



Merged Document Report

Application No.: PL8569

Description :	
Address :	6181 SARATOGA CORPUS CHRISTI TX 78414
Record Type :	PLAT

Submission Documents:

Document Filename
15031-1-SWQMP-SWQMP.pdf
Cimarron Center Lots 8H and 8I, Block 1-PLAT.pdf
Cimarron Center Lots 8H and 8I, Block 1.pdf
Merged Documents Report.pdf
Cimarron Center Lots 8H and 8I, Block 1-SWQMP.pdf
UTILITY SKETCH-SKETCH.pdf
Cimarron Center Lots 8H and 8I, Block 1-PLAT (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Marcos Castaneda	marcosc@cctexas.com	-
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mikail Williams	MikailW@cctexas.com	
Caleb Wong	calebw@cctexas.com	361-826-3392

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
18	SWQMP	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.	
16	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no Fire hydrants: no, possibly upon site development C. Wastewater: no D. Stormwater: no, site development to balance pre vs post development runoff 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.	
1	P001	Note	Mark Zans : LD	Closed	TxDOT comments: add these four notes to general notes; see below <ul style="list-style-type: none"> • No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT. • 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 established. 	

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2	P001	Note	Mark Zans : LD	Closed	Change chairman name to Micharel York	
3	P001	Note	Mark Zans : LD	Closed	Change secretary name to Micahel Dice	
4	P001	Note	Mark Zans : LD	Closed	Plat is a replat.	
5	P001	Note	Mark Zans : LD	Closed	Plat is a Non-public notice PC plat.	
6	P001	Note	Mark Zans : LD	Closed	: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/19/25. The deadline for revisions to be submitted is 3/10/25.	
7	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.	
8	P001	Note	Mark Zans : LD	Closed	Change all year references on the plat to 2025.	
9	P001	Note	Mark Zans : LD	Closed	How will this part of Lot 8H be accessed?	
10	P001	Note	Mark Zans : LD	Closed	Be advised that future buildings cannot be placed in easements	
11	P001	Note	Mark Zans : LD	Closed	What will be the use for this part of Lot 8H.	
12	P001	Note	Mark Zans : LD	Closed	Please label this easement as to width, utility and public or private.	
13	P001	Note	Mark Zans : LD	Closed	Please dimension and label this easement along Saratoga Blvd.	
15	P001	Note	Mark Zans : LD	Closed	GIS comments: PL 8569 Cimarron Center Blk. 1 Lot 8H and Lot 8I, and it does not close within acceptable engineering standards. Please review and redraw the plat.	
17	P001	Note	Mark Zans : LD	Closed	Fire comments- 1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 3 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 4 Plat D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	

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					<p>5 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <ol style="list-style-type: none"> 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street." <p>6 Plat "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p> <p>7 Plat "Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>8 Plat "503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p>	
19	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.	
20	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.	

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21	P001	Note	Caleb Wong : STREET	Closed	PW STR: Based on the Corpus Christi GIS Viewer, Saratoga Blvd is TxDOT jurisdiction. Please coordinate with TxDOT.	
22	SKETCH	Note	Mikail Williams : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
23	SKETCH	Note	Mikail Williams : WW	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	