



## **Merged Document Report**

### **Application No.: PL8980**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
PLAT SH 1_2 5-8-26.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Mark Zans	markz2@corpuschristitx.gov	361-826-3553
Elena Buentello	elenab@corpuschristitx.gov	361-826-3598

**General Comments**

<b>Comment ID</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
7	Elena Buentello : DS	Closed	PL9003 is a duplicate of this plat PL8980. The application for PL9003 was downloaded and uploaded to this application PL8980. PL9003 will be voided.	

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28	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: Yes  Sidewalks: Yes  B. Water: Yes  Fire hydrants: Yes  C. Wastewater: No, waiver approved  D. Stormwater: Yes  E. Public open space: No  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>	

[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
25	P001	Note	Alex Harmon : DS	Closed	<p>Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal:</p> <ul style="list-style-type: none"> <li>-Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land.</li> <li>-An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures.</li> <li>-The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property.</li> <li>-Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request for rezoning, the most impactive land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious.</li> <li>-Delineation of the route of runoff to ultimate outfall.</li> <li>-Identification of any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.)</li> </ul>	
25	P001	Note	Alex Harmon : DS	Closed	Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm	

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					<p>Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal:</p> <ul style="list-style-type: none"> <li>-Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land.</li> <li>-An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures.</li> <li>-The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property.</li> <li>-Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request for rezoning, the most impactive land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious.</li> <li>-Delineation of the route of runoff to ultimate outfall.</li> <li>-Identification of any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.)</li> </ul>	
26	P002	Note	Alex Harmon : DS	Closed	Are any additional private Drainage Easements needed to get water from Eva Circle to private drainage detention? How will water be capture and routed to detention ponds?	
27	P002	Note	Alex Harmon : DS	Closed	Public improvement plans show a ditch on the east side of CR43. Ditches should be in their own Drainage easement and not a Utility easement. Show drainage easement on plat.	
30	P002	Note	Alex Harmon : DS	Closed	Public Improvement plans show a 10' Drainage Easement along lots 1-4 of Block 3. Show Drainage Easement on plat.	
10	P001	Note	Mark Zans : LD	Closed	Informational comments: Park fee: 18 lots x 462.50 = \$8,325.00	
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16	P001	Note	Mark Zans : LD	Closed	<p>Traffic Engineering comments:</p> <ul style="list-style-type: none"> <li>•□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</li> <li>•□Proposed cul-de-Sacs design to follow as outlined in Article 8 of the UDC (UDC 8.2.1 G)</li> <li>•□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)</li> </ul>	
16	P001	Note	Mark Zans : LD	Closed	<p>Traffic Engineering comments:</p> <ul style="list-style-type: none"> <li>•□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</li> <li>•□Proposed cul-de-Sacs design to follow as outlined in Article 8 of the UDC (UDC 8.2.1 G)</li> <li>•□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)</li> </ul>	
17	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments; Informational</p> <ul style="list-style-type: none"> <li>•□Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements.</li> <li>•□Along local residential streets or residential area, streetlights are recommended to have a minimum spacing of approximately 150- feet and maximum spacing of 500-feet (+/- 10' for driveway and property line adjustment) for adequate roadway illumination purposes. Lighting should be provided at midblock locations regardless of block length. Cul-de-sacs longer than 150-feet, measured from the centerline of the intersecting street, are required to have a streetlight at the center of the cul-de-sac (+/- 10' for driveway and property line adjustment).</li> <li>•□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of streetlights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Streetlights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</li> <li>•□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the</li> </ul>	

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					<p>owners or homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <ul style="list-style-type: none"> <li>Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</li> </ul>	
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32	P002	Callout	Alex Harmon : LD	Closed	IDM does not allow for 2" water lines. Additionally, using a 4" waterline for looping is for temporary dead ends. Provide a 10' UE between lot 10 and lot 11 and loop the waterline back to Staples.	