximum water surface elevation for bodies of water shall be dedicated as drainage right-of-way (ROW) or in a drainage easement upon the plat. Drainage ROW shall be dedicated fee simple to the City of Grand Prairie. Also provide cross sections showing that limits of drainage easement have a maximum 4:1 slope from the streambed. Proposed slopes greater than 4:1 must be supported by an engineered design and will be reviewed on a case-by-case basis by the Engineering Department. Any work within floodplain will require Floodplain Development Permit and, if applicable, FEMA approval. Delineate any erosion hazard setback upon the plat.

Any future improvements may require investigation of the adequacy of the downstream drainage system to convey increased flows. Construction plans for downstream improvements shall be required if the downstream system is not adequate to convey the increased flows. Proposed flows shall be within drainage easements or ROW's with no erosive velocities. This may require detention or additional detention or other improvements.

Add a note to preliminary plats:

The subject property is (or, is not) located within the 100 year floodplain per FIRM Panel # _____, dated _____.

Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation's shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

Specify on plat that streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (HOA).

Off-site detention ponds and appurtenances shall be within a drainage easement. A maintenance agreement shall be filed as separate instrument. The property owner or HOA shall be responsible for maintenance.

Owners or contractors must file a Notice of Intent (NOI) with the United States Environmental Protection Agency (USEPA) for storm water (general) management permits before beginning site work on any tract which involves five (5) acres or more, or on any lot which is a portion of a tract which involves five (5) acres or more. Contractors must have submitted a NOI to the USEPA, with copies to the City's Environmental Services Department, at least two (2) days in advance of the start of the project. Contact the stormwater management office of the USEPA at (214) 665-7175 and the City of Grand Prairie Environmental Services Department at (972) 237-8055.

A plan which has been prepared and sealed by a licensed engineer showing storm water quality best management practices (BMPs) for construction activities must be submitted with building permit applications. BMPs must comply with North Central Texas COG BMP manual, Storm Water Quality Best Management Practices for Construction Activities. Contact the City of Grand Prairie Environmental Services Department at (972) 237-8055.

Provide statement on the plat for perpetual maintenance agreement for any existing ponds.

Specify minimum finished floor elevations on the preliminary plat for lots adjacent to the floodway.

Every source or potential source of contamination which is connected to (or has the capacity to cause a threat to) any public water supply within the City that is present in any commercial establishment must be equipped with protection that is required under the provisions of City Code Chapter 13 Article X. Any devices required must be shown on all plans submitted for review by the City. Contact the City of Grand Prairie Environmental Services Department at (972) 237-8055 to schedule inspections of any new or relocated cross-connection control devices.

The Environmental Services Department will require that a sample point be installed on the sanitary sewer line for commercial developments. The location and a drawing of the sample point must be

shown on the plans submitted for review with your application for a building permit. Structure and location should meet the requirements of the department. Contact the City of Grand Prairie Environmental Services Department at (972) 237-8055. [City code 26-53]

The Environmental Services Department must review all manufacturing or industrial operations before construction is begun. [City code 26-51]

Impact fees for water and wastewater are set by ordinance and cannot be waived by staff. Pro-rata charges, impact fees, tap fees, and meter fees will be due prior to issuance of building permit.

All required escrow funds for public improvements shall be submitted by the developer. Most escrow funds are required to be in place prior to construction plan submittal.

Provide lighting plans for lights being installed within residential subdivisions and lights installed along the right-of-way of perimeter streets.

Plans for retaining walls (over 4' tall) and screening walls shall be site specific, prepared by an engineer licensed in the State of Texas, and submitted with construction plans.

The design engineer shall obtain approval from the Trinity River Authority for sewer connection to TRA lines and for any utilities crossing TRA lines.

The design engineer shall obtain approval from the Corp of Engineers for utilities that cross or run through Corp property.

Extension of water and sewer facilities that are needed to serve the development will be at the developer/owners expense.

The owner/developer shall make request for City participation in construction or funding of public infrastructure prior to the approval of final plat.

Provide water and sewer plans for new lots and a lot grading plan that meets current standards of the UDC.

All utility easements along street rights-of-way to be shown as 15' wide utility easements and show 7.5 foot utility easements along the rear of all lots. Side and rear lot easements may be modified or omitted upon request and if accepted by the Planning and Development Division. The design engineer and developer shall coordinate the proposed easements with franchise utilities and the City prior the submitting the final plat.

Offsite easements are required to be dedicated by separate instrument. The design engineer and developer shall coordinate the recordation of offsite easements with the City Right-of-way Agent. Documents for offsite easements shall be submitted with the civil design package to the Engineering Division and shall be deemed ready for recordation by the City Right-of-way Agent prior the filing the final plat and/or release of the plans for construction.

No signs or roof overhang are permitted to encroach in any easement per the UDC.

Lots with screening walls shall have a 5' wall easement adjacent to the property line and an adjacent 10' minimum utility easement. To avoid conflicts, these easements shall not overlap.

Dedication of right-of-way along street frontage shall be per the City of Grand Prairie Thoroughfare Plan. Dedication of corner clips at all street intersections shall be per the Transportation Division.

The design engineer shall be responsible for coordination and obtain all permits for access to, and construction within TxDOT right-of-way.

