



Merged Document Report

Application No.: PL9160

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Detention Pond Plan.pdf
Detention Pond Service Area Map.pdf
Updated 2-18 Plat Pg 1.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

[**General Comments**](#)

[**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
1	P002	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: No Fire hydrants: No C. Wastewater: No	

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					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.	
2	P002	Note	Mark Zans : LD	Closed	Please add language for the approval of this plat by the Planning Commission	
3	P002	Note	Mark Zans : LD	Closed	Please add Cynthia Salazar Garza as Chair and provide signature line.	
4	P002	Note	Mark Zans : LD	Closed	<p>TxDOT comments:</p> <p>For the plats on Sartoga,</p> <ul style="list-style-type: none"> TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish. <p>In addition, access to Saratoga will need to be shared with existing driveway.</p>	
5	P002	Note	Mark Zans : LD	Closed	<p>Traffic comments</p> <p>PLAT – ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> The proposed plat does not impact or alter the existing Transportation Master Plan. <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required 	

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					<p>for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2).</p> <ul style="list-style-type: none"> o The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o 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). • The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) <p>PLAT - INFORMATIONAL DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS</p> <ul style="list-style-type: none"> • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 	
6	P002	Note	Mark Zans : LD	Closed	<p>Stormwater comment:</p> <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"> -Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predeveloped land and post developed land to confirm the sizing of the Detention pond proposed 	