



SITE PLAN & SUPPLEMENTAL DOCUMENTS CHECKLIST

BEACHFRONT CONSTRUCTION CERTIFICATE APPLICATION

The content for a Beachfront Construction Certificate Application is established by the City of Corpus Christi Municode Section 10-19 and includes a scaled site plan. The items listed below represent the minimum requirements for certain completeness and the effective review of an application; however, does not preclude the submittal of documents that meet industry "standard level of care."

Site Plan:

General information such as:	
	Points of the Compass
	Scale of Drawing
	Legal description of the tract, including, as applicable, the subdivision, block, and lot designations.
Site Features such as:	
	Property lines and dimensions.
	Site setbacks and easements.
	Notation of the legal description of adjoining tracts.
	Graphical distinction between existing and proposed structures.
	Existing and/or proposed structure (s) location, footprint, and impacted perimeter within the tract.
	Location of existing and/or proposed roadways, driveways, parking lots, and drainage facilities on the tract.
	Location of any existing/or proposed seawalls, or another erosion response structures on the tract on the properties adjacent to the tract.
	Finished floor elevation of existing and/or proposed structure (s).
	Beachfront Construction Line
	Dune Protection Line.
	Line of Vegetation (LOV), and distance to the subject property and the proposed structure.
	Mean High Tide Line (MHT), and its distance to the subject property and the proposed structure (s).
	Mean Low Tide Line, and its distance to the subject property and the proposed structure.
	Nueces County's 350-Foot setback line.
	City of Corpus Christi 200-Foot erosion line.
	Location and dimensions of any existing, or proposed dune walkovers on the tract.
	Location of any existing beach access ways, and/or any future beach access ways, based on the elements of the City's comprehensive plan, including the transportation plan, or applicable area development plan, that are located either on the property or adjacent to the tract.
	Distance between buildings and to lot line.
	Square footage of existing and/or proposed buildings.
	Dimensions of Buildings, driveways, walks, etc.

Elevation & Photographs:

	Scale of Drawing
	Vertical dimensions and elevation datum of grade, floors, roof and parapets.
	Graphical distinction of proposed and existing
	North, South, East, and West site photographs, with points of references.