

**Merged Document Report****Application No.: PL8866**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 8-14.pdf
Updated Utility Plan 8-14.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Caleb Wong	calebw@cctexas.com	361-826-3392
Alex Harmon	alexh2@cctexas.com	361-826-1102

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
7	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No 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
4	P001	Note	Alex Harmon : DS	Closed	Adjust 5' U.E. to 7.5' U.E. where feasible, per UDC 8.2.3.A.4.	
5	P001	Note	Alex Harmon : DS	Closed	Per UDC 8.2.3.A.2. Utility easements 15 ft in width typically will be required along both sides of arterial or higher classification streets rights of way. (Everhart and Staples)	
6	Utilities	Callout	Alex Harmon : DS	Closed	Verify existence of WW line. If exists, provide U.E.	
1	P001	Note	Mark Zans : LD	Closed	Change Michael York to Cynthia Salazar-Garza . Please change title to chairperson.	
2	P001	Note	Mark Zans : LD	Closed	Traffic comments #1 •Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). For further information, please email ROWManagement@cctexas.com. •A contractor can be found in non-compliance while working on city ROW with a permit if they deviate from the proposed work and permit approved by ROW. A fee of \$1,500.00 per day as per City of Corpus Christi Municipal Code 49-112 (9) & Code Sec. 49 – 57- 1 (h) & Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com. •A person / contractor / applicant 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. •Any contractor that will be excavating (trenching, boring, etc.) on ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 14 – 602 & Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com. •Any contractor that will be tapping into city infrastructure (Water Line, Sewer Line, etc.) on private property, ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 49 - 112 (4). For further information, please email ROWManagement@cctexas.com.	

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					•The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW.	
3	P001	Note	Mark Zans : LD	Closed	Traffic comments #2 1Informational:Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2Informational:Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. 3Informational:The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 4Informational:AROW 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 Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49). 5Informational:Provide the PHT form using 11th edition, or latest edition, of theTrip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29) 6Informational:An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements. 7Informational:Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration	

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					requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI $\geq$ 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). 8□Informational:□"Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requiremnts. Table 6.2.2 Street Right-of-Way Dimension Standards"	
8	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - 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.	
9	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - 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.	