



## **Merged Document Report**

### **Application No.: PL8360**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Utility Plan.pdf
Updated Plat 2-24.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mikail Williams	MikailW@cctexas.com	
Justin Phung	justinp2@cctexas.com	361-826-1896
John Gonzales	JGonzalez@cctexas.com	

**General Comments**

**Corrections in the following table need to be applied before a permit can be issued**

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
6	P001	Note	Bria Whitmire : DS	Closed	This is a private service connection to Lot 5B; Label as Private Utility Easement	
17	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: no (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, upon site development E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
18	P001	Note	Bria Whitmire : DS	Closed	Add note: Upon site development, any increase of impervious cover, decrease in time of concentration (Tc), or increase peak flows shall be mitigated per IDM 3.05.a.a.	
8	Utility	Note	Bria Whitmire : DS	Closed	Relabel as Existing Private Wastewater for Lot 5B	
10	Utility	Note	Bria Whitmire : DS	Closed	This is a private service connection to Lot 5B; Label as Private Utility Easement	
19	P001	Note	Mark Zans : LD	Closed	Change chairman name to Michael York	
20	P001	Note	Mark Zans : LD	Closed	Change secretary name to Michael Dice.	
21	P001	Note	Mark Zans : LD	Closed	Change all year references to 2025.	
22	P001	Note	Mark Zans : LD	Closed	TxDot comments: add below 4 notes to notes section----- <ul style="list-style-type: none"> <li>•□No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT.</li> <li>•□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).</li> <li>•□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.</li> <li>•□If the owner responsible for maintaining the</li> </ul>	

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					permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. <ul style="list-style-type: none"> <li>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 established.</li> </ul>	
24	P001	Note	Mark Zans : LD	Closed	Plat is a final plat non public otice plat.	
26	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/5/25. The deadline for revisions to be submitted is 2/24/25.	
27	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.	
28	P001	Note	Mark Zans : LD	Closed	: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
30	P001	Note	Mark Zans : LD	Closed	Provide block number	
31	P001	Note	Mark Zans : LD	Closed	Provide inside dimension	
32	P001	Note	Mark Zans : LD	Closed	Provide inside dimension	
33	P001	Note	Mark Zans : LD	Closed	Provide inside dimension	
34	P001	Note	Mark Zans : LD	Closed	Provide inside dimension.	
39	P001	Note	Mark Zans : LD	Closed		
36	Utility	Note	Justin Phung : 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.	
37	Utility	Note	Justin Phung : 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.	

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38	Utility	Note	Justin Phung : STREET	Closed	PW STR: Please refer to the City of Corpus Christi Rapid Pavement Program (RPP) page for any potential streetwork that may interfere with construction. Please note, projected street construction years are subject to change.	
15	Utility	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
35	Utility	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	