

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Noted.			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Show the plat as a landscape format	The plat is now shown in Landscape format.	Addressed		
2	Plat	On the plat title label block first then lot.	The Block is now labeled before the Lot on the plat title.	Addressed		
3	Plat	Label plat Page 2 of 2 as "Page 1 of 2"; and Page 1 of 2 as "Page 2 of 2."	Page 2 of 2 is now shown as Page 1 of 2, and Page 1 of 2 is now shown as Page 2 of 2.	Addressed		
4	Plat	on the plat remove General Note 6 referencing zoning and General Note 8 referencing zoning code.	These notes referencing zoning have been removed from the General Notes.	Addressed		
5	Plat	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication.	This note has been included on Page 2 of 2, directly above the Line Data.	Addressed		
6	Plat	On the plat remove Health Department Certificate block.	The Health Department Certificate block has been removed from Page 1 of 2.	Addressed		
7	Plat	The north arrow is missing from the Vicinity Map. Correct and revise.	A north arrow has been added to the Vicinity Map.	Addressed		
8	Plat	Adjacent to the legend remove the owner and information description (This is typical use on Preliminary plats).	The Owner information adjacent to the Legend on Page 2 of 2 has been removed.	Addressed		
9	Plat	On the platted lot include the square footage.	The square footage has been included on the platted lot on Page 2 of 2.	Addressed		
10	Plat	Remove all legal descriptions in platted lot.	Legal Descriptions have been removed in platted lot on Page 2 of 2.	Addressed		
11	Plat	Civitas Street name is incorrect. Correct and revise.	The Civitas Street name has been revised to be Civitan Street.	Addressed		
12	Plat	Show and label 20' Y.R along Civitas Street (UDC 4.5.4) and label the half-distance to the centerline for Civitas Street. (UDC 8.2)	A 20' Y.R. is now shown and labeled along Civitan Street. The half-distance to the centerline of Civitan Street is not labeled because the existing R.O.W. varies here.	Addressed		
13	Plat	Delineate the entire right-of-way width and half-distance to the centerline for Crosstown Expressway SH 286. (UDC 8.2)	The entire R.O.W. width and half-distance to the centerline of Crosstown Expressway SH 286 is now delineated on Page 2 of 2.	Show and label 20' Y.R	The 20' Y.R. is now shown and labeled along Crosstown Expressway SH 286. The Legend acronym for Y.R. has also been updated.	Addressed

14	Plat	The Urban Transportation Plan identify Ayers Street as propose "A1" 95' ROW (Minor Arterial Undivided Street). On the plat cross-hatch, label additional street dedication, label 20'Y.R (UDC 4.5.4) and delineate the entire right-of-way width and half-distance to the centerline for Ayers Street (UDC 8.2)	A 20' Y.R. is now shown and labeled along Ayers Street. An additional street dedication of 15' is now shown and labeled at the corner of Ayers Street and Civitan Street. The entire R.O.W. width and half-distance to the centerline of Ayers Street is now delineated. All of this information is shown on Page 2 of 2.	Addressed		
15	Plat	Water Distribution Acreage fee – 15.42 acres x \$1,439.00/acre = \$22,189.38	We acknowledge this information.	Prior to plat recordation		
16	Plat	Wastewater Distribution Acreage fee - 15.42 acre x \$1,571.00/acre = \$24,224.82	We acknowledge this information.	Prior to plat recordation		
17	Plat	Water Pro-Rata - 269.78 LF x \$10.53/LF = \$2,840.78	We acknowledge this information.	Prior to plat recordation		
18	Plat	Wastewater Pro-Rata - 312.00 LF x \$12.18/LF = \$3,800.16	We acknowledge this information.	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes, for final plat	
Water	Yes, for final plat	
Fire Hydrants	Yes, for final plat	
Wastewater	Yes, for final plat	
Manhole	Yes, for final plat	
Stormwater	Yes, for final plat	
Sidewalks	Yes, for final plat Per UDC 8.2.2	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1 Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	The SWQMP calculations for the weighted runoff coefficient (Cw) in Proposed Basin A2 were revised with the intent of managing drainage caused by the proposed development, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property.	Addressed.		
2 Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovmnts@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	We acknowledge this information.	To be addressed prior to Recording.		
3 Plat	Provide a 15-foot wide Utility Easement along Ayers Street and 10- foot wide easement on civitas street. (UDC 8.2.3)	A 15' wide U.E. has been provided along Ayers Street and a 10' wide U.E. has been provided along Civitan Street.	4-22-21 Not addressed. 10' UE not labeled near Ayers Street for the 113.58' segment.	The 10' wide U.E. is now labeled near Ayers Street along the 113.58' segment.	Addresssed
4 Plat	Provide a 15 -foot wide Utility Easement along -segment L2 providing access to City Property as recorded in Doc. No. 712362 D.R.N.C.T/ (UDC 8.2.3)	A 15' wide U.E. has been provided along segment L2.	Addressed.		
5 Plat	Provide Utility Easements on rear and side lot lines per UDC 8.2.3.A.4 (15 - foot Minimum, can be spite with adjoining property if easements are in place or can be obtained.	A 15' wide U.E. has been provided along the rear lot line (Crosstown Expressway SH 286). A split 15' wide U.E. has been provided along the side lot lines (adjoin properties) and is shown as 7.5' wide.	Addressed.		
6 Plat	Existing Waste Water Line appears to cross the property at the north-west corner, please confirm and provide 7.5-foot wide Utility easement, or as necessary to accommodate the existing Utility	A 7.5' wide U.E. has been provided near the north-west corner to accommodate the existing wastewater utility line.	Addressed. 7.5 UE accepted on south boundary with Ditch.		
7 Plat	Include a street dedication at the corner of Ayers Street and Civitan Street to allow a 15-foot flare for future road expansion.	A 15' flare has been provided at the corner of Ayers Street and Civitan Street, and is shown on Page 2 of 2 in Detail "B".	Addressed.		
8 Utility Exhibit	Show existing utilities within 200 feet of the property, including storm water lines along Crosstown Expressway.	Existing utilities within 200' of the property are now shown on the Utility Exhibit. Storm water lines along Crosstown Expressway SH 286 are now shown as well.	Addressed.		

