

**Merged Document Report****Application No.: PL8544**

|               |      |
|---------------|------|
| Description : |      |
| Address :     |      |
| Record Type : | PLAT |

**Submission Documents:**

|                          |
|--------------------------|
| <b>Document Filename</b> |
| PL.002 PLAT.pdf          |
| PL8544 - SWQMP.2.pdf     |

**Comment Author Contact Information:**

| <b>Author Name</b> | <b>Author Email</b>  | <b>Author Phone No.:</b> |
|--------------------|----------------------|--------------------------|
| Marcos Castaneda   | marcosc@cctexas.com  | -                        |
| Mark Zans          | markz2@cctexas.com   | 361-826-3553             |
| Carter Miska       | carterm@cctexas.com  | -                        |
| Alex Harmon        | AlexH2@cctexas.com   | 361-826-1102             |
| Justin Phung       | justinp2@cctexas.com | 361-826-1896             |

**General Comments**

| <b>Comment ID</b> | <b>Author : Department</b> | <b>Status</b> | <b>Review Comments</b>  | <b>Applicant Response Comments</b> |
|-------------------|----------------------------|---------------|---|------------------------------------|
| 15                | Alex Harmon : DS           | Closed        | 5/22/25 UPDATE: Planner to ensure that waiver for water is submitted and presented at PC.<br><br>Improvements Required for Recordation, per UDC 8.1.4.<br>A. Streets: Yes, 1-way cycle track<br>Sidewalks: Yes, per 8.2.2 |                                    |

| Comment ID | Author : Department | Status | Review Comments  | Applicant Response Comments |
|------------|---------------------|--------|--|-----------------------------|
|            |                     |        | B. Water: Yes<br>Fire hydrants: Yes<br>C. Wastewater: Yes<br>D. Stormwater: No<br>E. Public open space: No<br>F. Permanent monument markers: No<br>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 |
|------------|----------------|-----------------|----------------------------|--------|--|-----------------------------|
| 19         | P002           | Note            | Marcos Castaneda : Default | Closed | 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.                                |                             |
| 10         | Layout1        | Callout         | Alex Harmon : DS           | Closed | This easement appears to overlap a 15' city Utility Easement that has a water transmission line running through it. Show city utility easement.  |                             |
| 11         | Layout1        | Note            | Alex Harmon : DS           | Closed | Yorktown Blvd is part of the City's Bike Mobility Plan with 1-way cycle track on both sides of Yorktown Blvd.  |                             |
| 12         | Layout1        | Note            | Alex Harmon : DS           | Closed | There is an abandoned RRC pipeline, verify if there is an RRC easement. If so, show on plat.   |                             |
| 13         | Layout1        | Note            | Alex Harmon : DS           | Closed | 5/22/25 UPDATE: Completeness check was approved without utility plan.<br><br>Utility Plan should be submitted.<br><br>Per City IDM 4.03 for streets with right of way 100 ft or great or 4 or more traveling lanes, fire protection is required on both sides of the street. |                             |
| 14         | Layout1        | Note            | Alex Harmon : DS           | Closed | Add 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.                 |                             |
| 1          | Layout1        | Note            | Mark Zans : LD             | Closed | Nueces County Appr. District comment: The proposed subdivision legal description is already being used. Please provide a different legal description for the preliminary plat..  |                             |
| 2          | Layout1        | Note            | Mark Zans : LD             | Closed | Please remove all the certificates and signature lines. preliminary plats are not recorded.  |                             |

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| 3          | Layout1        | Note            | Mark Zans : LD        | Closed | Yorktown Blvd. is an A-2 roadway on the RMP and is to be 100' in ROW. Currently the roadway is 80' in width so dedication of ten feet for ROW is required per the RMP. Hatch the dedication and provide the square footage for the area being dedicated.   |                             |
| 4          | Layout1        | Note            | Mark Zans : LD        | Closed | Depict the centerline of Yorktown Blvd. and dimension the distance between center line and property line.  |                             |
| 5          | Layout1        | Note            | Mark Zans : LD        | Closed | Please show parcels and lots on the location map.  |                             |
| 6          | Layout1        | Note            | Mark Zans : LD        | Closed | Increase size of text for street names on the location map.  |                             |
| 7          | Layout1        | Note            | Mark Zans : LD        | Closed | Provide legal description of adjoining property.   |                             |
| 8          | Layout1        | Note            | Mark Zans : LD        | Closed | Provide legal description of adjoining property.   |                             |
| 18         | Layout1        | Note            | Mark Zans : LD        | Closed | <p>Traffic comments- Informational only</p> <p>The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off Yorktown Blvd.</p> <p>The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>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).</p> |                             |
| 20         | Layout1        | Note            | Justin Phung : 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.   |                             |
| 21         | Layout1        | Note            | Justin Phung : 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.  |                             |
| 16         | Layout1        | Note            | Carter Miska : WW     | Closed | Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).  |                             |

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|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| 17         | Layout1        | Note            | Carter Miska : WW   | Closed | Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). |                             |