

**Merged Document Report****Application No.: PL8671**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
24-3688 Replat-REV(1).pdf

Comment Author Contact Information:

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Marcos Castaneda	marcosc@cctexas.com	-
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Alex Harmon	AlexH2@cctexas.com	361-826-1102
Caleb Wong	calebw@cctexas.com	361-826-3392

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
22	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: Yes, at site development B. Water: No Fire hydrants: No C. Wastewater: No, but may be necessary at site development 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
11	P001	Note	Alex Harmon : DS	Closed	4/23/25 UPDATE: Private UE/agreement to be in place before recordation. Per UDC 3.8.5.D and City Ordinance 032357, each lot should have separately billed utilities/access to utilities and extend access to neighboring plats. To meet this criteria, provide private/access easement for water and wastewater between Lot 1R and Lot 2R.	
12	P001	Note	Alex Harmon : DS	Closed	Waldron Rd is listed in the City UTP as a proposed minor arterial (A1) street which requires a 95' ROW. Dedicate an additional 7.5' ROW to meet the 47.5' ROW required from centerline.	
13	P001	Note	Alex Harmon : DS	Closed	Per UDC 8.2.3.A.2. A UE of 15 ft width should be dedicated along arterial or higher classification streets. Provide a 15 ft easement.	
16	P001	Note	Alex Harmon : DS	Closed	Sidewalks should be constructed per UDC 8.2.2 and the ADA master plan.	
19	P001	Note	Alex Harmon : DS	Closed	Informational: Per Municode Sec 14-1108, Autocad DWG or DXF format is required for plats prior to recordation.	
21	P001	Note	Alex Harmon : DS	Closed	4/23/25 UPDATE: Show unit for flows of Q values on SWQMP Plan. Provide units for flow.	
23	P001	Note	Alex Harmon : DS	Closed	Add general note on plat: 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	P001	Note	Mark Zans : LD	Closed	RTA comment: PL8671 Bayberry Terrace Block 3, Lots 1R, 2R, & 3R with a commercial zoning district -- This plat is located along and immediately adjacent to inbound bus stop 701 served by existing CCRTA Route 4 Flour Bluff. Any future site development or construction within the subject property should not conflict with this existing bus stop but should any adjustments be required or a request for any alteration of this bus stop, a future meeting with CCRTA and Del Mar College Administrative staff to discuss necessary or desired alterations will be warranted.	
2	P001	Note	Mark Zans : LD	Closed	Plat is a final plat	

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3	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 4/30/25. The deadline for revisions to be submitted is 4/21/2025 .	
4	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
5	P001	Note	Mark Zans : LD	Closed		
6	P001	Note	Mark Zans : LD	Closed	Provide a block number Should be Block 3	
7	P001	Note	Mark Zans : LD	Closed	Remove original lot line. and label.	
8	P001	Note	Mark Zans : LD	Closed	Add general note for stated below: Final plats for properties located within Accident Potential Zone 1 and 2 that the property, either partially or wholly, lies within an Accident Potential Zone and is subject to noise and/or aircraft accident potential which may be objectionable.	
14	P001	Note	Mark Zans : LD	Closed	Traffic comments #1 1. Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards" 2. Proximity to airport / airstrip may require height limitation on equipment. Aeronautical study may be required."	
15	P001	Note	Mark Zans : LD	Closed	Traffic comments #2 1□Informational:□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) 2□Informational:□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.) 3□Informational:□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	

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					<p>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 owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>4□Informational:□Pavement markings shall be installed within the scope of the subdivision 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. Reference: Texas MUTCD and UDC Article 8.1.3.A</p> <p>5□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 Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>6□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 $PCI \geq 80$) 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).</p>	
28	P001	Note	Mark Zans : LD	Closed	Please confirm the Waldron Rd. is a existing 80' ROW.	
25	P001	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.	
26	P001	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.	

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27	P001	Note	Marcos Castaneda : STREET	Open	Any public improvement must confirm 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.	