



## **Merged Document Report**

### **Application No.: PL8564**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Utility Plan.pdf
Updated Plat Pg 2_2-3.pdf
3714 Violet - SWQMP ANSI D FULL SIZE.pdf
Updated Plat Pg 1_1-28.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Marcos Castaneda	marcosc@cctexas.com	-
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Andrea Fernandez	andreaaf3@cctexas.com	361-826-3584
Caleb Wong	calebw@cctexas.com	361-826-3392
John Gonzales	JGonzalez@cctexas.com	

**General Comments**

<b>Comment ID</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
2	Andrea Fernandez : DS	Closed	Planning: Plat is a Public notice PC plat.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
3	Andrea Fernandez : DS	Closed	Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 2/5 PC. The deadline for revisions to be submitted in good order is 1/27.  UPDATED: 30-day extension received, PC on 3/5 or 2/19	
4	Andrea Fernandez : DS	Closed	Planning: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
5	Andrea Fernandez : DS	Closed	Planning: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
8	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No, per 8.2.2 B. Water: No Fire hydrants: May be needed at site development, depending on building layout. C. Wastewater: No D. Stormwater: No 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](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	swqmp	Note	Marcos Castaneda : Default	Closed	Any increase in impervious surface or change in site conditions not on plat will require further drainage review and mitigation maybe required	
12	plat1	Note	Andrea Fernandez : DS	Closed	GIS: PL8564 Nueces Gardens No.1, closes within acceptable engineering standards	
13	plat1	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.	
15	plat1	Note	Andrea Fernandez : DS	Closed	Equistar: no comment.	
16	plat1	Note	Andrea Fernandez : DS	Closed	AEP Transmission: no comment for the subject plat.	
17	plat1	Note	Andrea Fernandez : DS	Closed	Traffic: 2□Informational:□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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49). 5□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets ( Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).	
18	plat1	Note	Andrea Fernandez : DS	Closed	<p>Parks: -Parks and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.</p> <p>-No fees as no new dwelling units are created. Plat states it is for the platting of lots along with making "existant" houses compliant. IF, new dwelling units are created., fees will be reevaluated and are to be due upon recalculation.</p>	
19	plat1	Note	Andrea Fernandez : DS	Closed		
20	plat1	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 11-17: 11□Infor.□Leonard Street is an existing non conforming street. The minimum width for a street by UDC standards is 28 ft. wide. 12□Infor. □The fire access lane proposed north of lot 18E will suffice if it will serve only as a drive for the home situated in the center of the Lot 18B. However, if future devleopment will create this lane as a street for other residential homes, it will be required to meet the minimum standards of 28 ft. per the UDC. 13□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. 14□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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>15 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>16 Infor. No turn-around will be required if this fire access lane connects Leonard St with Violet Street.</p> <p>17 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>	
21	plat1	Note	Andrea Fernandez : DS	Closed	Planning: Update year on all signature blocks	
22	plat1	Note	Andrea Fernandez : DS	Closed	Planning: In plat description, update name of plat to say "Nueces Gardens No. 1"	
23	plat1	Note	Andrea Fernandez : DS	Closed	Planning: Provide signature block for lien holder or document confirming lien has been paid off.	
24	plat1	Note	Andrea Fernandez : DS	Closed	Planning: For note #5, clarify if acreage includes street dedication or not.	
9	plat2	Note	Alex Harmon : DS	Closed	Place plat note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
14	plat2	Note	Andrea Fernandez : DS	Closed	AEP Texas Distribution: AEP Distribution is requesting the overhead line be encompassed in a 10' electric easement if it is on the properties being reviewed, 18A	
25	plat2	Note	Andrea Fernandez : DS	Closed	Planning: lots north of Shady Lane should be Block B.	
10	plat2	Note	Caleb Wong : STREET	Closed	PW STR: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	

<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>
11	plat2	Note	Caleb Wong : STREET	Closed	PW STR: Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
1	utility	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
6	utility	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	