9	SWQMP	The SWQMP and related technical Memorandum indicate that freeboard requirements are not met for the 25-year design event. Please provide an analysis / technical memo explaining the "conservative Q-value" and sensitivity of the analysis to the parameters used.	The SWQMP Tech Memo and the SWQMP sheet have been revised. Refer to the SWQMP Tech Memo for details.	Addressed.		
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UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	We acknowledge this information.			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards)	We acknowledge this information.			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	We acknowledge this information.			
2	Infor:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	We acknowledge this information.			
3	Infor:	School Zone Flashers shall be furnished and installed by the Developer in accordance to City specifications. Contact Tony Salinas in Signals at 361-826-1610 or TonyS@cctexas.com for equipment requirements	We acknowledge this information.			

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements.	We acknowledge this information.			

2	Infor:	Water Distribution Standards: Commercial Areas shall have 1,500 GPM with 20 psi residual 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.	We acknowledge this information.			
3	Infor:	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.	We acknowledge this information.			
4	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	We acknowledge this information.			
5	Infor:	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.	We acknowledge this information.			
6	Infor:	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.	We acknowledge this information.			
7	Infor:	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.	We acknowledge this information.			

8	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 apparatus access roads are available.	We acknowledge this information.			
9	Infor:	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. Note: the above code requires that roads capable of supporting fire apparatus are required to be in place prior to going vertical with any structure.	We acknowledge this information.			
10	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.	We acknowledge this information.			
11	Infor:	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.	We acknowledge this information.			
12	Infor:	Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	We acknowledge this information.			
13	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	We acknowledge this information.			
14	Infor:	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Commercial development of the property will require further Development Services review.	We acknowledge this information.			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment				
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following standard “Public Open Space” standard note: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.”	The standard "Public Open Space" note has been added under General Notes on Page 1 of 2.	Addressed		
REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final plat is located along but not immediately adjacent to any bus stop served by Route 19G Ayers and should not adversely impact any CCRTA Services.	We acknowledge this information.			
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	1.1.53 miles Northeast of Cabaniss ALF an aeronautical study may be required based on construction methods.	We acknowledge this information.			
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following general notes to the Plat Sheet 2: 1)Any access onto SH 286 Frontage Rd., SH 286A (Ayers ST.), or onto any portion of State right-of-way shall have TxDOT approval. 2)Any drainage discharge to SH 286 Frontage Rd. shall have TxDOT approval.	These TxDOT general notes have been added on Page 2 of 2 adjacent to the Vicinity Map.	Civitan Dr. is also State right-of-way. Therefore, the notes will also need to reference it.	The TxDOT Notes on Page 2 of 2, adjacent to the Vicinity Map, now reference Civitan St.	Addressed 4-27-21

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

