



Merged Document Report

Application No.: PL8570

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
241230-SWQMP.pdf
241230-Utility Plan.pdf
250228-PL2102801.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mikail Williams	MikailW@cctexas.com	
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Andrea Fernandez	andrea3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
19	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: Yes Sidewalks: Yes, per 8.2.2 B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

[Corrections in the following table need to be applied before a permit can be issued](#)

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18	swqmp1	Note	Alex Harmon : DS	Closed	INFORMATIONAL: Stormwater will be further reviewed with the PI plans. Approval of plat does not approve SWMP and stormwater layout.	
15	1	Note	Alex Harmon : DS	Closed	INFORMATIONAL: Approval of a plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans.	
4	plat1	Note	Andrea Fernandez : DS	Closed		
5	plat1	Note	Andrea Fernandez : DS	Closed	AEP Texas distribution: no comment.	
6	plat1	Note	Andrea Fernandez : DS	Closed	GIS: PL8570 London Towne Unit 8B closes within acceptable engineering standards.	
7	plat1	Note	Andrea Fernandez : DS	Closed	AEP Transmission: no comment on the subject plat.	
8	plat1	Note	Andrea Fernandez : DS	Closed		
9	plat1	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 11-14:</p> <p>11 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>12 Infor. Ensure that El Tonne Garden Dr. does not terminate in a dead-end on either side on the street. Otherwise, the two requirements listed</p>	

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					<p>below will apply.</p> <p>13 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> <p>14 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>	
10	plat1	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments 1-7:</p> <p>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)</p> <p>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.)</p> <p>3 Informational: Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>4 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 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>5 Informational: Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to,</p>	

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					<p>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>6□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>7□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
11	plat1	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments 8-17:</p> <p>8□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>9□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>10□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</p>	

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					<p>Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>11□Informational:□Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>12□Informational:□An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements.</p> <p>13□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 ≥ 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> <p>14□Informational:□"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"</p> <p>15□Informational:□25 FT dedicated ROW as shown is not functional nor acceptable. Area should be redesigned to include a midblock roadway and appropriate cul de sac or intersection design. Proper intersection spacing for C-3 roadways should be adhered to.</p> <p>16□Informational:□25 FT dedicated ROW layout is not in accordance as per UDC 8.2.1 C. Alleys - Alleys shall be provided to the rear of all traditional houses as described in Subsection 4.3.5.</p> <p>17□Informational:□"Provide typical sections for each proposed roadway (ROW to ROW)</p> <p>Provide typical showing full section of 25 FT dedicated ROW with CR 33 (ROW to ROW)"</p>	
20	plat1	Note	Andrea Fernandez : DS	Closed	<p>Parks: Parks and Recreations is not responsible for the landscaping or drainage on site for project scope or</p>	

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					<p>any other feature of project.</p> <p>Please Note: fees are being assessed by Legal, Fees are being researched in order to accurately waive the proper amount based on the document "London Towne Agreement." To be recalculated once legal determines fee waiver capacity.</p> <p>UPDATED: Due to the agreement between the developer and the city, fees will be adjusted based on credits available. Total Credits Available prior to this plat: \$212,987.50. Credits applied, New Balance for this plat: \$0.00. Credits Remaining: \$183,850.00.</p>	
12	plat2	Note	Andrea Fernandez : DS	Closed	<p>Planning: On vicinity map make following changes -Kings Rd is incorrect, should be Fitch Price Way and it connects from Thames Chase to Breebry Dr. -Lannister Ln is misspelled. -Either Trent Pk or Regents Pk is not shown on vicinity map. Remove one of the names or add the corresponding street line.</p>	
13	plat2	Note	Andrea Fernandez : DS	Closed	<p>Planning: Does Eltonne Gardens Dr dead end?</p>	
16	plat2	Note	Andrea Fernandez : DS	Closed	<p>Planning: On plat map make Block # labels more noticeable/bolded.</p>	
17	plat2	Note	Andrea Fernandez : DS	Closed	<p>Planning: Provide note stating lots 35, 14, and 13 will not have direct access to London Pirate Rd.</p>	
21	plat2	Note	Alex Harmon : DS	Closed	<p>Change 5' Electrical Easement and 5' Utility Easement to one 10' Utility Easement. This will allow for utilities and electrical where needed.</p>	
34	plat2	Note	Andrea Fernandez : DS	Closed	<p>Planning: Update street name of Street C.</p>	
35	plat2	Note	Andrea Fernandez : DS	Closed	<p>Planning: In Detail "A" does Street A refer to Hunny Lane? if so, clarify as to provide continuity with Unit 8A</p>	
14	1	Note	Mikail Williams : WTR	Closed	<p>Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). All Water improvements will be reviewed during Public Improvements.</p>	
1	1	Note	John Gonzales : WW	Closed	<p>Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.</p>	

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2	1	Note	John Gonzales : WW	Open	Include estimated wastewater flow demand calculations.	
3	1	Note	John Gonzales : WW	Closed	Show how proposed utilities will connect to existing infrastructure.	