ENVIRONMENTAL SERVICES: Terri Blocker, (972) 237-8461

- M. 1. ON-SITE SEWAGE FACILITIES:
Per TCEQ rules §285.36, owners of any property where an abandoned septic tank is located must have the wastewater/septage removed by a licensed liquid waste transporter, holding a valid registration with both the TCEQ and City, and back fill the tanks(s) with sand or other suitable fill material (less than three inches in diameter).
- M. 2. WATER WELLS: Please note any abandoned or currently used water wells on the preliminary and final plat. According to the City of Grand Prairie ordinance and the Texas Water Code Chapter 32 § 32.017, Plugging of Water Wells, owners of any property where an abandoned well is located must have the well plugged by a licensed well driller, holding a valid registration with the TCEQ. A permit will be required to abandon the well. In addition a copy of the well completion report must be supplied to the Environmental Services Department before any building permit will be issued.
- M. 3. SOIL TESTING: For development of a tract of land that is greater than one acre in area, the applicant must provide documents demonstrating compliance with Title 30, Part 1, Chapter 330, Subchapter T of the Texas Administrative Code relating to the use of land over closed municipal solid waste landfills.

BUILDING INSPECTIONS: Rob Ard, (972) 237-8230

- I. 1. No comments.

TXU ELECTRIC DELIVERY: Charles Lowe, (972) 216-8951

- I. 1. No comments.

ATMOS GAS: Richard Johnson, 620-332-7662

- I. 1. No comments.

WATER UTILITIES: Ron McCuller (972) 237-8154

- I. 1. No comments.

FIRE DEPARTMENT: Joel Anderson, (972) 237-8300

- I. 1. Address numbers shall be posted on the front of the building, on contrasting background, in standard Arabic numerals a minimum six (6) inches in height with ½-inch stroke, such that they are visible from the street.

Any rear door on any structure other than a single-family residence must be visibly-marked with the address or suite number(s) most specific to the area that they serve.

All portions of the building must be accessible within 150 feet of a “fire apparatus access road”, defined by the Fire Code as either a public street or private fire lane. *This dimension can be increased within reasonable limits if the building is sprinklered throughout in accordance with (IAW) applicable design standards (i.e. NFPA 13, 13R, or 13D).* Private fire lanes must comply with the following requirements:

- Be an all-weather improved driving surface capable of supporting 80,000 lbs.
- Be marked with a six (6)-inch red stripe on the vertical face of the curb if one exists, or on the surface if no curb exists, with the words “NO PARKING FIRE LANE” in white, four (4)-inch block letters at 25-foot intervals.
- Have a 24-foot clear width between markings
- Have a 14-foot clear height at all times
- Be accessible for emergency response at all times, including, but not limited to, the following situations:
 - No parking, stopping, or standing of vehicles is permitted at any time
 - No storage of any type is permitted
- Have a 28-foot inside turning radius
- Have not more than a 6% grade and 3% cross slope

Fire hydrants shall comply with the following requirements/specifications:

- Be located within five hundred (500) feet of all portions of a commercial and multiple-family building
- Be located at 300-foot intervals for commercial and multiple-family development

- Be protected from vehicular damage, either by location in a median not more than six (6) feet from the curb, or protective bollards
- Have a three (3)-foot clear area around them
- Have a main “steamer” cap with a diameter of 4½ inches with two side 2½-inch discharges, all threaded with national standard thread (NST) unless otherwise approved by the Fire Chief
- Be red in color, unless a private hydrant

Buildings constructed will be required to have an automatic fire sprinkler system installed depending upon their occupancy classification and area in accordance with the 2015 International Fire Code (IFC) with local amendments. Generally, any building 12,000 square feet or larger is required to have a sprinkler system installed.

Fire department connection (FDC) for the fire sprinkler or any other water-based fire protection system, if installed, shall comply with the following:

- Be a remote FDC, away from the building, outside of the “collapse zone”, if possible due to property boundaries
- Collapse zone is generally defined as a distance at least one and one-half (1½) times the height of the building
- Front a “fire apparatus access road”; either a private fire lane or public street
- Located within one hundred (100) feet of a fire hydrant, on the same side of the street.
- Equipped with a listed 5-inch Storz connection with a 30-degree “down-bend”
- Vertical piping painted red with contrasting white or black address numbers corresponding to the property stenciled vertically along the pipe, fronting the access road
- If more than one FDC exists, all must be permanently-labeled with exactly which area/building they serve
- Permanent signage if the required pump pressure is exceeds 150 psi. Separate permits are required for the installation of any fire protection system (i.e. sprinklers, alarms, paint booth, kitchen hood, special agent extinguishing system). All contractors performing such work must be licensed in that discipline by the Texas State Fire Marshal’s Office (SFMO).

PARKS & RECREATION: Ken Unkart, (972) 237-8140

I. 1. No comments.

CODE ENFORCEMENT DIVISION: Steve Collins, (972) 237-8041

I. 1. No comments.

POST OFFICE: Scott Wright, (972) 393-6433

I. 1. No comments.

TRANSPORTATION SERVICES: Daon Stephens, (972) 237-8319

- M. 1. Provide documentation from Walmart that they agree and will stripe the Walmart driveway on the north side of Arkansas Lane with one exit lane and 2 entry lanes.
- M. 2. Drive onto SH161 requires TxDOT approval.
- M. 3. Set dumpsters back so that the enclosure doors do not extend into the travel lanes.
- M. 4. Construct sidewalks along all street frontages including SH161.

AT&T: David Lucas (972) 660-0377

I. 1. No comments.

TIME WARNER CABLE: Scott Allen, (214) 320-5429

I. 1. No comments.

POLICE DEPARTMENT: Sgt. Eric Hansen, (972) 237-8906

I. 1. No comments.